

FOR LEASE

# GATOR SHERIDAN PLAZA

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



## PROPERTY OVERVIEW

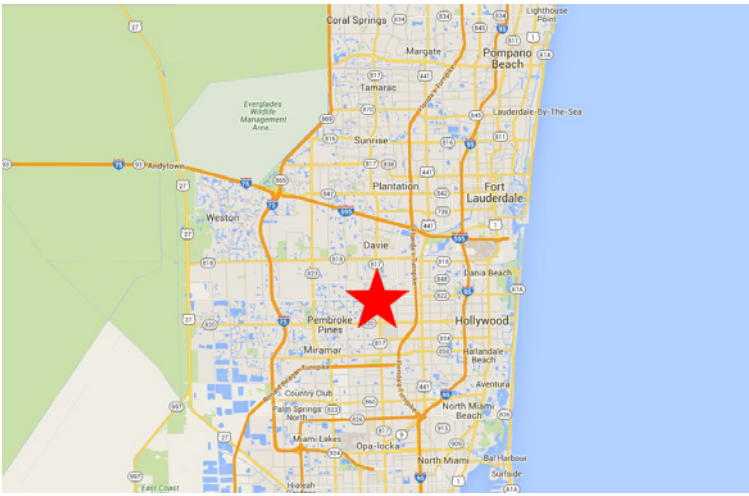
- Tenants Include CAO Bakery, Papa John's Pizza & Sr. Cevice
- Newly Renovated Shopping Center
- GLA of +/- 16,732 SF

## LOCATION OVERVIEW

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

[www.GatorInvestments.com](http://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](mailto:Leasing@GatorInvestments.com)



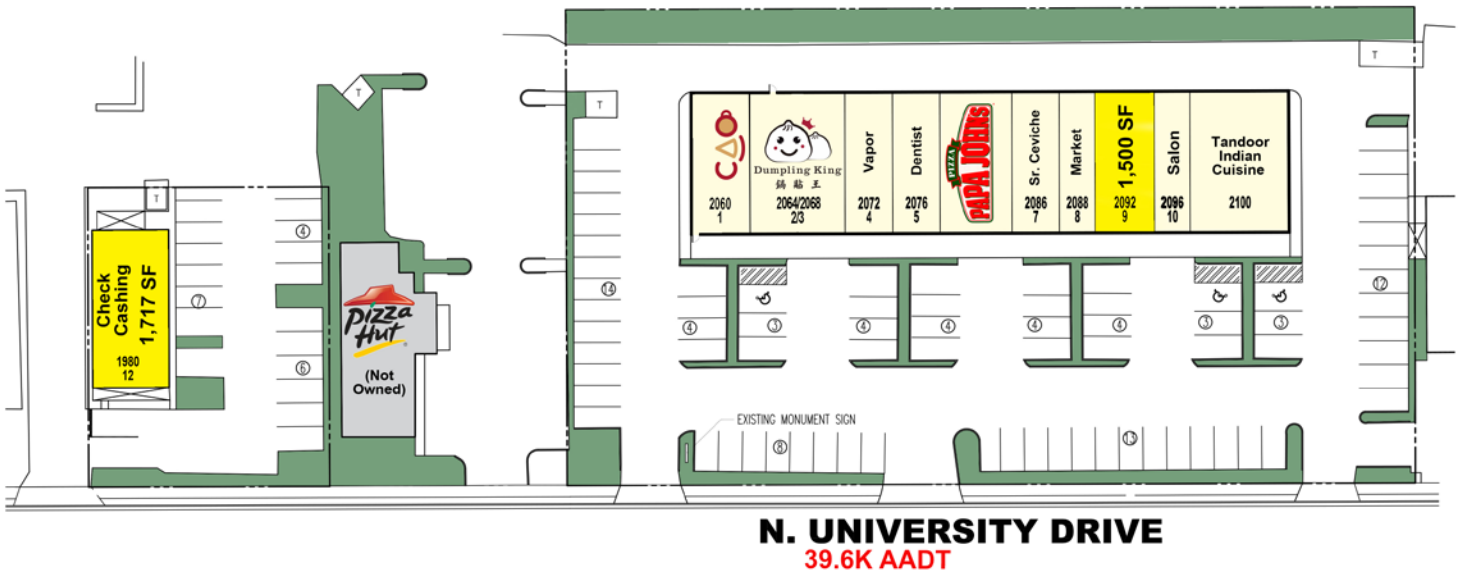
## DEMOGRAPHICS

• 2021

**1980 - 2100 N UNIVERSITY DR  
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**



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

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