



# WEST CENTRAL FLORIDA PUB & GRILL

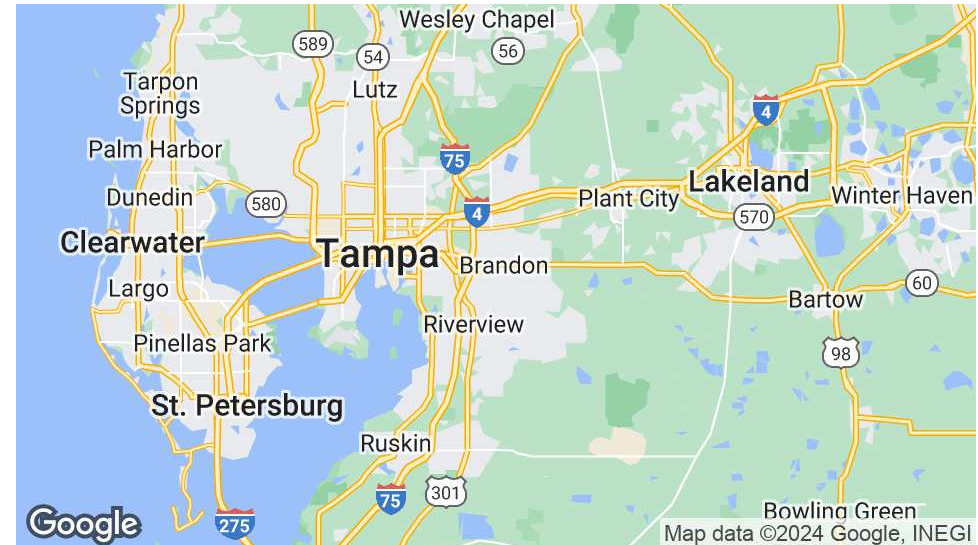
ADDRESS NOT DISCLOSED  
WEST CENTRAL FL

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$600,000</b>
Building Size:	7,500 ± SF
Price per SF:	\$80/SF
Year Built:	1983
Renovated:	1993
Zoning:	PD
Market:	Central/West Florida

## PROPERTY OVERVIEW

This is a business sale with leased space. The business, fixed assets, inventory, and goodwill are for sale. Also, a FULL liquor license is included. Owner financing is a possibility. Detailed location and financial information will be provided upon the execution of a Confidential Disclosure Agreement.

## PROPERTY HIGHLIGHTS

- Bar with a full-service kitchen and full liquor license.
- Spacious inside seating approx. 350 plus a large outdoor patio with a bar.
- Bandstand both in and out.
- Private room for large parties.
- Within a ten-mile radius there are: a half million people with an average age of 37, and average income of \$74,000.

# Property Description



## LOCATION DESCRIPTION

Located in an open-air shopping plaza on a busy street in a fast-growing market.

## SITE DESCRIPTION

The property is the corner building of a strip center





## HILLSBOROUGH COUNTY FLORIDA



Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,521,410 [2023]
Area	1,051 sq. mi.	Website	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



## LARRY MONTANUS

Advisor

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### PROFESSIONAL BACKGROUND

Larry Montanus is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Larry has extensive business history, having held several senior executive positions. He was active in the citrus industry as president and COO of the publicly traded Orange-co Inc and as Florida Citrus Operations Manager for Procter & Gamble. In total, Larry spent 16 years at P&G. He was an Executive VP of Europe's largest packaging company based in Paris. In that role, he was responsible for restructuring the company through a series of acquisitions and divestitures totaling almost \$800 million, including:

- The purchase of Anchor Hocking Closures from Newell Corp. for \$120 million.
- The purchase of Zeller Plastik, a German packaging company for \$165 million.
- The merger of citrus companies Orange-co and American Agronomics. The merged companies had 26,000 acres of groves and 3 plants.

Larry's education includes a BA in Economics from the University of Cincinnati, and the Wharton School of Finance/University of Pennsylvania MBA program.

He is a member of the Lakeland Association of Realtors® [LAR], the Florida Realtors®, and the National Association of Realtors®. Larry is also a member of the Winter Haven Chamber of Commerce.

Larry specializes in:

- Business Brokerage
- General Commercial Real Estate
- Industrial
- Retail
- Agriculture



**LIZ MENÉNDEZ, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Liz Menéndez, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member [CCIM] in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

# About SVN



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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