

FOR LEASE

2500-2580 N State Road 7,
Hollywood, Florida 33021

SHERIDAN OAKS PLAZA



860 - 3,242 SF OF RETAIL SPACE AVAILABLE

Property Features

- 48,000 SF shopping center
- Ideally suited for restaurant, retail, medical and office use
- Ample parking, 5 per 1,000 SF.

Location Features

- Two (2) miles south of Hard Rock Hotel & Casino
- Traffic count: 81,000 cars per day combined

Availabilities

Unit 2524*	860 SF
Unit 2526*	1,640 SF
Unit 2510	3,242 SF

*Can be combined.

Demographics



RADIUS



TOTAL POPULATION



TOTAL HOUSEHOLDS

1 Mile	17,516	6,362
3 Mile	142,894	53,338
5 Mile	397,884	149,538



RADIUS



AVERAGE HH INCOME



EMPLOYEES

1 Mile	\$64,835	8,610
3 Mile	\$65,654	70,770
5 Mile	\$60,802	200,213

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