

# SHERIDAN PLAZA MEDICAL OFFICE

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

FOR LEASE



## FOR MORE INFORMATION

### Laura Briggle

Partner

561.212.1232

lbriggle@forefrontcre.com

## PROPERTY FEATURES

### UNIT 38

1st Floor | 9,139 ± sf

### UNIT 44A

2nd Floor | 4,777± sf

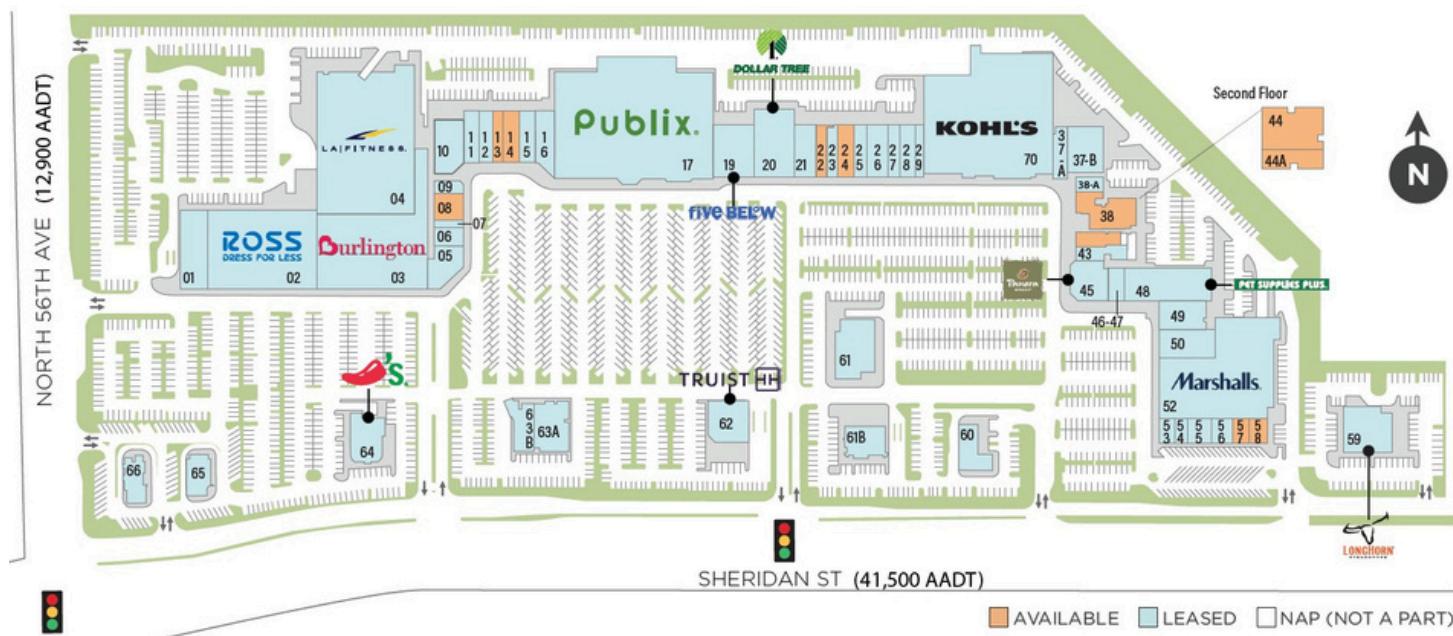
- Units may be leased together or separately.
- Both units are recently built-out medical spaces with a consistent build out design, previously occupied by one tenant.
- Unit 38 is on the 1st floor, with parking and entrances on both sides of the building.
- Unit 44A is on the 2nd floor, accessed by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

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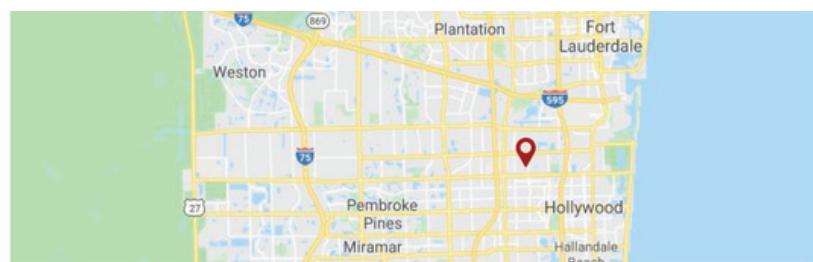
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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	JPMORGAN CHASE BANK	7,500	22	AVAILABLE	2,000	52	MARSHALLS	32,150
02	ROSS DRESS FOR LESS	30,000	23	DREW JAMES SALON	1,940	53	GYROVILLE	1,000
03	BURLINGTON	34,493	24	AVAILABLE	3,000	54	HEARING CENTER OF BROWARD	800
04	LA FITNESS	47,604	25	BATH & BODY WORKS	2,500	55	H&R BLOCK	1,872
05	FLAGSTAR BANK	4,265	26	LANE BRYANT	4,000	56	MINT JEWELERS	1,600
06	BLADE BARBERSHOP	1,925	27	CAPAS BURGERS	2,000	57	AVAILABLE	1,200
07	GNC	825	28	MASSAGE ENVY	3,000	58	AVAILABLE (QSR)	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	EL SUSHI	3,812
10	FLYNN O'HARA UNIFORMS	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)	9,139	61B	TD BANK	3,960
12	YUMMY ROLL & BOWL	2,500	38A	YOUR VETERINARY CENTER	1,975	62	TRUIST	4,960
13	AVAILABLE	2,000	43	FROOTS RESTAURANT	1,140	63A	SPACE COAST CREDIT UNION	4,670
14	AVAILABLE	3,000	44	AVAILABLE (2nd Floor)	6,513	63-B	STARBUCKS	2,134
15	AMERICA'S BEST CONTACTS	3,000	44A	AVAILABLE (2nd Floor Medical)	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	VERIZON	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	PRIME PEDIATRIC DENTAL GROUP	5,615			

## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	19,058	153,692	415,308
DAYTIME POP.	15,820	156,451	377,063
AVG. HH INCOME	\$126,152	\$93,827	\$92,308
MEDIAN AGE	42.0	41.2	40.4



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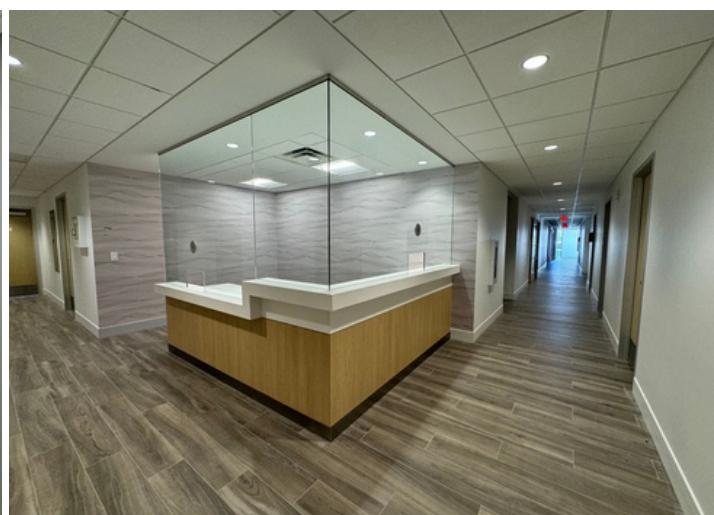
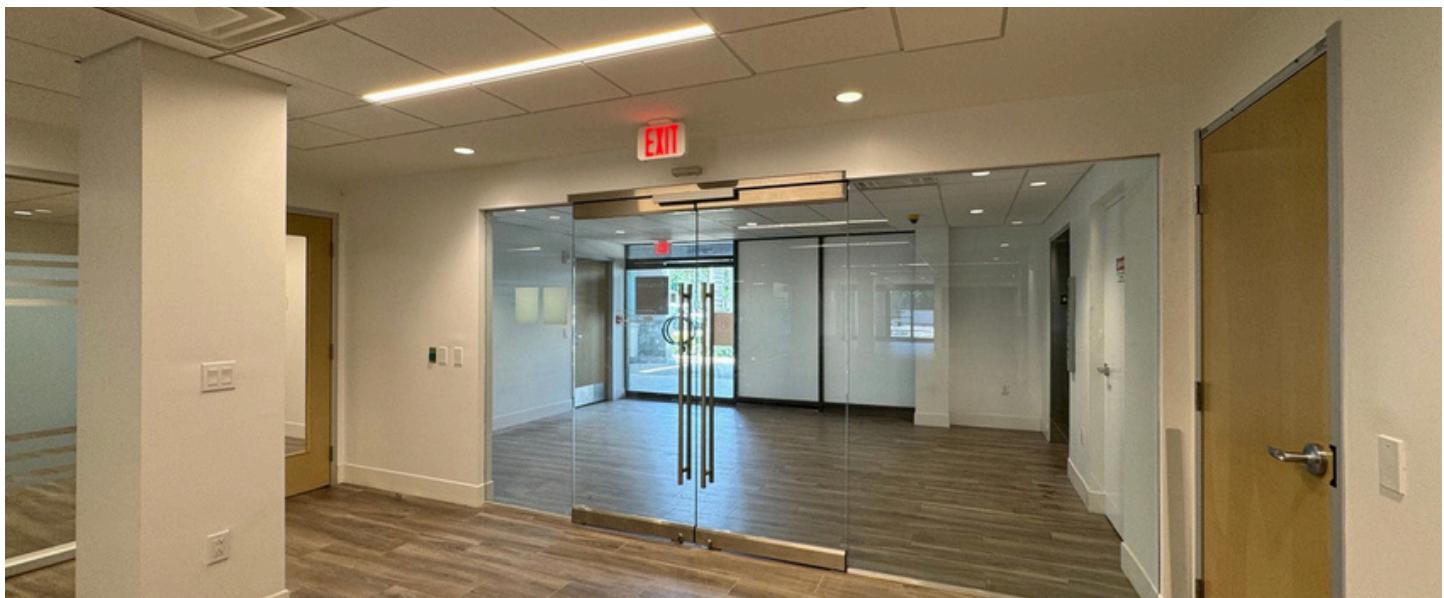
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UNIT 38

FIRST FLOOR



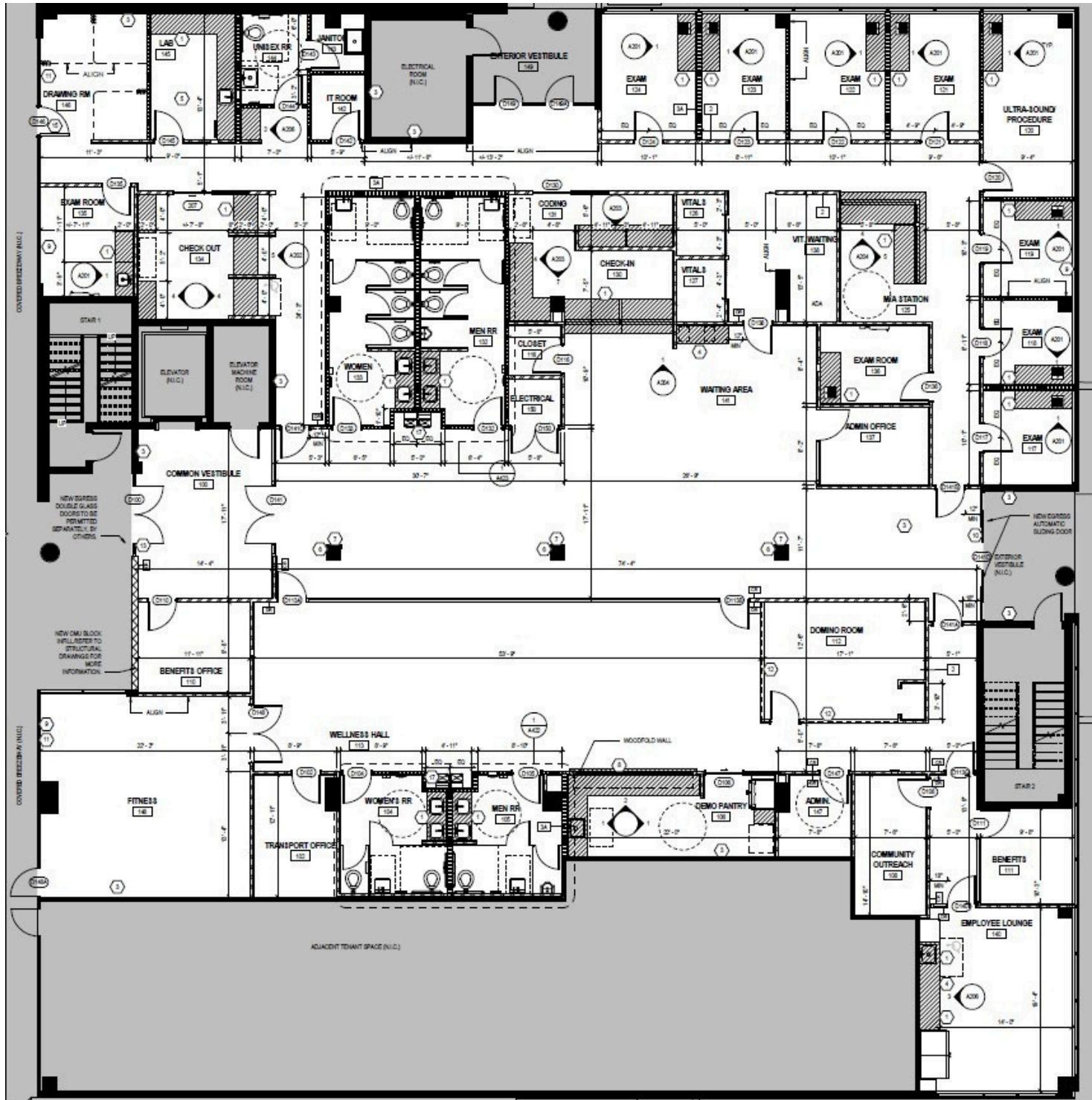
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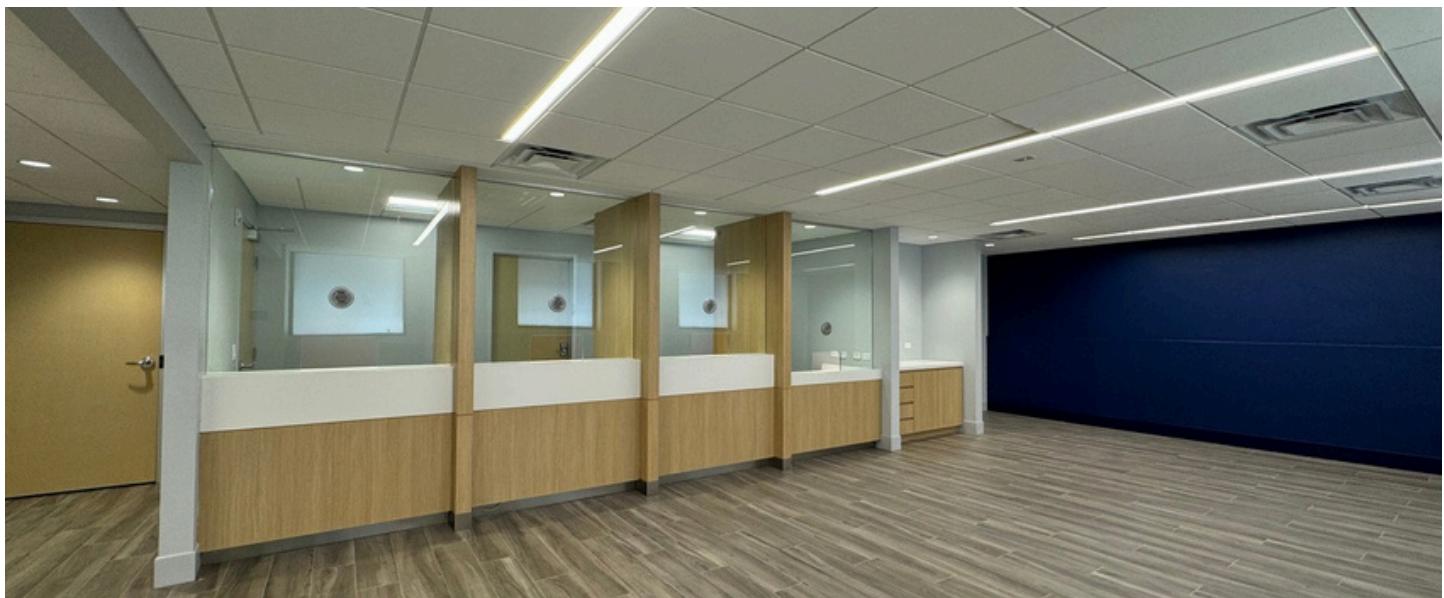
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UNIT 44A

SECOND FLOOR



# **SHERIDAN PLAZA MEDICAL OFFICE**

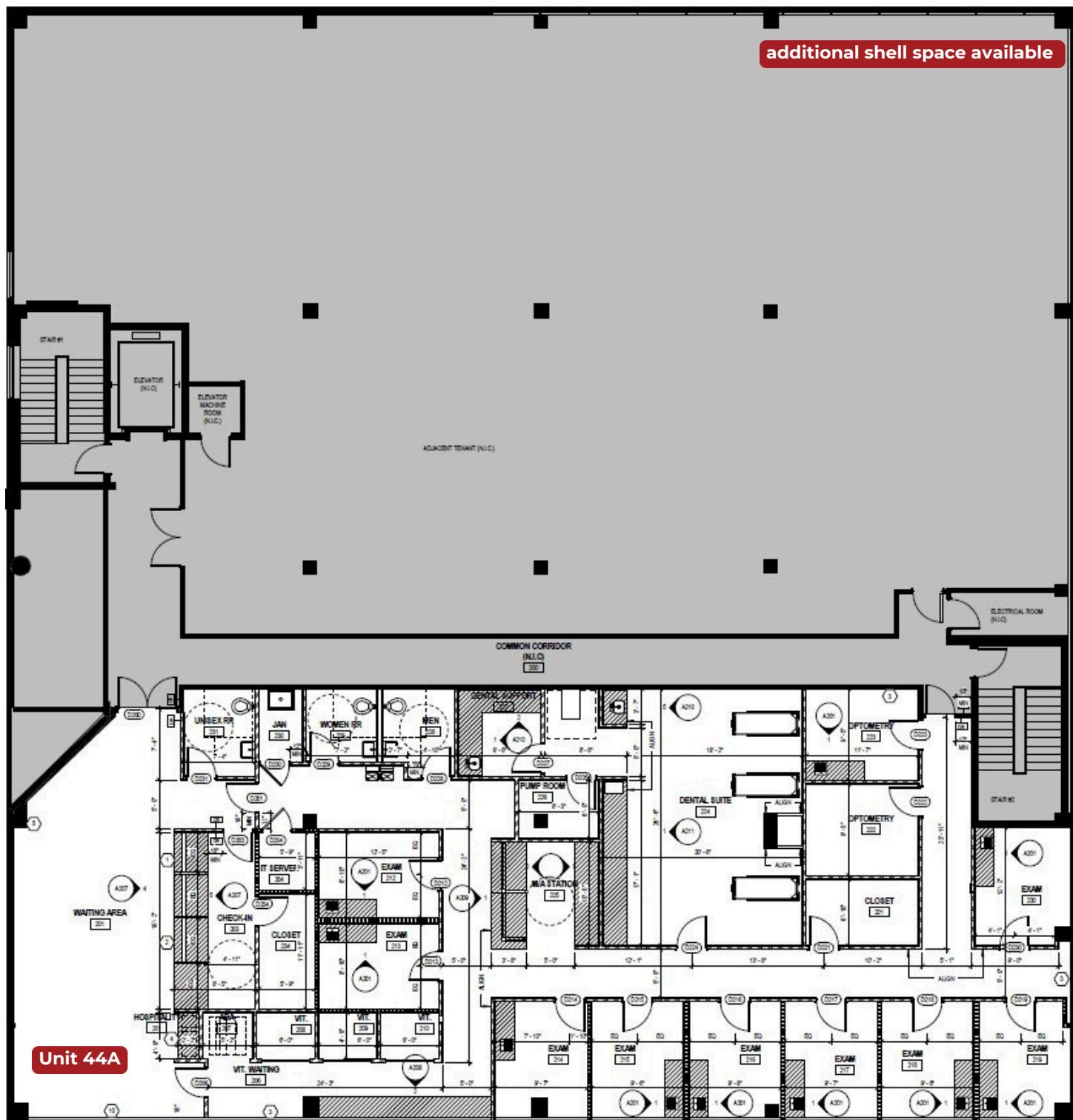
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## UNIT 44A

SECOND FLOOR

**additional shell space available**



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