FOR SALE

FREE STANDING RESTAURANT

1750 Clearwater Largo Road | Clearwater, FL 33756

- > Oversized commercial kitchen
- > Complete with all kitchen equipment, walk-ins, and hood
- > Brand new outdoor dining deck
- > Current 4COP SRX license
- > Great for a bakery, catering company, pizza shop, family diner and so much more!

Only \$325,000

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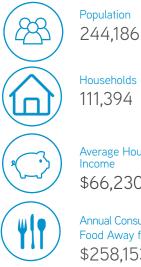
> Colliers International 311 Park Place Blvd., Suite 600 Clearwater, FL 33759 727 442 7184 www.colliers.com



KEY FEATURES

- > 3,116 SF building
- > Parking in front and north side
- > 200 seat capacity (indoor & outdoor combined)
- > Private and open dining areas
- > Craft cocktail bar
- > Large windows provide natural light throughout dining area
- > Potential to add a drive-thru
- > Renovated in 2014 with Old Florida cracker finishes for charm and relaxation

AREA DEMOGRAPHICS (5-mile radius)



Average Household Income \$66,230

Annual Consumer Spending Food Away from Home \$258,153



LOCATION HIGHLIGHTS

- > Strategically located in redevelopment area ripe for high-end food choices attracting nearby residents
- > Major thoroughfare between Seminole and Clearwater
- > New eateries, wine shop and brewery opening in vicinity

Also available for lease. Contact agent for details.





