



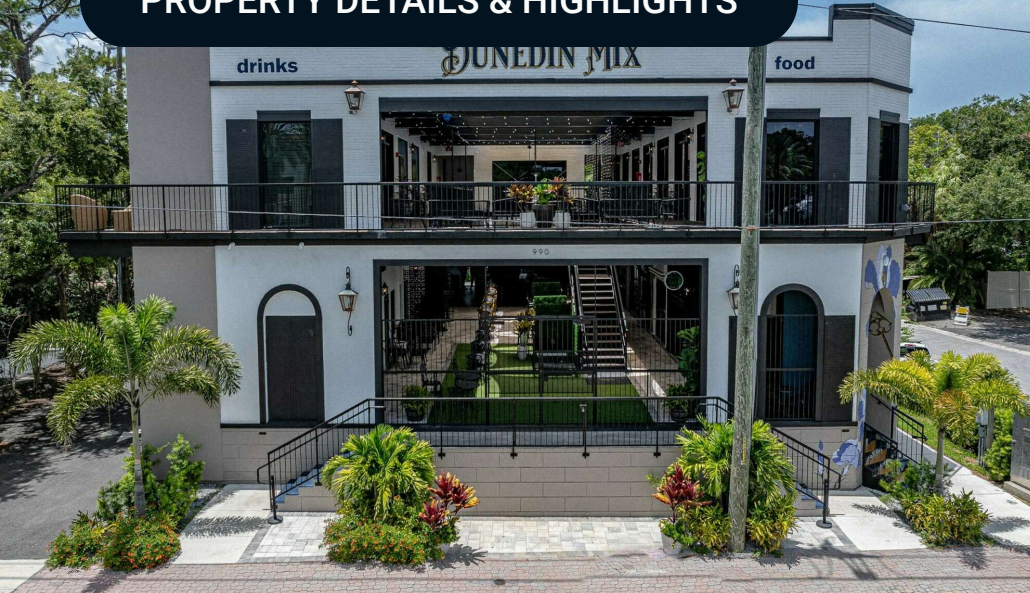
TAMPA BAY MIXED-USE RESTAURANT, RETAIL, & EVENT SPACE

990 Broadway, Dunedin, FL 34698

AUCTION DATE: March 24 - 26th, 2025



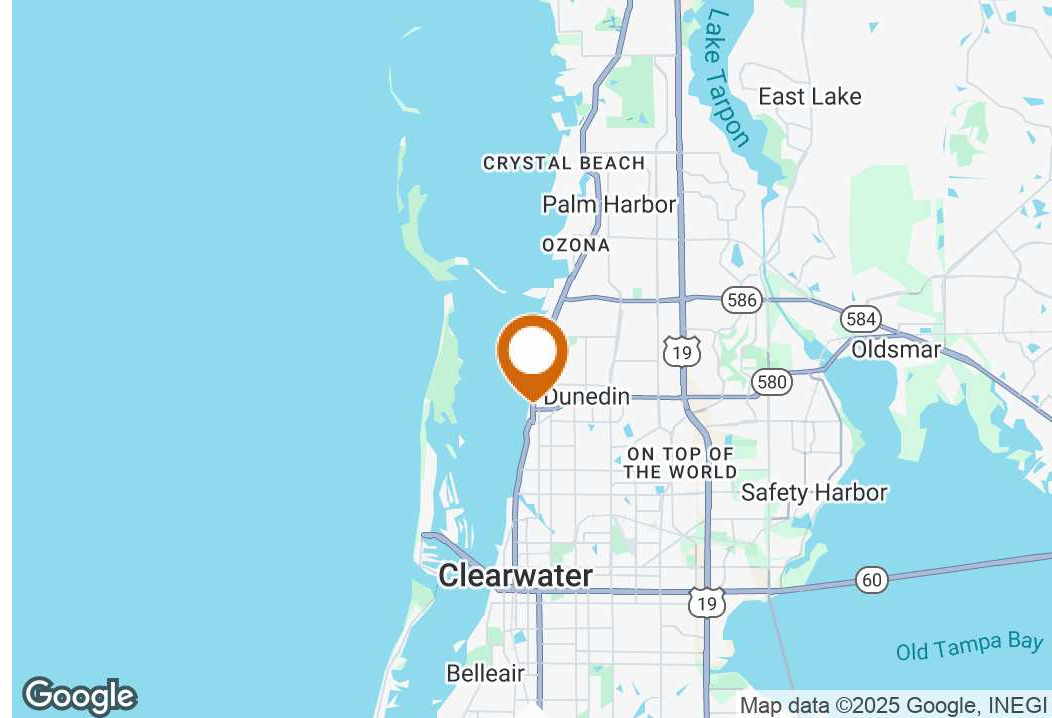
PROPERTY DETAILS & HIGHLIGHTS



AUCTION DATE

March 24-March 26, 2025

Property Type	Retail
Property Subtype	Restaurant
APN	27-28-15-23076-015-0011
Building Size	9,983 SF
Lot Size	13,224 SF
Year Built	2023
Number of Floors	2
Number of Buildings	1



- New Construction 2023
- 9,983 SF building | Enclosed Atrium (Installed 2024)
- 25% Occupied - 2 Restaurant Tenants & 1 Sale-Leaseback Tenant (Circle 1852 Carousel Bar)
- Large East/West openings could be enclosed with roll-down shades to climatize open-air courtyard
- Prime location in Dunedin area
- High visibility for retail/restaurant businesses
- Signalized intersection for increased traffic access
- 17,800 cars passing daily (FDOT)
- Ideal mixed-use value-add investment opportunity

**AUCTION DETAILS**

The sale of this property will be conducted via a secure online bidding portal on the RealINSIGHT Marketplace platform ("The Auction"). The property is being sold by the owner ("Seller") through RealINSIGHT Marketplace on an "As Is/Where Is" basis, with no representations or warranties from the Seller. The Seller reserves the right to accept or reject any offer at any time.

For more details about the auction event, visit www.rimarketplace.com. RealINSIGHT Marketplace will also provide a digital vault containing property information, including but not limited to survey data, environmental reports, property condition reports, financials, title information, and the purchase and sale agreement.

PLEASE NOTE THAT THIS SCHEDULE IS SUBJECT TO CHANGE AT THE DISCRETION OF THE SELLER AND/OR RIMARKETPLACE.COM. ALL POTENTIAL BIDDERS SHOULD REGULARLY CHECK THE SPECIFIC PROPERTY PAGE ON THE RIMARKETPLACE.COM WEBSITE FOR UPDATES.

For all Details and Auction Terms of Use, visit <https://rimarketplace.com/terms-of-use>.

ACCESSING DUE DILIGENCE MATERIALS

STEP 1 On the asset webpage, scroll to the "Due Diligence" tab.

STEP 2 If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Due Diligence.

STEP 3 Review Due Diligence items for the property. Contact listing brokers with any questions.

STEP 4 There will be no due diligence contingency period allowed for the winning bidder.

GETTING STARTED

STEP 1 Create a free account at www.rimarketplace.com

STEP 2 Once you have confirmed your email, return to www.rimarketplace.com homepage to login and use the search bar to find properties you are interested in.

STEP 3 Find a specific asset webpage by selecting the photo or asset address within the search list, where you will be able to view the property details, photos, and due.

BECOME AN APPROVED BIDDER

STEP 1 Click on "Register To Bid"

STEP 2 Answer qualification form

STEP 3 Submit the following to the www.rimarketplace.com registration team via fax or email:

- Proof of Funds
- Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).

CONTACT INFORMATION

For **Property** information, please contact:

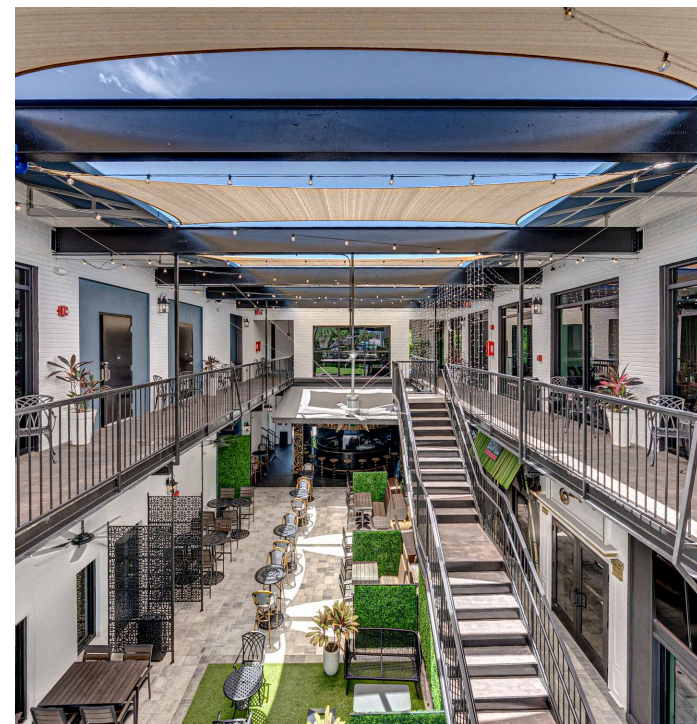
Trace Linder | (863) 287-3281 | trace@saundersrealestate.com
Sid Bhatt | (704) 930-8179 | sid@saundersrealestate.com

For **Auction or Registration** information, please contact:

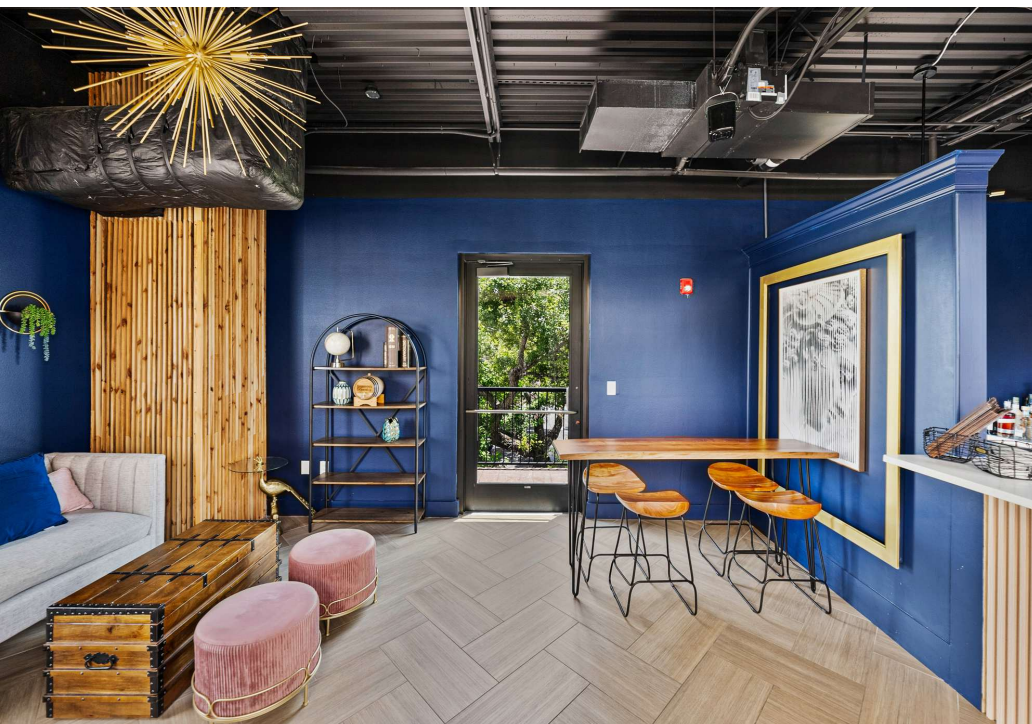
Eric Kim | (202) 715-9544 | ekim@cwcapital.com

New to RealINSIGHT Marketplace or would like additional information on the platform and process? Start here to learn more about account creation, submitting a bid, closing, and more. [FAQ - Marketplace \(rimarketplace.com\)](https://rimarketplace.com)

INTERIOR PHOTOS



2ND FLOOR EVENT SPACE & SPEAK EASY





drinks

DUNEDIN MIX

food

990







marketplace

BROADWAY

Broadway
1000 900

BROADWAY

XING XING
TRAIL TRAIL

Caladesi Island
State Park

Honeymoon Island
State Park

SUBJECT



17,800 ±
Cars/Day

11,400 ±
Cars/Day

Broadway

Skinner Blvd





Minute
Maid®/MD

7venth Sun
BREWERY

SUBJECT

TEXACO

Holiday Inn
Express

17,800 ±
Cars/Day

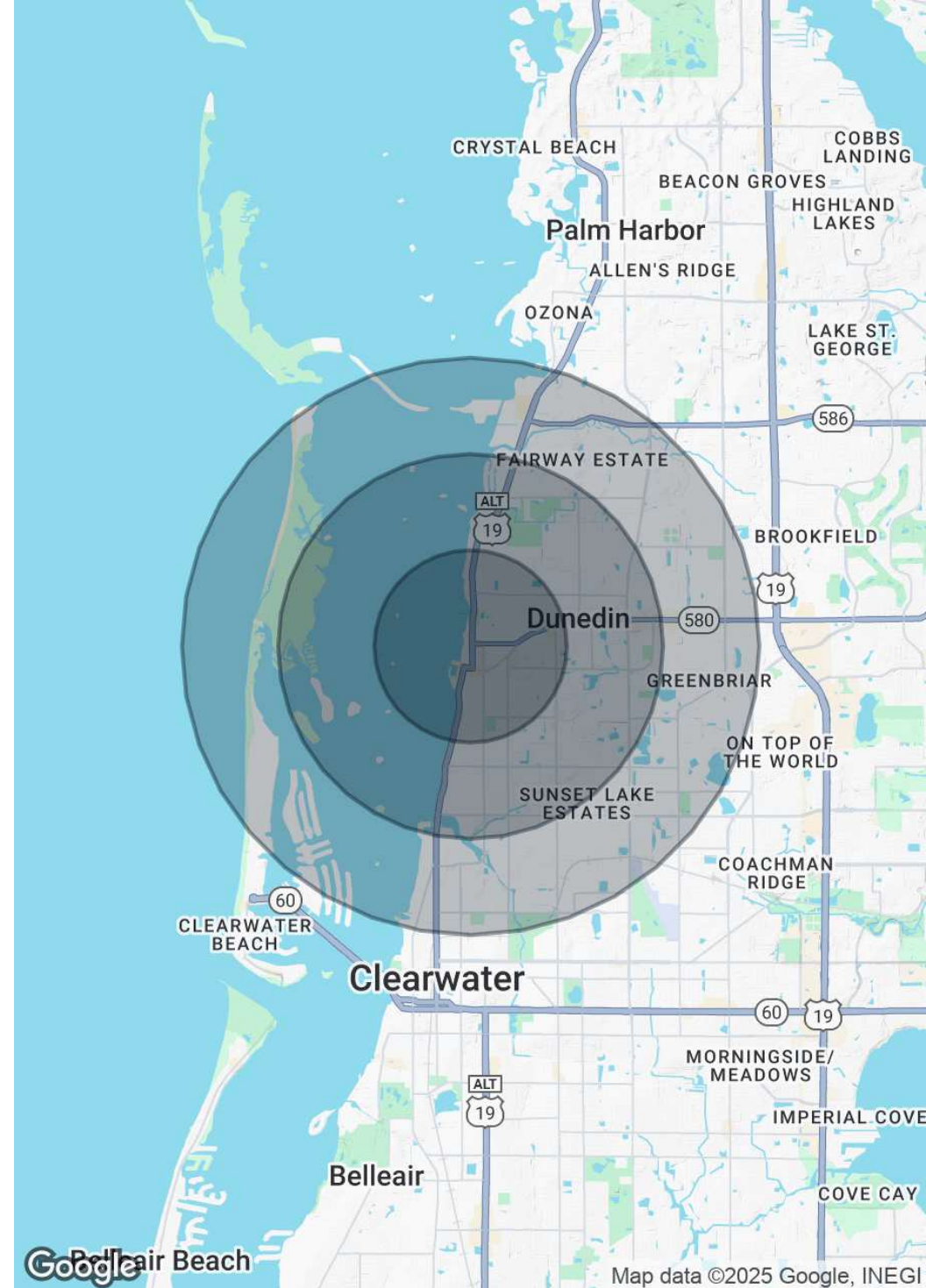


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,945	28,721	67,006
Average Age	55	51	50
Average Age (Male)	54	50	49
Average Age (Female)	56	52	51

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,173	14,332	31,837
# of Persons per HH	1.9	2	2.1
Average HH Income	\$78,706	\$83,115	\$89,466
Average House Value	\$462,295	\$395,605	\$404,394

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



SID BHATT, CCIM, SIOR

Senior Advisor

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Direct: **877.518.5263 x484** | Cell: **704.930.8179**

PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



For more information visit www.saundersrealestate.com

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