



**3983 Destination Drive  
A-215 & A-226  
Osprey, FL 34229**

**1<sup>ST</sup> & 2<sup>ND</sup> Floor \$1,950,000.00  
1<sup>ST</sup> FLOOR ONLY \$1,400,000.00  
LEASE RATE \$30.00/SF/NNN**

## Property Features

- 150 seat, 3,860 SF, plus outdoor areas turnkey restaurant for sale (2,057 SF first floor & 1,803 SF second floor).
- Ground floor offers outdoor bar and wrap-around seating, inside has large seating area with centralized bar.
- The second floor has a balcony, large kitchen with walk in cooler, and additional seating perfect for private parties or overflow.
- Zoned CG
- All restaurant equipment and furniture included.
- Excellent location with prominent tower at the restaurant entrance allowing for fantastic signage and visibility along Route 41.
- 252 units under construction directly behind property.



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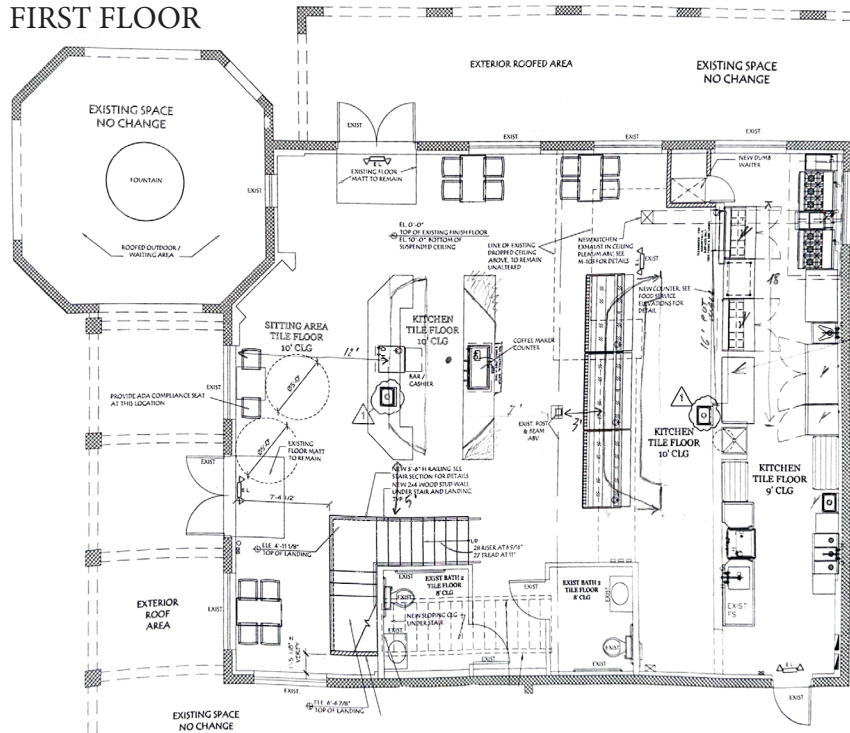
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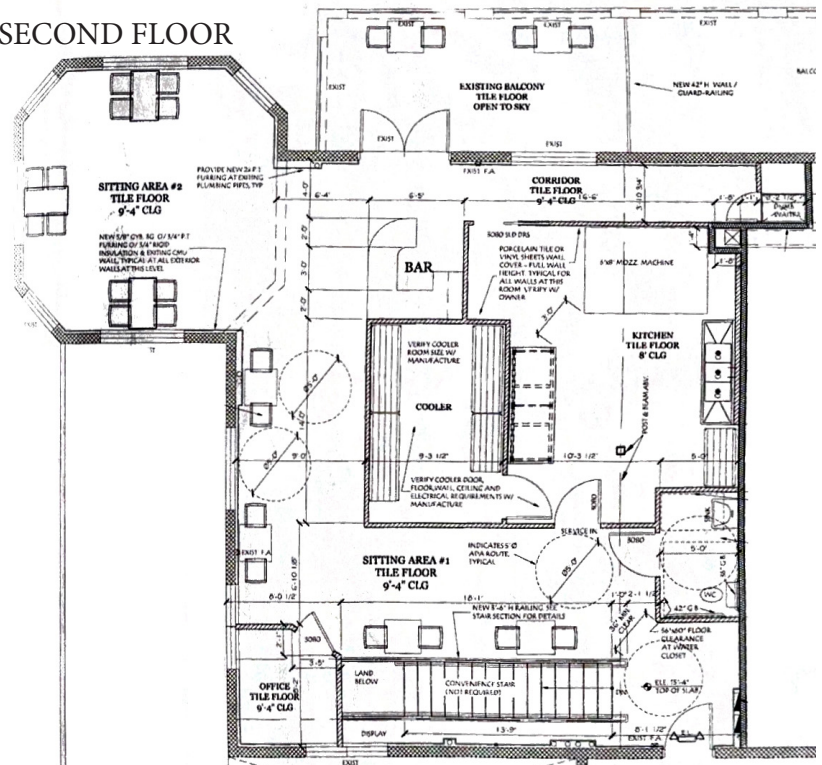
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## FIRST FLOOR



## SECOND FLOOR



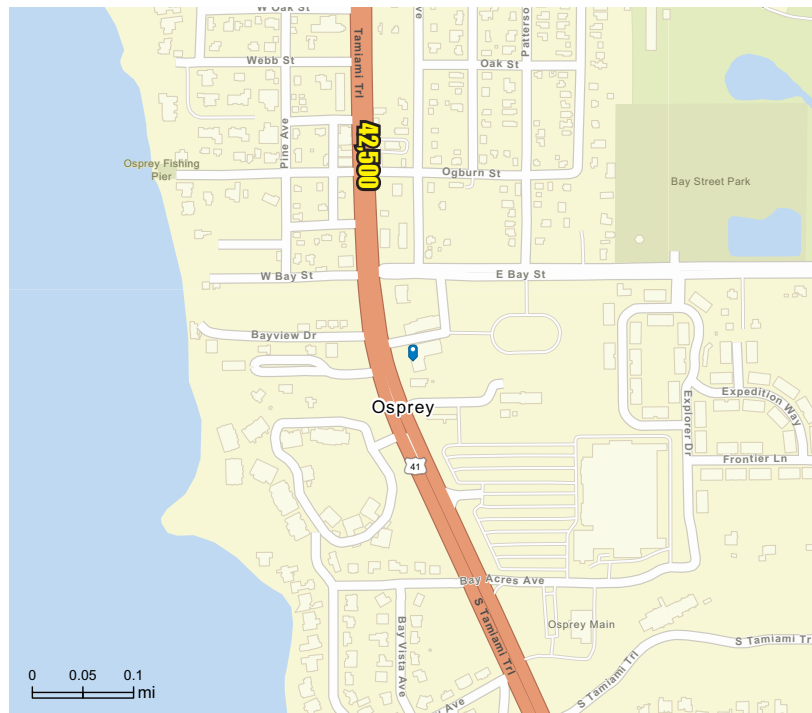
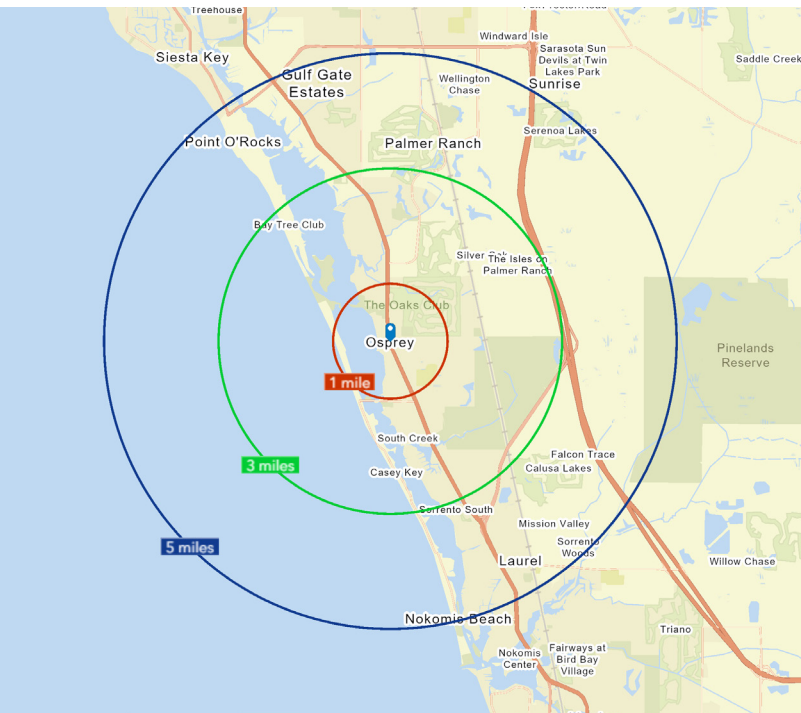
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### DEMOGRAPHICS 2024 SUMMARY

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	3,277	25,119	56,919
Households	1,745	12,987	28,960
Families	1,047	7,757	16,841
Average Household Size	1.88	1.93	1.94
Owner Occupied Housing Units	1,553	10,435	23,163
Renter Occupied Housing Units	192	2,552	5,797
Median Age	65.6	65.4	64.8
Median Household Income	\$92,886	\$94,880	\$92,367
Average Household Income	\$157,966	\$156,362	\$149,182

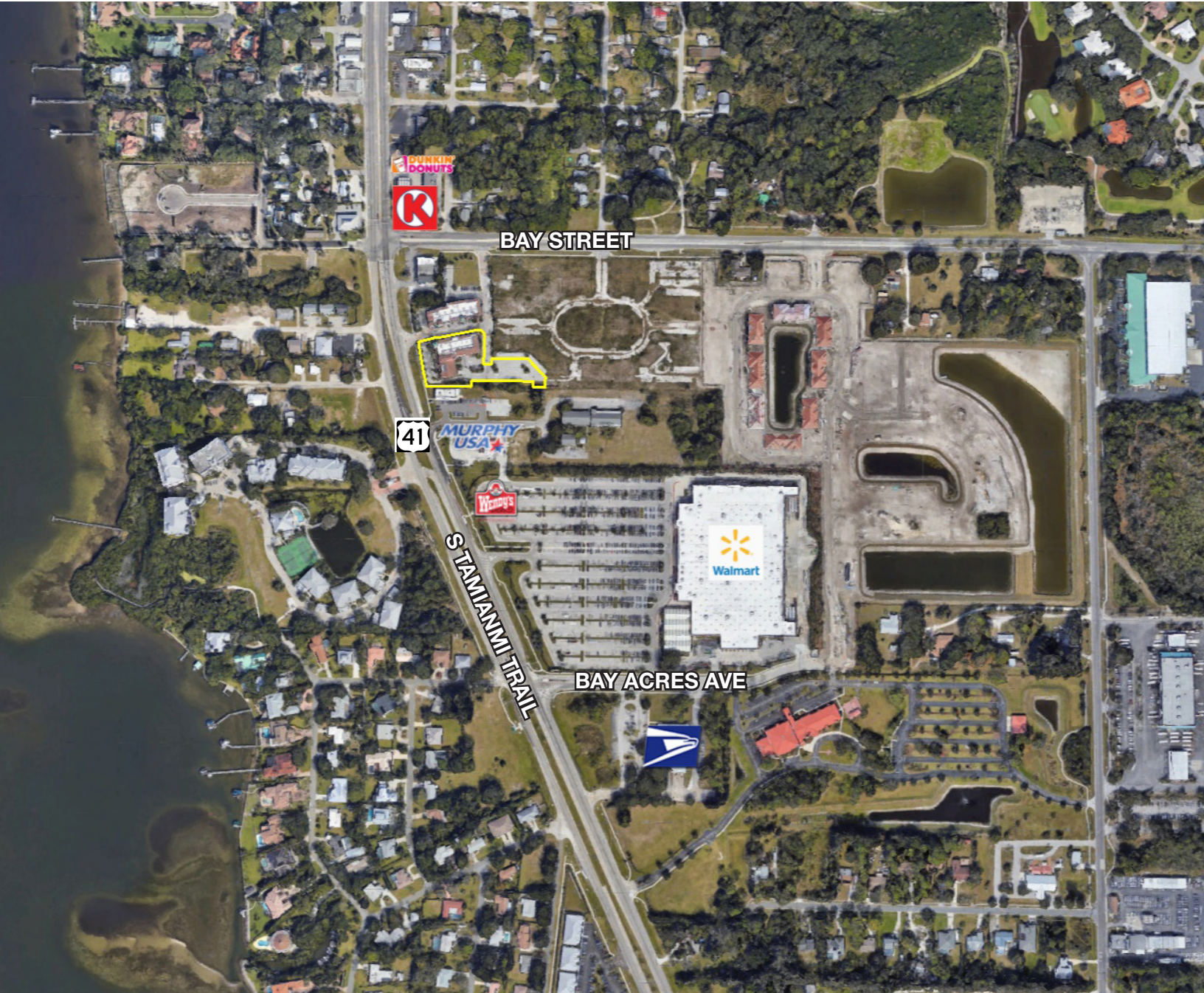
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