



For Lease/Sale

Freestanding Bank Building

12399 Sheridan Street, Cooper City, FL 33026

Colliers is pleased to exclusively offer the Lease of 12399 Sheridan Street a $\pm 3,000$ SF commercial building with three (3) drive-thru lanes on ± 0.76 acres. Close proximity to Southwest Ranches, Weston, Pembroke Pines, Miramar and Miami-Dade County.

Property Features:

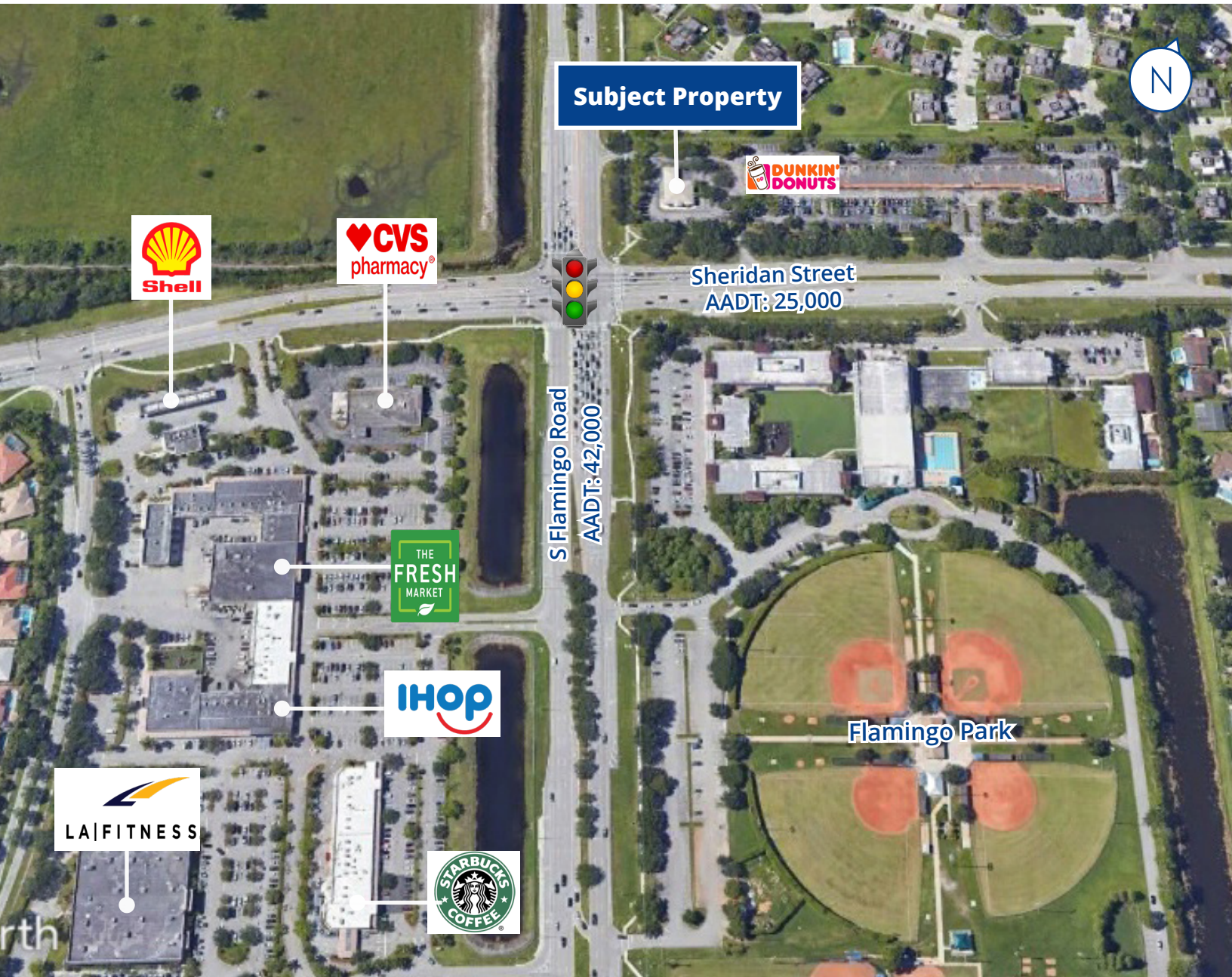
Building Size:	Approximately 3,000 SF
Parcel Size:	0.76 AC
Zoning:	B-2
Parcel ID:	5140 01 09 0020

- › Three (3) drive-thru lanes
- › Excellent visibility
- › Located on hard corner
- › Good Signage
- › Excellent parking
- › Easy access (left in off of Sheridan thru adjacent center)

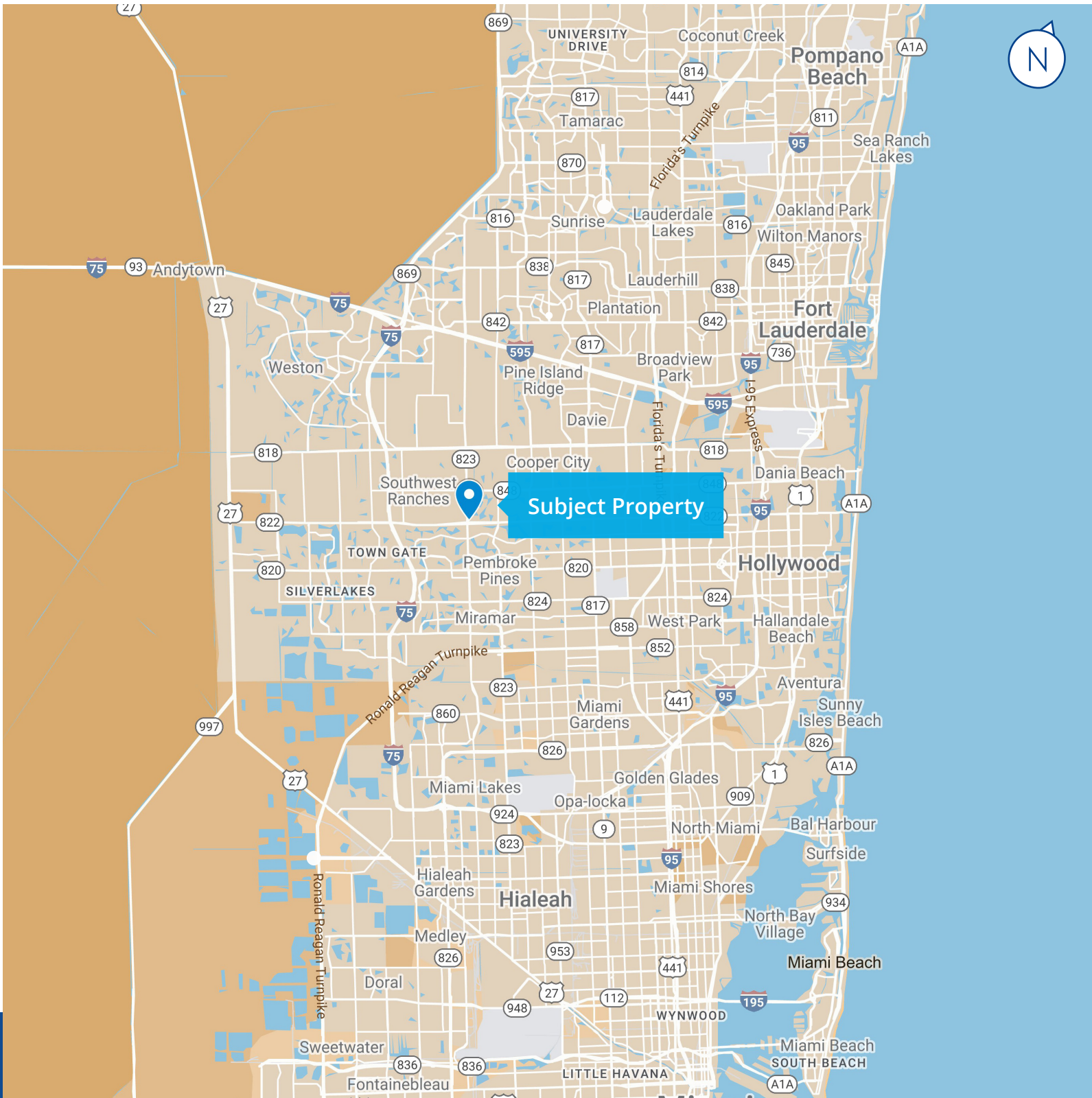
Lease Rate: \$225k NNN/year

Also available for purchase at **\$3,500,000**

12399 Sheridan St. | Aerial Map



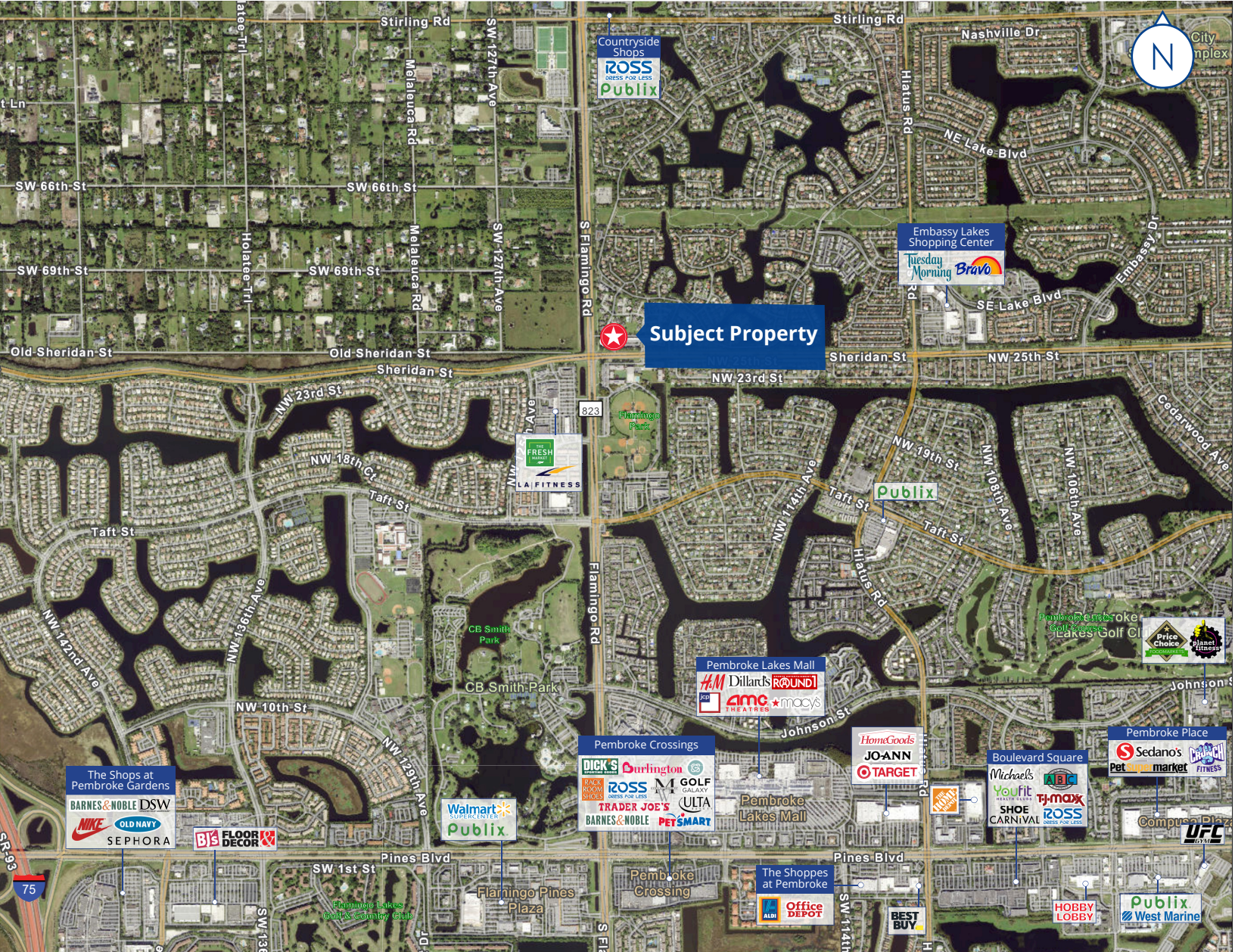
12399 Sheridan St. | Location Map



12399 Sheridan St. | Photos



12399 Sheridan St. | Area Retailers - 2-Mile Radius



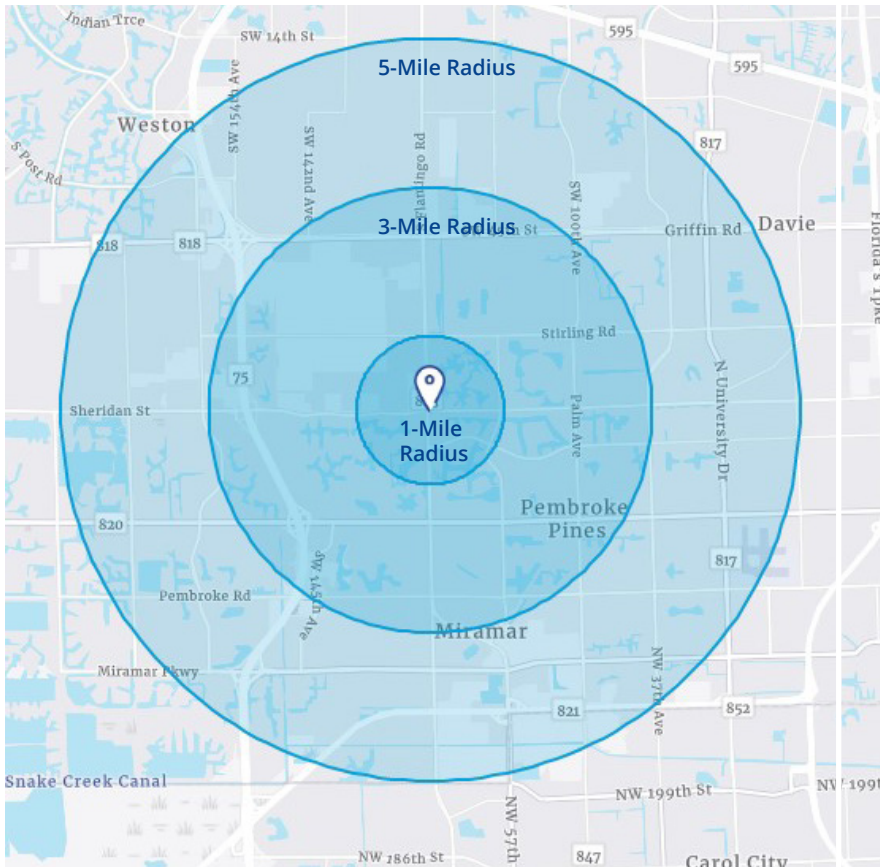
12399 Sheridan St. | Demographics

Cooper City, Florida

Population	1-Mile	3-Miles	5-Miles
2023 Population	11,564	124,626	314,979
2028 Population	11,362	124,589	318,524

Households	1-Mile	3-Miles	5-Miles
2023 Households	4,037	48,034	112,499
2028 Households	3,963	48,025	113,774
2023-2028 Total HH Change	-1.8%	0.0%	1.1%

Average Household Income	1-Mile	3-Miles	5-Miles
2023 Avg. HH Income	\$140,284	\$103,945	\$113,149
2028 Avg. HH Income	\$167,265	\$125,257	\$134,904



Contact us:

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