



SIZE

91,120 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,990	84,340	242,465
Households		
3,812	28,854	83,638
Median HH Income (\$)		
132,562	114,372	102,393

MAJOR TENANT(S)

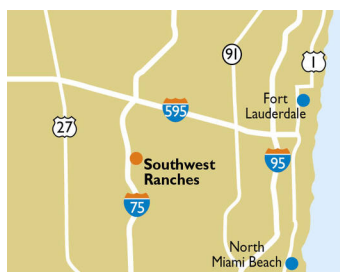
Publix
Walgreens
Starbucks

LEASING CONTACT

Rich Dawson
Mobile (404) 433-9899
rdawson@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

15701-15801 Sheridan Street | Southwest Ranches, FL 33331

PROPERTY HIGHLIGHTS

- Anchored by Publix, the top grocer in the greater Miami/Ft. Lauderdale area
- National tenants include Little Caesar's and Pak Mail
- Located directly off of Interstate 75 on Sheridan Street, which benefits from the traffic of over 67,217 vehicles daily
- Population exceeds 84,300 people in a three-mile radius with an average household income over \$139,300



COQUINA PLAZA

15701-15801 Sheridan Street | Southwest Ranches, FL 33331

SPACE	TENANT	SQ. FT.		
A01	Publix	51,420 SF	OPR2B Parks Taekwondo	1,800 SF
B3A	Akoya Pediatric Dentistry	2,500 SF	OPR3 County Line Chiropractic	1,400 SF
B3B	Dog Boutique Store	3,800 SF	OPR4 Coquina Dental	1,400 SF
C01	Blue Ginger	2,450 SF	OPR5 High Life Smoke Shop	1,400 SF
C02	Hair Cuttery	1,050 SF	OPR6 Colorful Nail Spa	1,400 SF
C03	Sakura Ramen	1,400 SF	OPR7 Little Caesars	1,400 SF
D01	Pak Mail	1,050 SF	OPR8 CKO Kickboxing	3,000 SF
D02	Sara Hair Boutique	1,050 SF	OPR9 My Gym	3,000 SF
D03	Everglades Animal Hospital	1,400 SF	Shad2 Bank of America	
D04	Everglades Animal Hospital	1,050 SF	Shad3 McDonald's	
D05	China One	1,050 SF	Shad4 Starbucks	
D06	Liquor Mart V	1,050 SF	Shad5 Shell Gas Station	
D6B	Haute Coffee	1,050 SF	Shad7 Walgreens	
OPR2	El Sarten Latin Buffet	6,000 SF	Shad9 The Crazy Crab	
TOTAL SQ. FT.			91,120	

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

COQUINA PLAZA

15701-15801 Sheridan Street | Southwest Ranches, FL 33331



0 0.5
miles
Scale: 1:52,500

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.030849

Longitude: -80.357702

Coquina Plaza Ft. Lauderdale, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,990	84,340	242,465
	2028 Projected Population	11,949	84,469	243,825
	2010 Census Population	12,197	77,412	222,153
	2000 Census Population	7,983	66,760	168,632
	1990 Census Population	2,324	13,562	60,390
	Historical Annual Growth 1990 to 2000	13.14%	17.28%	10.81%
	Historical Annual Growth 2000 to 2010	4.33%	1.49%	2.79%
	Estimated Annual Growth 2010 to 2023	-0.12%	0.63%	0.64%
	Projected Annual Growth 2023 to 2028	-0.07%	0.03%	0.11%
	Median Age	42.5	44.9	43.1
Households	Q4 2023 Estimated Households	3,812	28,854	83,638
	2028 Projected Households	3,798	28,888	84,068
	2010 Census Households	3,767	26,038	75,788
	2000 Census Households	2,413	22,927	59,481
	1990 Census Households	730	5,009	23,201
	Historical Annual Growth 1990 to 2000	12.69%	16.43%	9.87%
	Historical Annual Growth 2000 to 2010	4.56%	1.28%	2.45%
	Estimated Annual Growth 2010 to 2023	0.09%	0.75%	0.72%
	Projected Annual Growth 2023 to 2028	-0.07%	0.02%	0.10%
	Population per Household	3.15	2.92	2.90
Population by Race	White	28.3%	28.0%	26.2%
	Black or African American	16.2%	12.8%	16.2%
	Asian & Pacific Islander	7.9%	7.3%	6.8%
	Other Races	7.1%	4.7%	4.5%
	Hispanic Population	40.6%	47.3%	46.3%
Income	Average Household Income	\$153,100	\$139,317	\$131,708
	Median Household Income	\$132,562	\$114,372	\$102,393
	Per Capita Income	\$48,678	\$47,671	\$45,461
Education (Age 25+)	Elementary	2.3%	2.3%	2.5%
	Some High School	3.8%	2.9%	3.0%
	High School Graduate	19.8%	20.8%	23.0%
	Some College	15.1%	14.1%	15.6%
	Associates Degree Only	10.3%	11.3%	10.8%
	Bachelors Degree Only	28.0%	28.6%	26.8%
	Graduate Degree	20.6%	19.9%	18.3%
Business	Number of Businesses	204	2,413	8,263
	Total Number of Employees	1,874	19,756	74,356
	Employees per Business	9.20	8.19	9.00
	Residential Population per Business	58.86	34.95	29.34

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