

# FOR LEASE SHERIDAN PLAZA

1980 - 2100 N UNIVERSITY DRIVE | PEMBROKE PINES | FL 33024



## PROPERTY HIGHLIGHTS

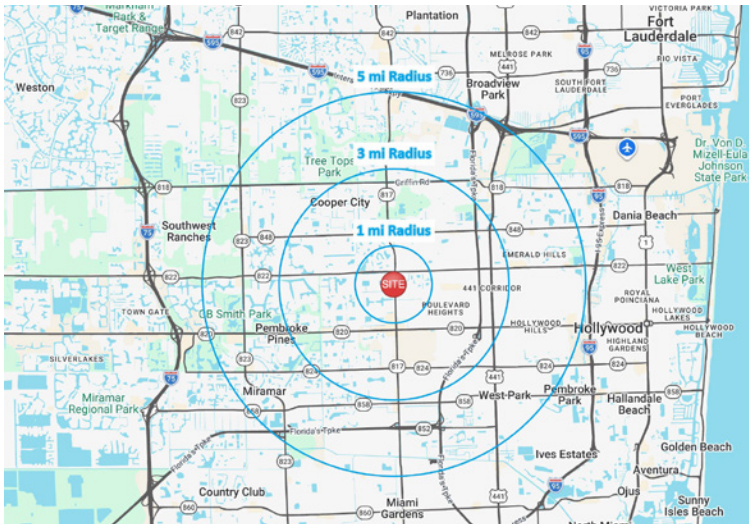
- Tenants Include CAO Bakery, Papa John's Pizza & Sr. Ceviche
- Newly Renovated Shopping Center
- GLA of +/- 16,732 SF
- Located in NE Pembroke Pines
- Nearest Intersection: N University Dr. & Taft Street
- Broward County
- Traffic Count: 44,000 AADT

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

**www.GatorInvestments.com**

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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### DEMOGRAPHICS

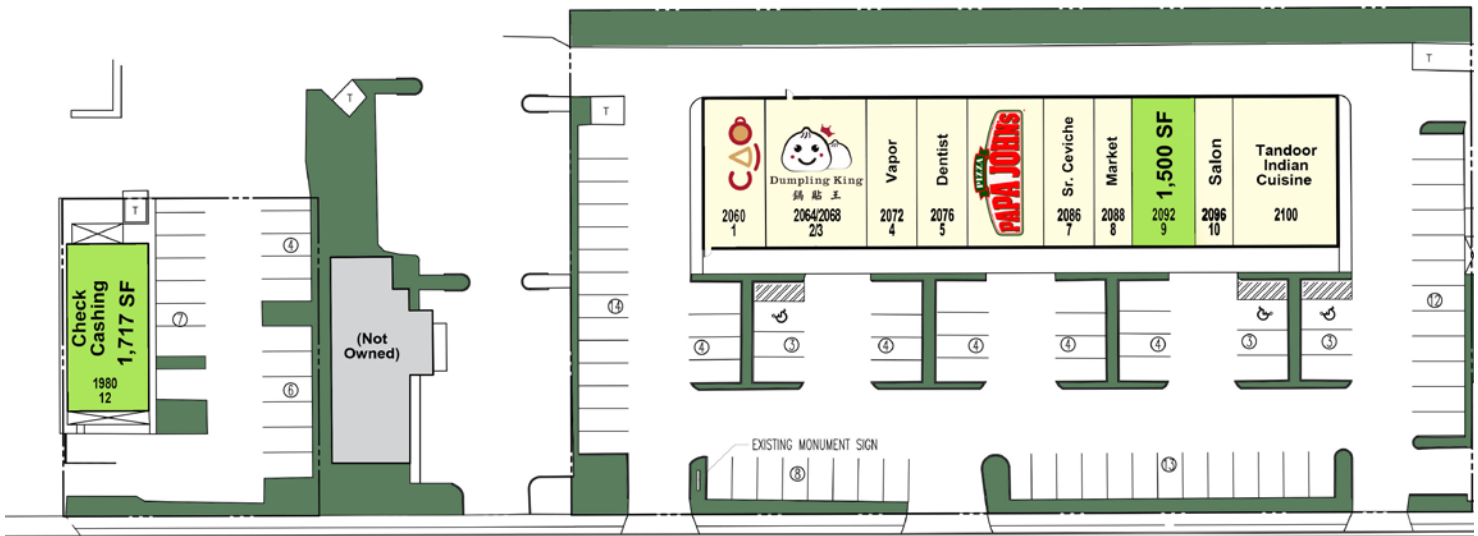
2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	22,522	168,538	413,321
	\$120,877	\$107,783	\$107,320
AGE	38	39	39

## AVAILABLE

1,717 SF FREE STANDING BUILDING

1,500 SF RETAIL/RESTAURANT (HAS GREASE TRAP)



**N. UNIVERSITY DRIVE**

39.6K AADT

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