

RETAIL SPACE FOR SUB-LEASE

12,900 SF PER PUBLIC RECORDS

10001 SHERIDAN STREET, COOPER CITY, FLORIDA 33328



DESCRIPTION

Corner site consisting of 1.98 Acres and free-standing building with ingress/egress on Sheridan Street and 101st Avenue (N Palm Avenue). Located in Cooper City in the Hollywood sub-market, a former CVS retail pharmacy with drive-through and 100' frontage on Sheridan St. Dedicated parking lot with over 70 spaces. Cross access to neighboring medical use property. Retail neighbors include Publix supermarket, Chase Bank, PNC Bank, Sunshine Self Storage and Brian Piccolo Sports Park and Velodrome. Renaissance Charter School, First Baptist Church of SW Broward and several residential communities complement the area.

HIGHLIGHTS

Rental Rate	Upon Request
Space Size	+/- 12,900 SF
Special Feature	Drive-through
Parking Spaces	70+
Year of Construction	2010
Zoning	B-3 Heavy Commercial Light Industrial
Submarket	Hollywood
Sublease Term	12/31/2035

DEMOGRAPHICS (1 to 3 Miles)

KEY FACT

123,554

Population



Average Household Size



Median Age

\$70,593

Median Household Income

EDUCATION



No High School Diploma



27%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



5,846

Total Businesses



46,782

Total Employees

EMPLOYMENT



72%

White Collar



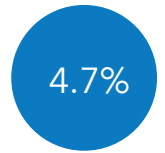
17%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$70,593

Median Household Income



\$33,105

Per Capita Income



\$141,055

Median Net Worth

HOUSEHOLD BY INCOME

Indicator ▲	Value	Diff	
<\$15,000	8.5%	-1.9%	<div style="width: 8.5%;"></div>
\$15,000 - \$24,999	5.3%	-2.8%	<div style="width: 5.3%;"></div>
\$25,000 - \$34,999	6.9%	-1.9%	<div style="width: 6.9%;"></div>
\$35,000 - \$49,999	11.5%	-1.7%	<div style="width: 11.5%;"></div>
\$50,000 - \$74,999	20.3%	+2.1%	<div style="width: 20.3%;"></div>
\$75,000 - \$99,999	14.9%	+2.7%	<div style="width: 14.9%;"></div>
\$100,000 - \$149,999	17.6%	+3.3%	<div style="width: 17.6%;"></div>
\$150,000 - \$199,999	7.5%	+0.9%	<div style="width: 7.5%;"></div>
\$200,000+	7.5%	-0.7%	<div style="width: 7.5%;"></div>

Source: ESRI 2020



ADDITIONAL FEATURES

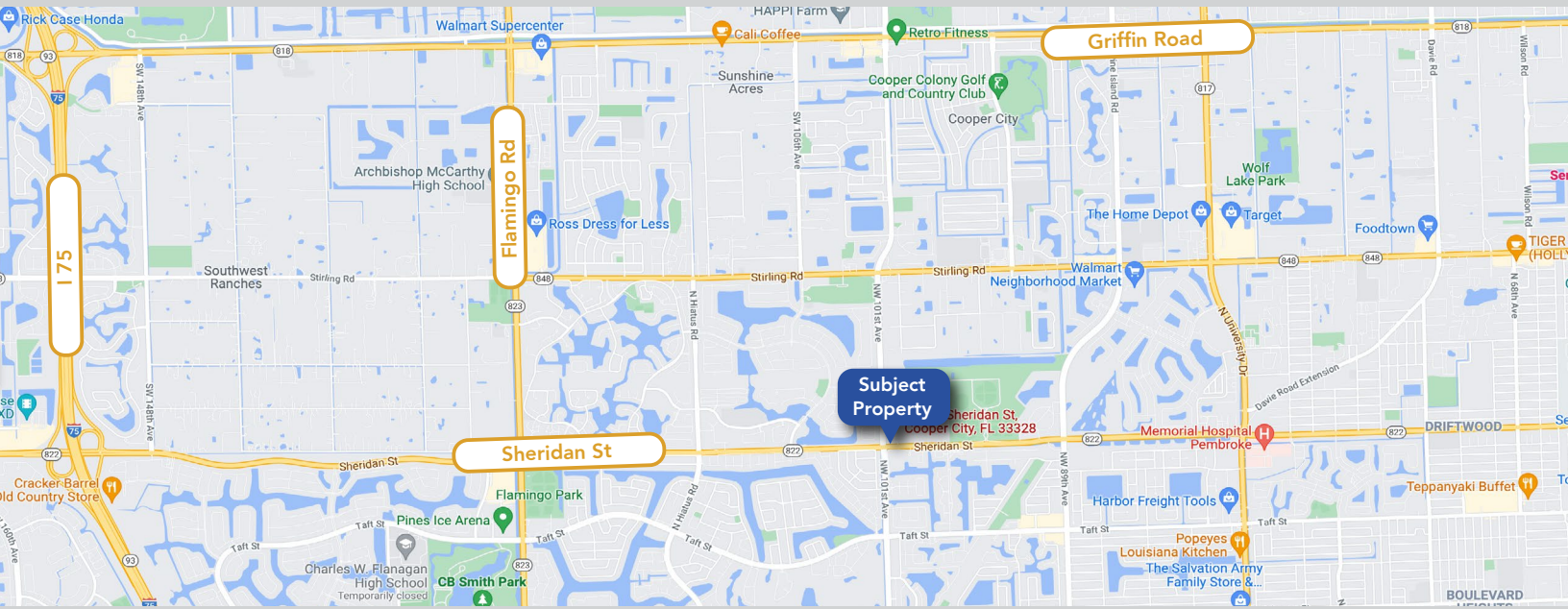
- Distance to Tri-County Rail (Sheridan Station) 7.6 miles
- Distance to Ft Lauderdale-Hollywood Airport 10.2 miles
- Daytime Employees (5 mile radius) 52,603
- Average Daily Traffic (ADT)
 - Sheridan Street: 28,075
 - N. Palm Avenue: 18,438



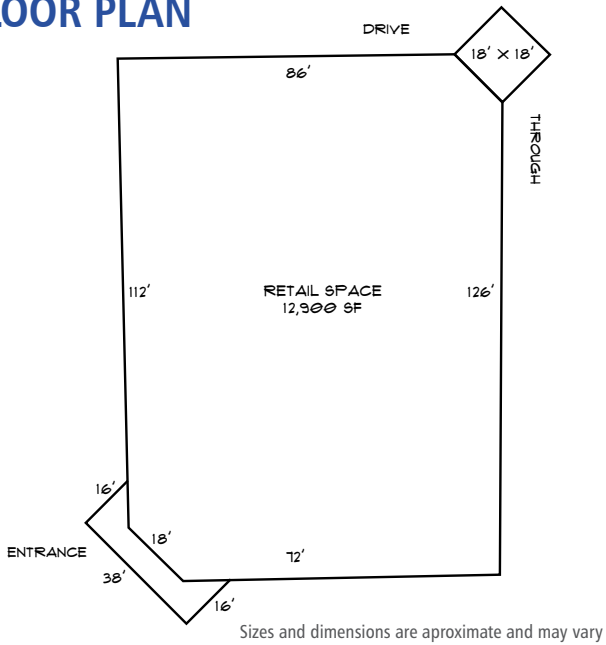
Main entrance with atrium-height signage

Parking and exterior signage (Sheridan side)

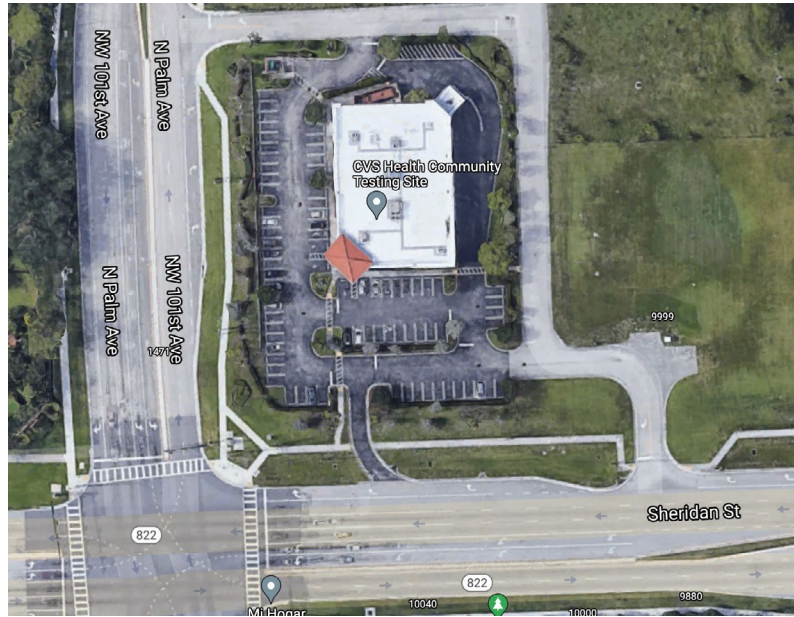
LOCATION



FLOOR PLAN



SITE



Broker

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