

SHERIDAN PLAZA MEDICAL OFFICE

FOR LEASE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680



PROPERTY FEATURES

FOR MORE INFORMATION

Laura Briggie

Partner

561.212.1232

lbriggie@forefrontcre.com

UNIT 38A

1st Floor | 1,975 ± sf

UNIT 38

1st Floor | 9,982 ± sf

UNIT 44A

2nd Floor | 4,777 ± sf

- Units are contiguous. May be leased together or separately.
- All units are recently built-out medical space with a consistent design throughout, previously occupied by one tenant.
- Units 38 and 38A are on the 1st floor, with separate entrances.
- Unit 44A is on the 2nd floor accessed by elevator or stairs.
- There are entrances and parking on both sides of the building.
- Additional shell space is available on the 2nd floor

SHERIDAN PLAZA MEDICAL OFFICE

FOR LEASE

4801-5545 Sheridan Street | Hollywood, FL 33021

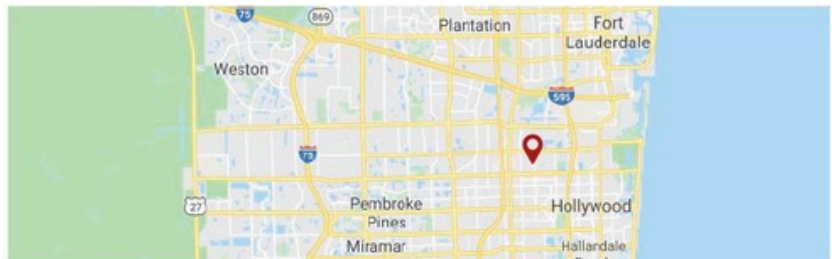
Latitude: 26.0338 Longitude: -80.19680



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	JPMORGAN CHASE BANK	7,500	22	CLAIRE'S	2,000	52	MARSHALLS	32,150
02	ROSS DRESS FOR LESS	30,000	23	DREW JAMES SALON	1,940	53	GYROVILLE	1,000
03	BURLINGTON	34,493	24	AVAILABLE	3,000	54	HEARING CENTER OF BROWARD	800
04	LA FITNESS	47,604	25	BATH & BODY WORKS	2,500	55	H&R BLOCK	1,872
05	AMTRUST	4,265	26	LANE BRYANT	4,000	56	MINT JEWELERS	1,600
06	BLADE BARBERSHOP	1,925	27	SIAM RICE THAI & TAPAS	2,000	57	GAMESTOP (Available July 2025)	1,200
07	GNC	825	28	MASSAGE ENVY	3,000	58	SUBWAY	1,315
08	AVAILABLE	2,750	29	ASIAN NAILS	1,987	59	LONGHORN STEAKHOUSE	5,456
09	MATHNASIUM	1,345	37A	PIOLA PIZZA	1,912	60	BURGER KING	3,812
10	AVAILABLE	5,405	37-B	KID CADOODLES ACADEMY	6,653	61	PATRON AZTECA MEXICAN REST.	7,322
11	SHERIDAN DENTAL CENTER	2,633	38	AVAILABLE (Medical)	9,982	61B	TD BANK	3,960
12	YUMMY ROLL & BOWL	2,500	38A	AVAILABLE (Medical)	1,975	62	TRUIST	4,960
13	AVAILABLE	2,000	43	FROOTS RESTAURANT	1,140	63A	SPACE COAST CREDIT UNION	4,670
14	LESLIE'S POOLMART	3,000	44	AVAILABLE (2nd Floor)	6,312	63-B	STARBUCKS	2,134
15	AMERICA'S BEST CONTACTS	3,000	44A	AVAILABLE (Medical, 2nd Floor)	4,777	64	CHILI'S	6,240
16	KEKE'S BREAKFAST CAFE	4,000	45	PANERA BREAD	4,979	65	POLLO TROPICAL	2,625
17	PUBLIX	65,537	46-47	AVAILABLE	1,860	66	FIFTH THIRD BANK	3,039
19	FIVE BELOW	7,500	48	PET SUPPLIES PLUS	10,027	70	KOHL'S	102,666
20	DOLLAR TREE	9,504	49	SALONZ BEAUTY SUITES	5,000			
21	CARTER'S	4,000	50	ONECARE PEDIATRIC DENTAL	5,615			

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	17,357	143,098	404,401
DAYTIME POP.	22,942	135,466	408,059
AVG. HH INCOME	\$97,079	\$84,115	\$80,854
MEDIAN AGE	43.4	41.0	40.0



The information contained herein was obtained from sources deemed to be reliable. However, ForeFront Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

SHERIDAN PLAZA MEDICAL OFFICE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

UNIT 38A

FIRST FLOOR



SHERIDAN PLAZA MEDICAL OFFICE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

UNIT 38

FIRST FLOOR



SHERIDAN PLAZA MEDICAL OFFICE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

UNIT 44A

SECOND FLOOR



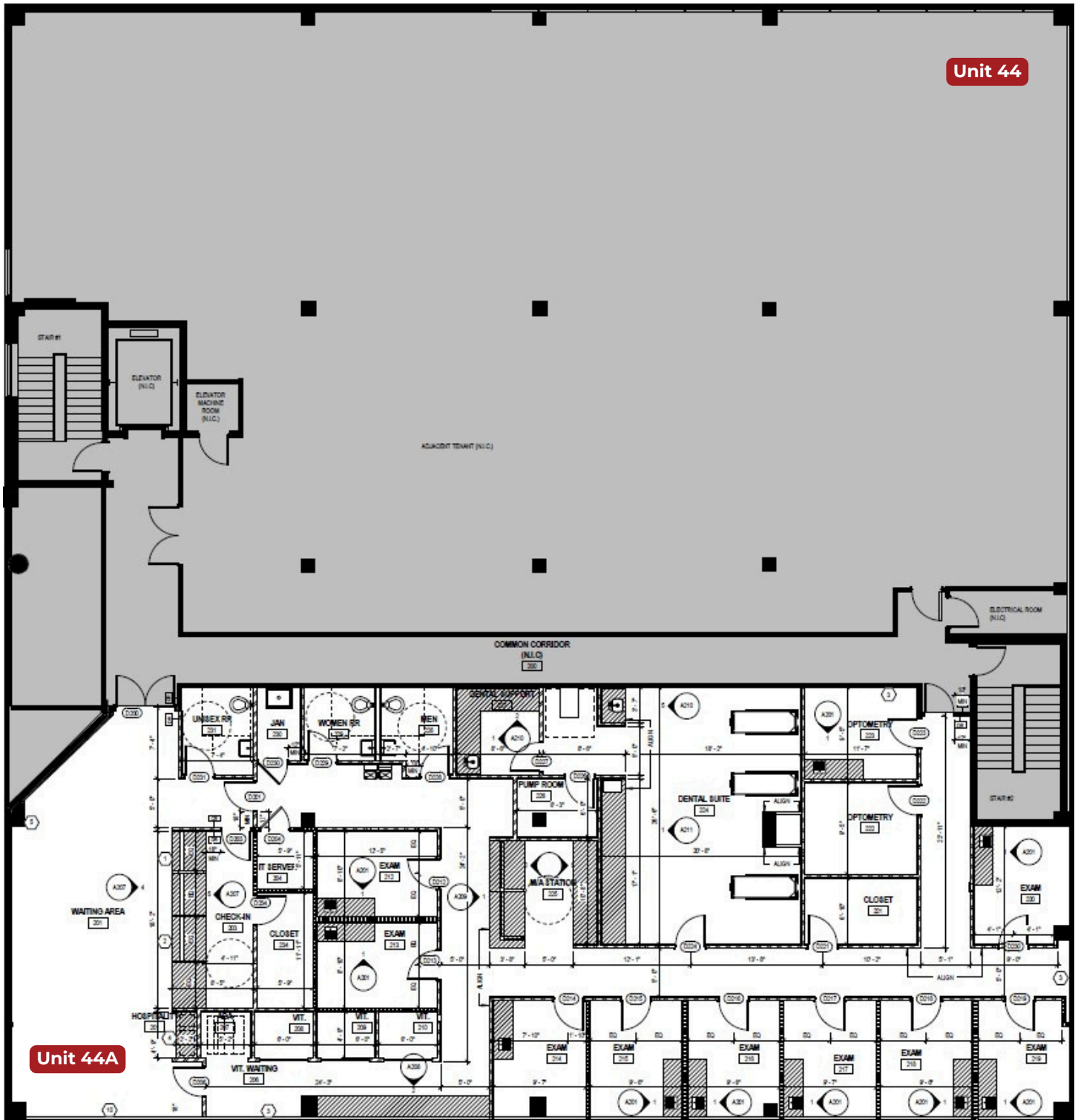
SHERIDAN PLAZA MEDICAL OFFICE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

UNIT 44A

SECOND FLOOR



Unit 44

Unit 44A