

# Shoppes of Cooper City

12109 – 12397 Sheridan Street, Cooper City, FL 33026  
 NEC Sheridan ST. & W Flamingo Rd.



**Population:**  
 3 Mile: 126,408

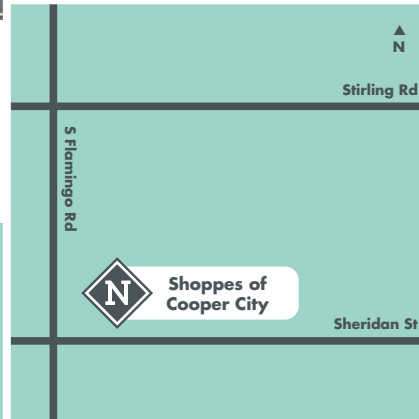


**Average Household Income:**  
 3 Mile: \$103,082

## Lease Rate:

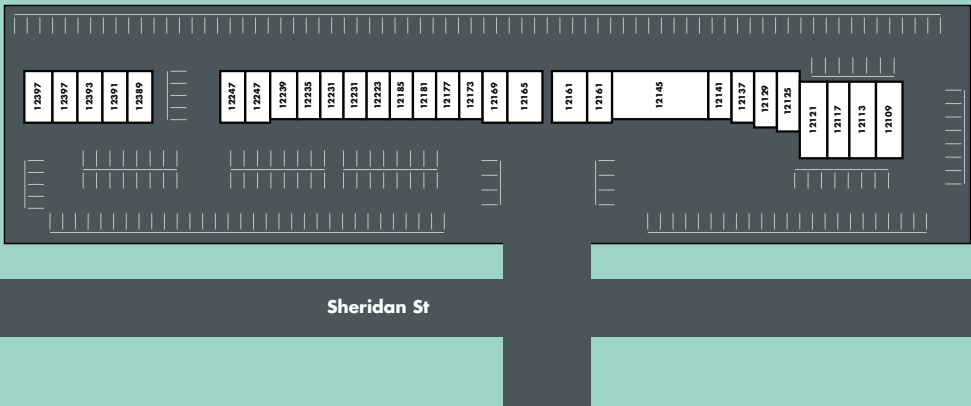


\$27.00 psf, NNN;  
 \$13.94 psf, CAM



- Join prestigious tenants such as Wells Fargo, Dunkin' Donuts, and Sage Dental.
- Benefit from outstanding visibility and exposure from Sheridan Street.
- Abundant Parking

UNIT	TENANT
12109	Animal Clinic
12113	Big Bazar
12117	Big Bazar
12121	Big Bazar
12125	Psychic Love
12129	Sage Dental
12137	Sage Dental
12141	Classic Nail Spa
12145	LC Chiropractic LLC
12161	Ellie's Deli Restaurant
12165	Physical Therapy Now
12169	Yao Health
12173	New Castle Realty
12177	Vape Masters
12181	Vape Masters
12185	The GST Insurance Group
12223	Family Home Loans
12231	Martial Arts
12235	Brow Envy
12239	Pet Grooming
12247	Angelos Pizza
12389	Leaf House
12391	Totally Blonde
12393	Totally Blonde
12397	Dunkin Donuts



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