

# Sheridan Shoppes

15641-15661 Sheridan St, Davie, FL 33331



Presented by  
Keller Williams Capital Realty



## Price: \$45.00 /SF/YR

Discover a Prime Leasing Opportunity (3,000 SF Contiguous) at the Sheridan Shoppes of Davie within a Self-Standing Outparcel offering unbeatable visibility from Sheridan Street and I-75. Positioned alongside Anchor Tenants like Cinemark, Publix, and Bank of America, this space is ideal for a complementary Medical Tenant to join the existing Oral Surgeon. The property boasts almost unlimited parking, ensuring convenience for clients & staff. Its strategic location guarantees high traffic, making it perfect for businesses seeking exposure in a busy retail hub. We are proposing a NNN lease at \$45/SF/YR + \$11/SF/YR. Other tenant types will be considered.

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**Prime Location:** 3,000 SF contiguous space available at Sheridan Shoppes of Davie, within a self-standing outparcel.

**Anchor Tenants:** Neighboring well-known businesses like Cinemark, Publix, and Bank of America, attracting steady foot traffic.

**Medical Tenant Focus:** Ideal for a complementary medical tenant to join the existing Oral Surgeon, but other tenant types will be considered.

**Ample Parking:** Almost unlimited parking space, providing convenience for both clients and staff.

**High-Traffic Area:** Positioned in a busy retail hub with excellent customer exposure.

**Lease Terms:** NNN lease offered at \$45/SF/YR + \$11/SF/YR for additional costs.



**EnriqueLuis Montoya**

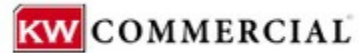
[EnriqueLuisMontoya@gmail.com](mailto:EnriqueLuisMontoya@gmail.com)

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## Listing space

### 1st Floor

Space Available	3,000 SF
Rental Rate	\$45.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

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## Property Photos



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# Sheridan Shoppes

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## Property Photos



DSC01038



DSC01040

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## Property Photos



DSC01043



DSC01048

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## Property Photos



DSC01053



DSC01058



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## Property Photos



DSC01063

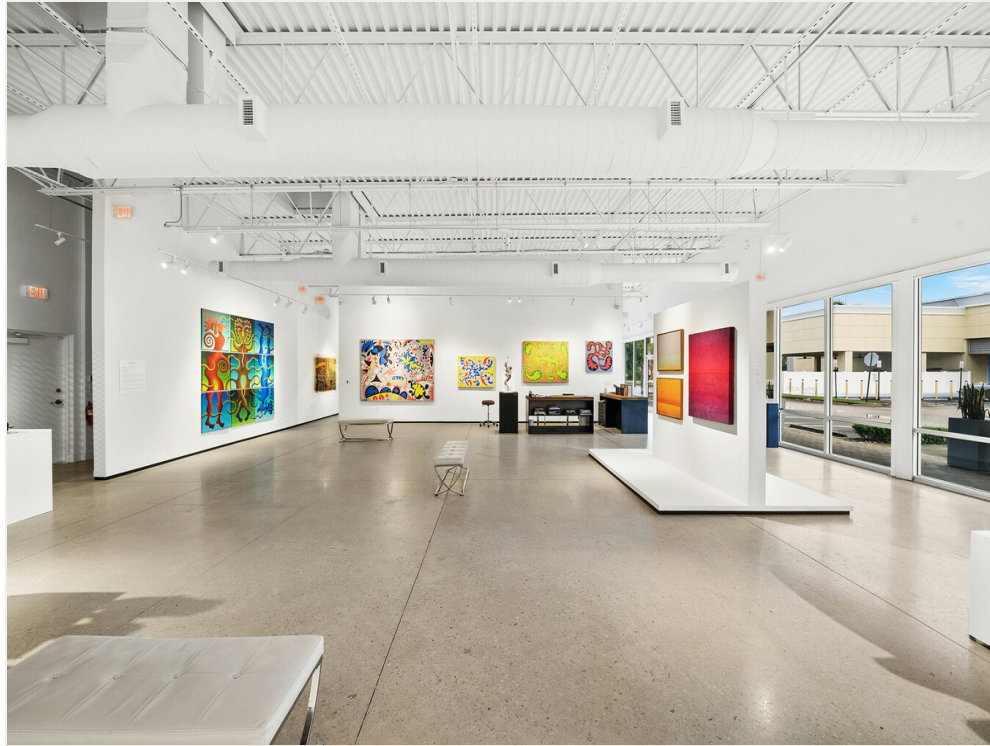


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## Property Photos



DSC01081



DSC01090

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## Property Photos



DSC01100



DSC01108

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## Property Photos



DSC01118



DSC01127

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DSC01145

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## Property Photos



DSC01153



DSC01163

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DSC01172



DSC01181

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## Property Photos



DSC01190



DSC01197



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## Property Photos



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DSC01219

# Sheridan Shoppes

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## Property Photos



Untitled design (1)



Untitled design (2)

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## Property Photos



Untitled design (3)



Untitled design (4)

# Sheridan Shoppes

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## Property Photos



Untitled design (5)

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## Location

