



# BAR/LAND FOR SALE

US HWY 19 & 1761 BECKETT WAY, TARPON SPRINGS, FL 34689

## Property Highlights

- Top Rated Florida Dive Bar – Anclothe River Boat Club
- 2,063 SF Bar on the Anclothe River with boat docks and boat ramp
- Also includes 1.36 AC of Vacant land fronting US Hwy 19
- Attractive Owner Financing
- Real Estate and Bar Business included in Sale
- Excellent Demographics
- Uplands Zoned [RO](#) & [CP](#)

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,482	80,180	170,572
AVERAGE HH INCOME	\$61,119	\$68,388	\$75,910
MEDIAN AGE	44	46.6	47
Traffic Count	59,851 AADT		

## Will Kochenour III

Director of Acquisitions/ Lic. Real Estate Broker  
Santek Management, LLC

C:727.314.5689

wkochenour@santekmanagement.com



## COL Robert W Werthman

USA (RET) USMA84

Lic. Real Estate Broker Associate

Santek Management, LLC

C:907-378-3000

rwerthman@santekmanagement.com











# BAR/LAND FOR SALE

US HWY 19 & 1761 BECKETT WAY, TARPON SPRINGS, FL 34689



**Will Kochenour III**  
Director of Acquisitions/ Lic. Real Estate Broker  
Santek Management, LLC  
C:727.314.5689  
[wkochenour@santekmanagement.com](mailto:wkochenour@santekmanagement.com)



**COL Robert W Werthman**  
USA (RET) USMA84  
Lic. Real Estate Broker Associate  
Santek Management, LLC  
C:907-378-3000  
[rwerthman@santekmanagement.com](mailto:rwerthman@santekmanagement.com)

