



Ram Realty Services
Ram Development Company

Sheridan Station Hollywood, Florida



Highlights

- The development of this 40+ acre property will be located between Sheridan Street and Taft street directly on the west side of I-95 in the City of Hollywood, Broward County, Florida. This location enjoys high traffic counts and close proximity to beaches, airports, downtown Ft. Lauderdale and Miami and excellent access to I-95.
- The presence of the Tri-Rail train station and the availability of connecting buses makes this site attractive for all types of uses.
- The first phase of this multi model transit village will include 300,000 SF of retail, 120,000 SF of office, 450 residential units and over 2,500 parking spaces.
- The surrounding area commands an excellent support infrastructure with plenty of schools, hospitals, golf courses, employment centers and long established retail/commercial centers.





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Location

- The 40+ acre site is located between Sheridan Street and Taft Street directly on the west side of I-95 in Hollywood, FL

Center Size

- Proposed build out will include 300,000 SF of retail, 245,000 SF of office, 150-room hotel, 1,050 residential units and over 2,500 parking spaces.

Traffic Counts

- Sheridan & N. 29th Avenue = 49,500 Cars/Day
- I-95 & Sheridan = 269,000 Cars/Day

Ram Realty Services

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Demographics

Radius	3 Mile	5 Mile	7 Mile	10 Mile
Population 2008	146,826	342,643	632,497	1,187,727
Population 2013	153,074	358,975	665,037	1,245,640
Growth %	4.3%	4.8%	5.1%	4.9%
Average HH Income	\$59,369	\$62,119	\$64,507	\$64,697

