

— FOR LEASE —

# GATOR SHERIDAN PLAZA

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



## PROPERTY OVERVIEW

- Tenants Include CAO Bakery, Papa John's Pizza & Sr. Ceviche
- Newly Renovated Shopping Center
- GLA of +/- 16,732 SF

## LOCATION OVERVIEW

- Located in NE Pembroke Pines
- Nearest Intersection: N University Dr. & Taft Street
- Broward County
- Traffic Count: 44,000 AADT

**www.GatorInvestments.com**

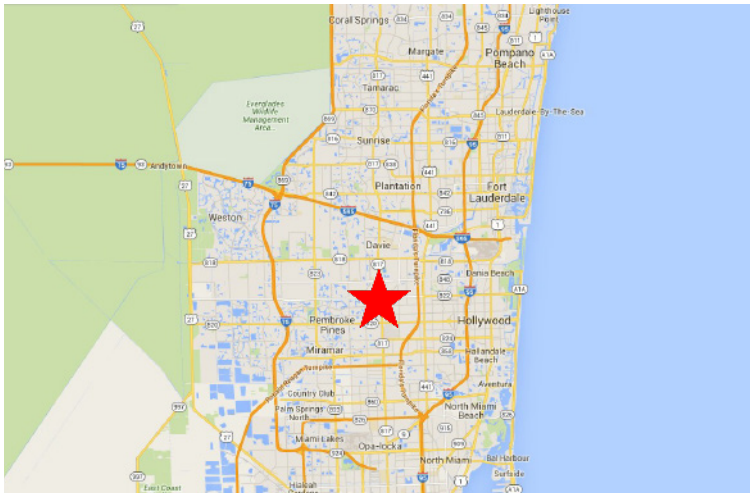
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

**Leasing@GatorInvestments.com**

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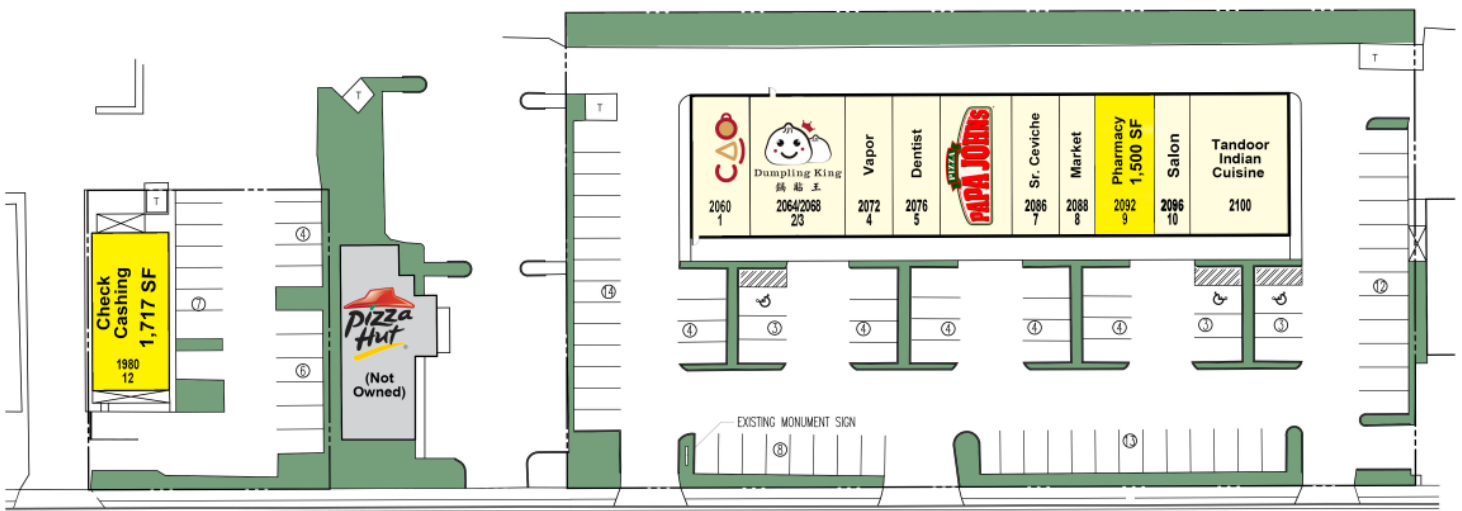
## DEMOGRAPHICS

• 2021

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PEMBROKE PINES, FL 33024**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	22,553	177,857	419,062
AVG. HH INCOME	\$92,002	\$80,306	\$80,591
AVG. AGE	38	38	39

**SPACE AVAILABLE**



**N. UNIVERSITY DRIVE**

Owned and Operated By A  
**GATOR**  
Affiliated Company

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