

TURN-KEY RESTAURANT OPPORTUNITY IN HIGH-TRAFFIC DUNKIN' DONUTS PLAZA
6011 SOUTHEAST ABSHIER BOULEVARD BELLEVIEV, FL 34420

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,350 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 1.0 Acres

Zoning: B4

Market: Restaurant

Submarket: Retail

Traffic Count Street: 29,500 AADT

PROPERTY OVERVIEW

Turn-Key Restaurant Opportunity in High-Traffic Dunkin' Donuts Plaza

6011 SE Abshier Blvd, Unit 2 | Bellevue, FL 34420

Approx. 1,350 SF | \$16.00/SF NNN

Excellent opportunity to lease a 2nd generation dine-in/take-out restaurant space in the highly trafficked Dunkin' Donuts plaza in the heart of Bellevue. This approximately 1,350 SF unit was formerly occupied by Papa Murphy's and is fully built out for food service, offering a streamlined path to opening.

The space features an efficient layout ideal for quick-service, fast casual, specialty food concepts, pizza, sandwich shop, dessert, smoothie, or coffee expansion. Existing restaurant infrastructure is in place, and all equipment can remain for immediate use or be removed to accommodate a new concept.

Located on SE Abshier Blvd with strong daily traffic counts and excellent visibility, the plaza benefits from steady customer flow generated by Dunkin' Donuts and surrounding retail and residential density. Bellevue continues to experience residential growth, making this an attractive location for operators seeking an established trade area with built-in customer traffic.

Ideal for operators looking to minimize startup costs and accelerate opening timeline.

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealstategroup.com

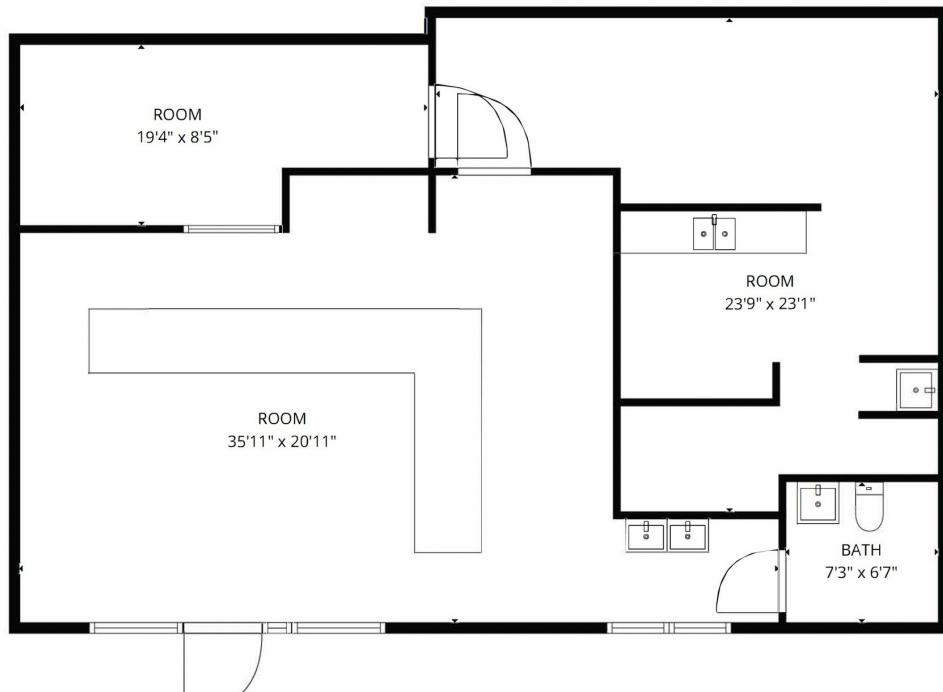
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ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



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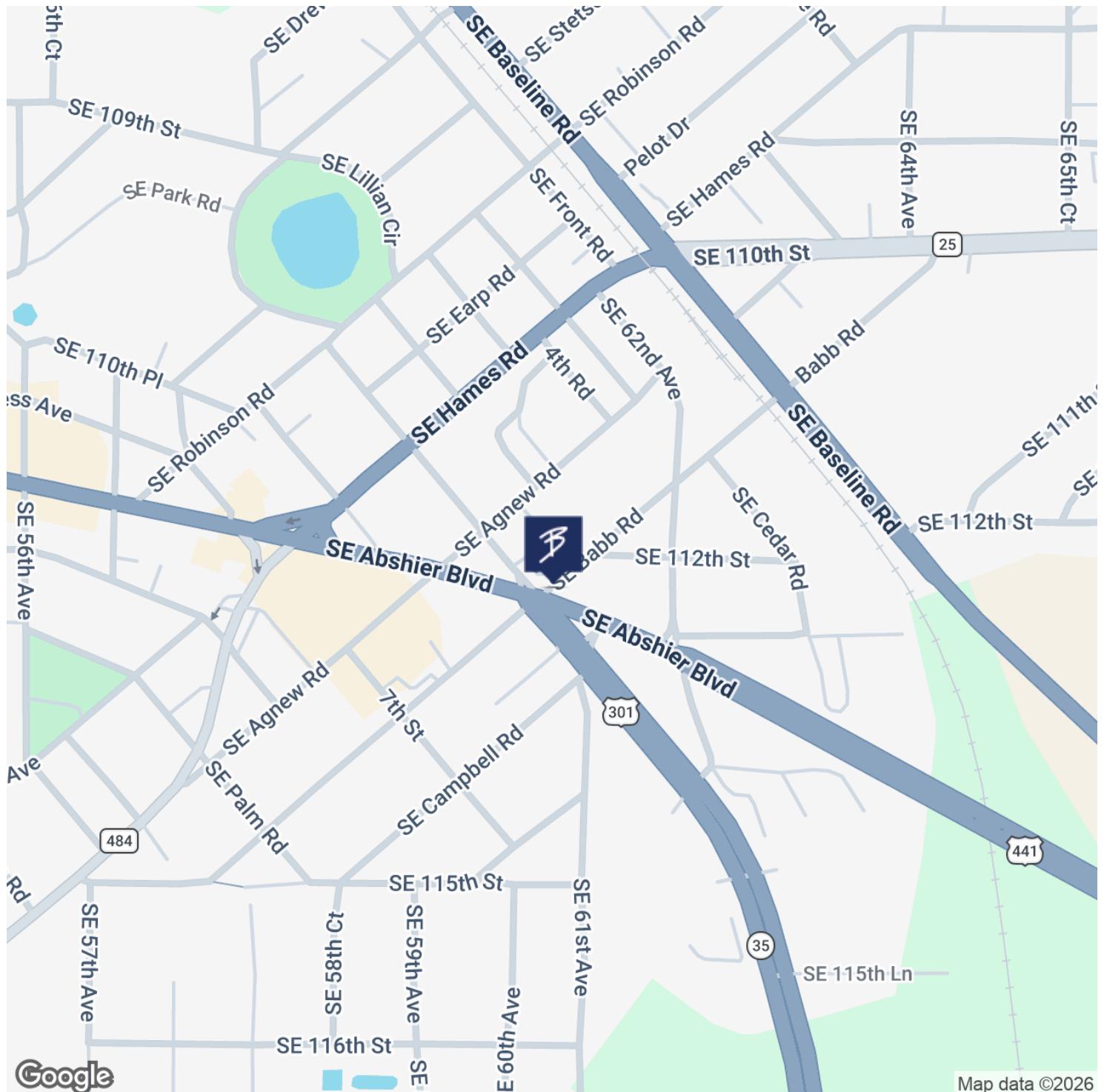
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LOCATION MAP

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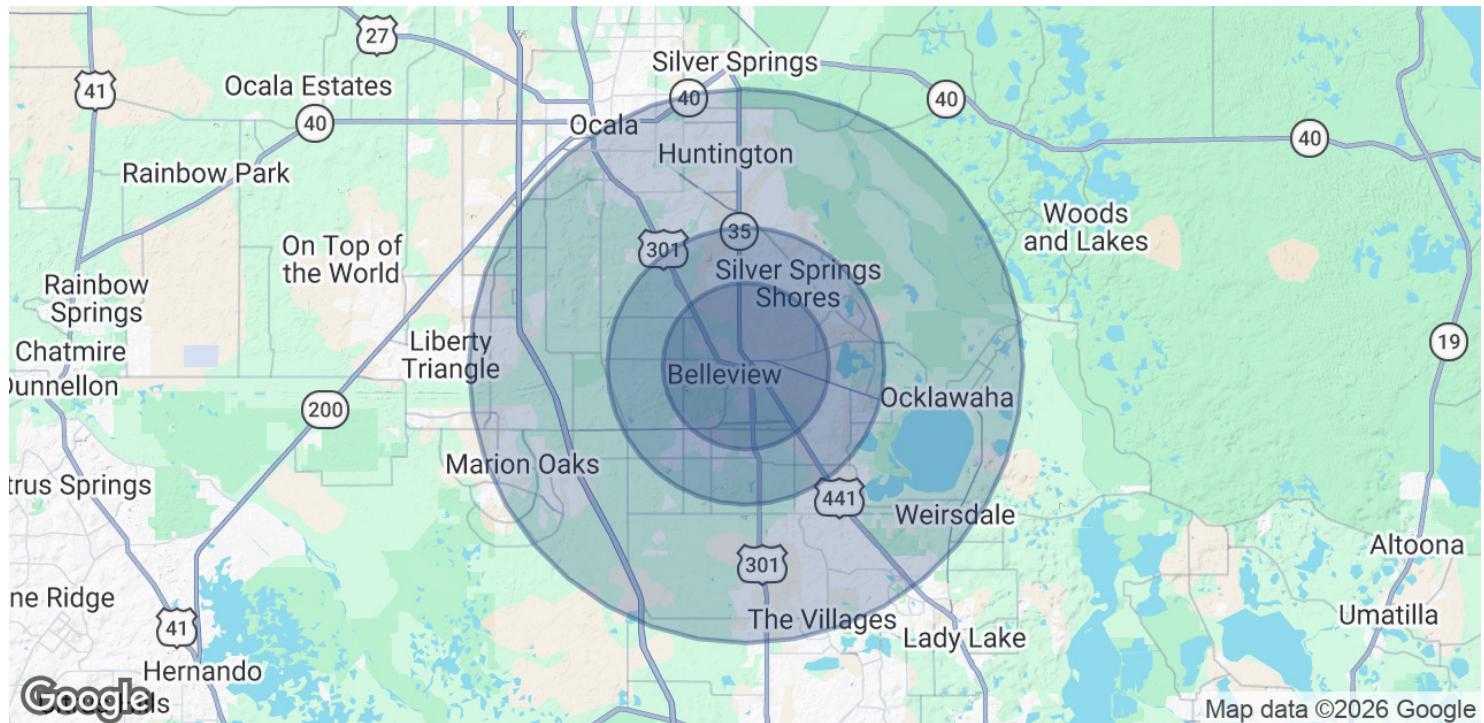
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DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,812	64,437	239,431
Average Age	44	45	49
Average Age (Male)	42	44	48
Average Age (Female)	45	46	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,839	26,013	102,580
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$74,018	\$74,126	\$85,590
Average House Value	\$238,252	\$242,139	\$288,912

Demographics data derived from AlphaMap

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