

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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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

Also available for lease. Contact agent for details.



AREA DEMOGRAPHICS (5-mile radius)



Population
244,186



Households
111,394



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

