



Retail

Sheridan Oaks Plaza

For More Information

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FOR LEASE

2500 - 2560 N State Road 7 | Hollywood, FL 33201

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NAI Miami
Fort Lauderdale

Sheridan Oaks Plaza

2500 - 2560 N State Road 7 | Hollywood, FL 33201



Property Features

- 48,000-SF shopping center
- Ideally suited for retail, medical and office use
- Join tenants like Advance Auto Parts, Popeyes Louisiana Kitchen, and MD Now Urgent Care
- Ample parking, 5 per 1,000 SF

Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	19,150	157,415	423,624
Households	7,025	58,405	161,313
Average Household Income	\$96,430	\$94,828	\$86,459
Employees	8,610	70,770	200,213

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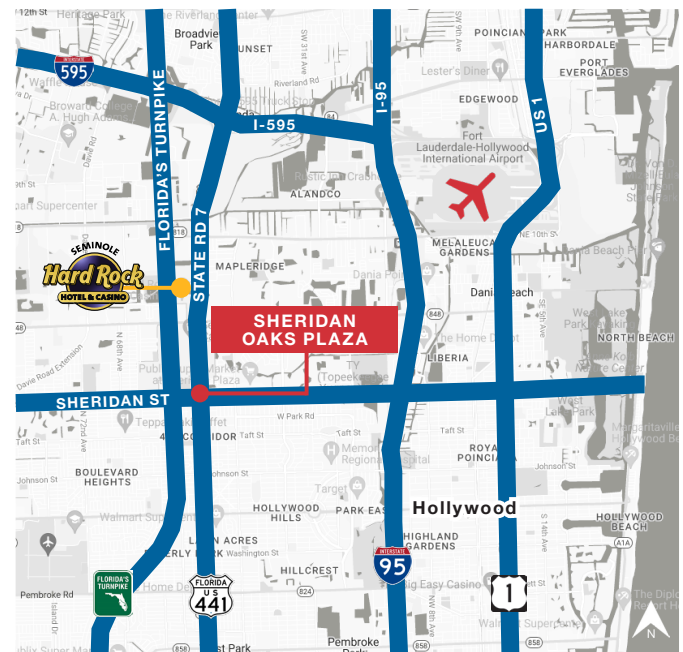
**HARD ROCK
HOTEL & CASINO**
± 2 Miles
7 Minutes



**FORT LAUDERDALE-
HOLLYWOOD INTERNATIONAL
AIRPORT (FLL)**
± 9.2 Miles
20 Minutes

Location Features

- Prime location on the corner of N State Road 7 and Sheridan Street
- Easy access to Florida's Turnpike, I-595, I-95, and State Road 7 (S US Hwy 441)
- Located 2 miles south of Hard Rock Hotel & Casino and 9.2 miles from the Fort Lauderdale-Hollywood International Airport (FLL)
- Traffic count: 87,000 cars per day combined (Sheridan Street and State Road 7)



Site Plan

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Availability

Unit 2532	Inline	6,694 SF	Unit 2554	Inline	1,214 SF
			Unit 2556	Inline	1,281 SF
			Can be combined up to		2,495 SF
Unit 2560	Endcap	7,322 SF	Available October, 2026		

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