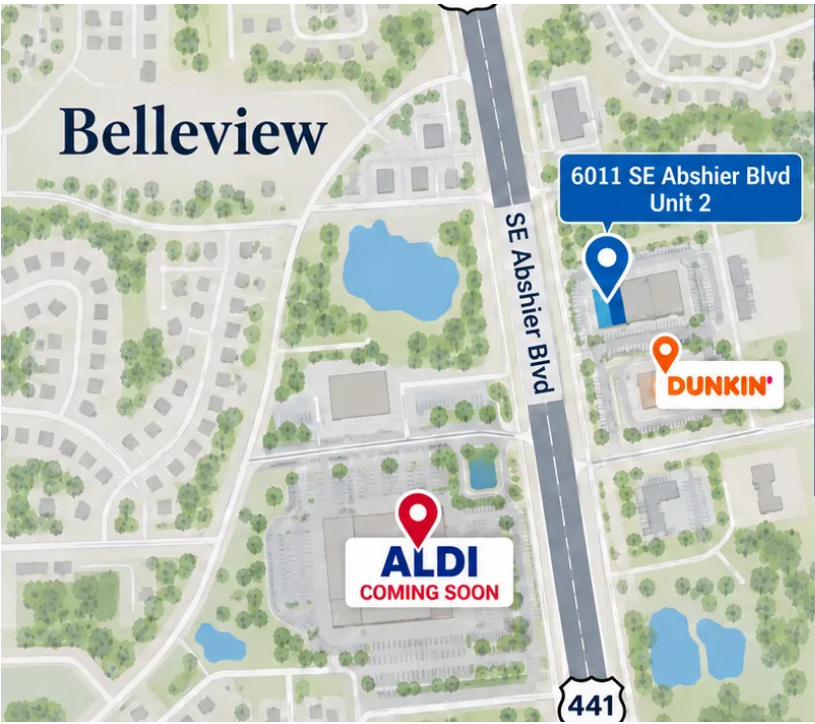


RETAIL OPPORTUNITY IN HIGH-TRAFFIC DUNKIN' DONUTS PLAZA
6011 SOUTHEAST ABSHIER BOULEVARD BELLEVUE, FL 34420

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE



RETAIL FOR LEASE

1,350 SF • \$16/SF NNN

6011 SE Abshier Blvd, Unit 2

Next to Dunkin

Retail • Specialty shop • Cold food service

Boyd
REAL ESTATE

OFFERING SUMMARY

Available SF:	1,350 SF
Lease Rate:	\$16 SF/yr (NNN)
Lot Size:	1.0 Acres
Zoning:	B4
Market:	Retail
Traffic Count Street:	29,500 AADT

PROPERTY OVERVIEW

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

Approx. 1,350 SF | \$16.00/SF NNN (\$9.15) or \$2829.37 monthly

Excellent opportunity for retail use in high traffic Dunkin' Donuts plaza in the heart of Bellevue. While a former Papa Murphy space, this is not set up as a full restaurant. An oven hood would need to be installed. There is a grease trap and a walk in cooler. A small retail business could also utilize this space nicely.

The space features an efficient layout ideal for quick-service, fast casual, specialty cold food concepts, sandwich shop, dessert, smooth or retail.

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.

PROPERTY HIGHLIGHTS

Former Papa Murphy's location

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

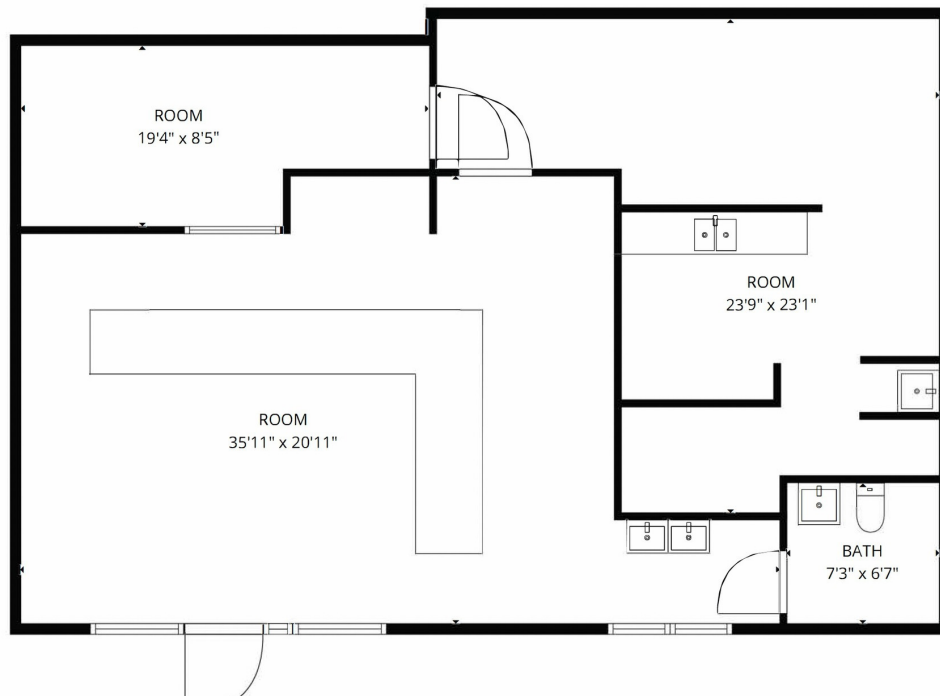
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ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



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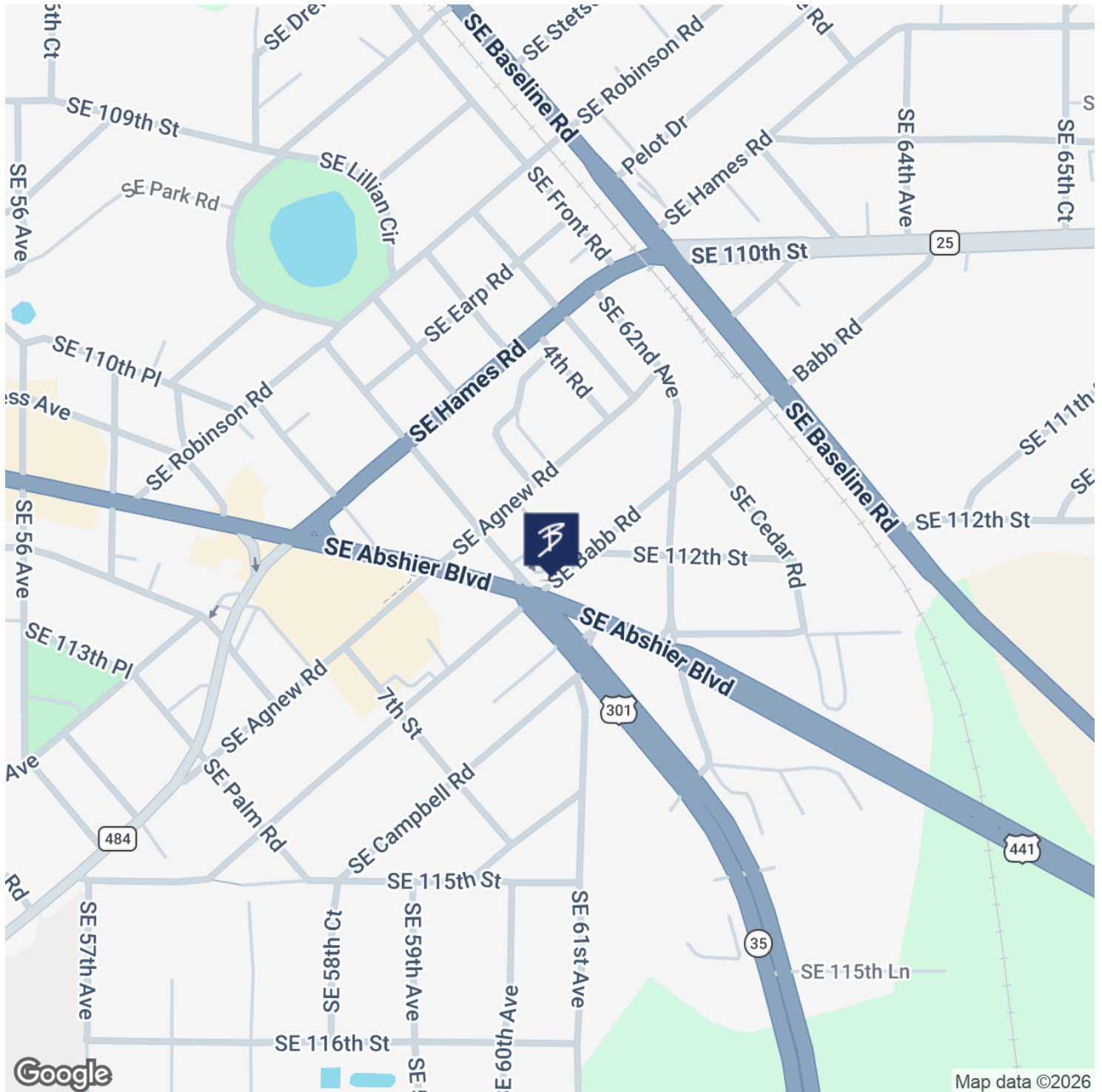
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LOCATION MAP

RETAIL PROPERTY FOR LEASE



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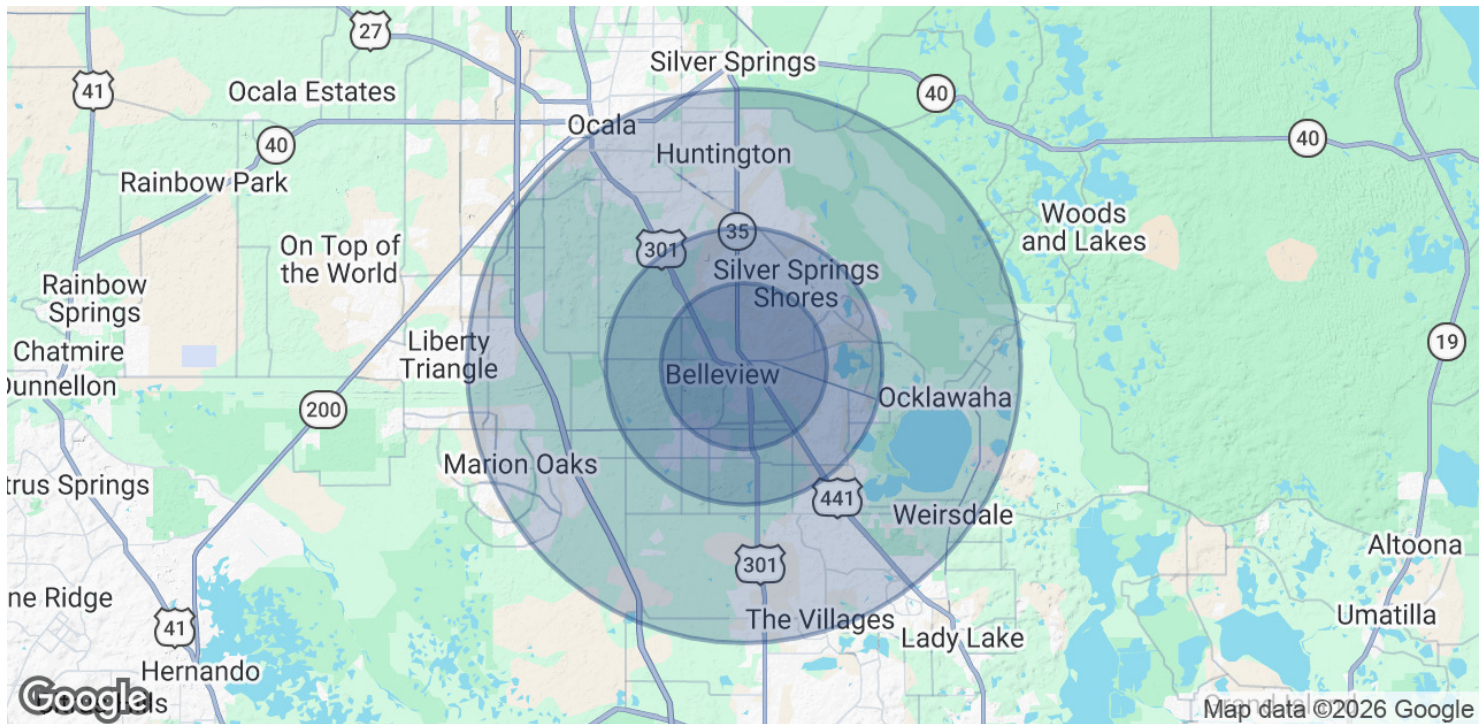
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DEMOGRAPHICS MAP & REPORT

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

2020 American Community Survey (ACS)

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