



PARK SHERIDAN PLAZA

3301-3357 Sheridan St., Hollywood, FL 33021

Our Tijuana Flats Tex-Mex location at Park Sheridan Plaza in Hollywood, FL has consistently been a top 10 performer systemwide for many years, and we've enjoyed a great relationship with our property manager and landlord, including during some very difficult and unprecedented times.

- Eric Taylor, VP of Real Estate & Development, Tijuana Flats Tex-Mex For All



**RETAIL
SHOPPING**

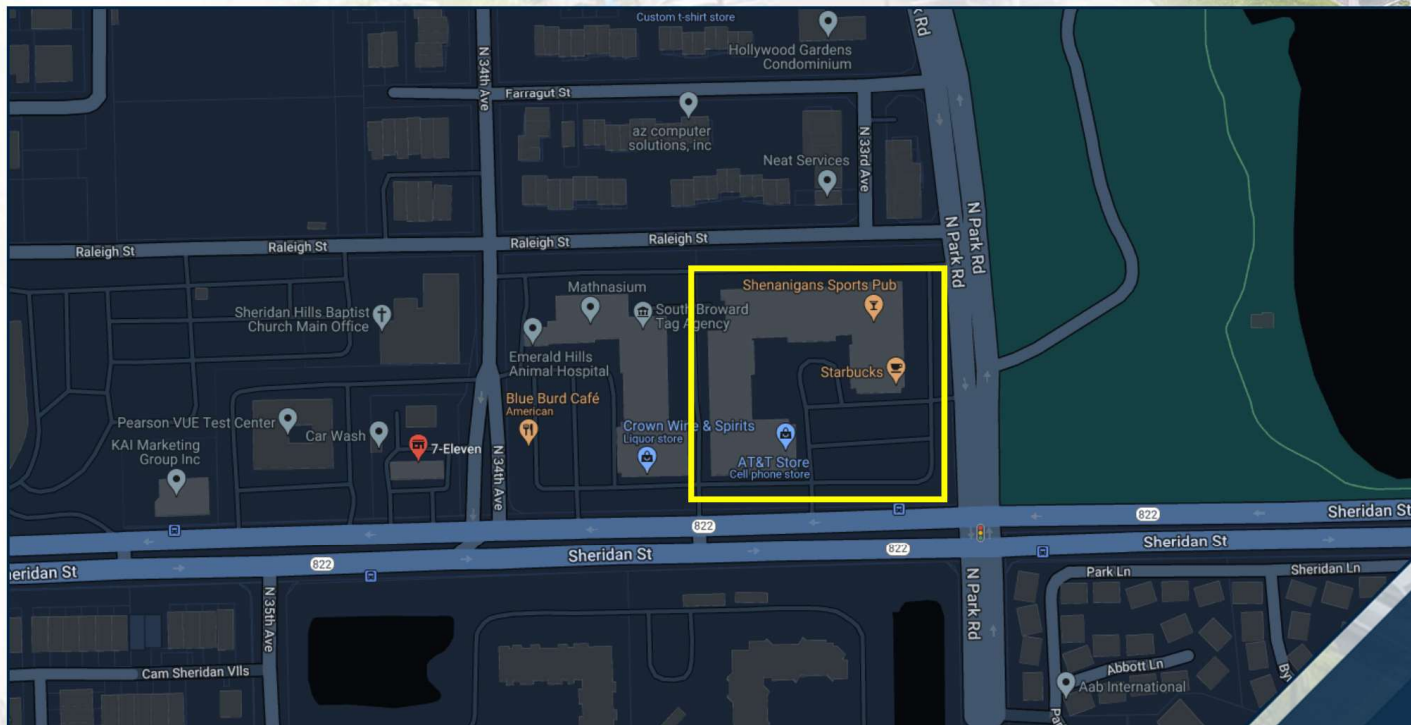
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Park Sheridan Plaza is located on the busy signalized intersection of Sheridan Street and North Park Road in Hollywood, Florida with over 54,000 cars per day. This multi-tenant strip center is almost 50,000 square feet and includes Starbucks, AT&T, Tijuana Flats, Prospyr, Midnight Cookies and Club Pilates to name just a few. Approximately 1 mile west of I-95, across the street from TY Park and only ½ mile from Memorial Regional Hospital's main campus, the location provides a strong daytime and nighttime population.

- Direct visibility from Sheridan Street
- Illuminated pylon sign
- Parking of 4.2/1,000 square feet
- All impact glass storefronts
- Frontage on Sheridan Street and Park Rd with 4 curb cuts
- Centrally located between downtown Fort Lauderdale and Miami



PROPERTY INFO

Street	SF	Tenant
3301	2,471	<i>Available</i>
3303	3,456	Restaurant Available
3305	1,944	Starbucks
3307	1,860	Hand & Stone
3309	1,869	Club Pilates
3311	1,729	Slothy's Playroom
3313	1,629	Aries PT
3315	1,120	Kumon
3317	1,134	Pala Mediterranean
3319	2,300	Coldwell Banker
3323	1,118	State Farm
3325	1,821	The Market Place
3327	1,728	Hiro Maru Sushi
3331	4,281	Broward Vet Specialist
3333	1,062	Smile & Co
3335	1,390	Available
3337	1,410	Sheridan Dry Cleaners
3339	1,402	Dr. Justine Chen
3341	1,014	Midnight Cookies
3343	1,984	Quest Diagnostics
3347	3,036	Xanadu Hair Salon
3353A	3,347	AT&T
3353C	1,205	Cool Cuts 4 Kids
3353D	1,035	Prospyr
3355	1,916	Hunan Wok
3357	2,491	Tijuana Flats



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SITE PLAN