



PROPERTY DESCRIPTION

This second generation freestanding restaurant building is a turnkey opportunity, featuring a full kitchen and all furniture, fixtures, and equipment (FF&E) in place. With a spacious capacity of 201+ seats, the property offers a seamless transition for a new tenant. Notably, the impact fees have been paid, and the zoning is already in place, streamlining the process for potential lessees. This prime space is perfectly suited for restaurateurs and entrepreneurs seeking a ready-to-operate establishment with the infrastructure and amenities to support their vision for a successful dining experience.

LOCATION DESCRIPTION

The restaurant building, situated on E Eau Gallie Blvd, benefits from high traffic counts exceeding 25,000 AADT and boasts over 185 feet of direct frontage. Positioned within a larger, 6+ acre contiguous tract owned by the Landlord, the site offers proximity to the beach and a strategic location near national retailers such as Publix, Walmart, ALDI, Texas Roadhouse, and Chipotle. This prime location presents an excellent opportunity for a retail or street retail tenant to capitalize on the steady flow of visitors and the vibrant retail scene in the area.

PROPERTY HIGHLIGHTS

- 201+ seats
- Fully Equipped and Furnished
- Freestanding

OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (NNN)
Available SF:	6,478 SF
Lot Size:	2 Acres
Building Size:	6,478 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,397	21,278	48,136
Total Population	3,028	47,919	108,612
Average HH Income	\$117,756	\$107,775	\$99,224

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Additional Photos

Red Crab Restaurant - Beachside
For Lease



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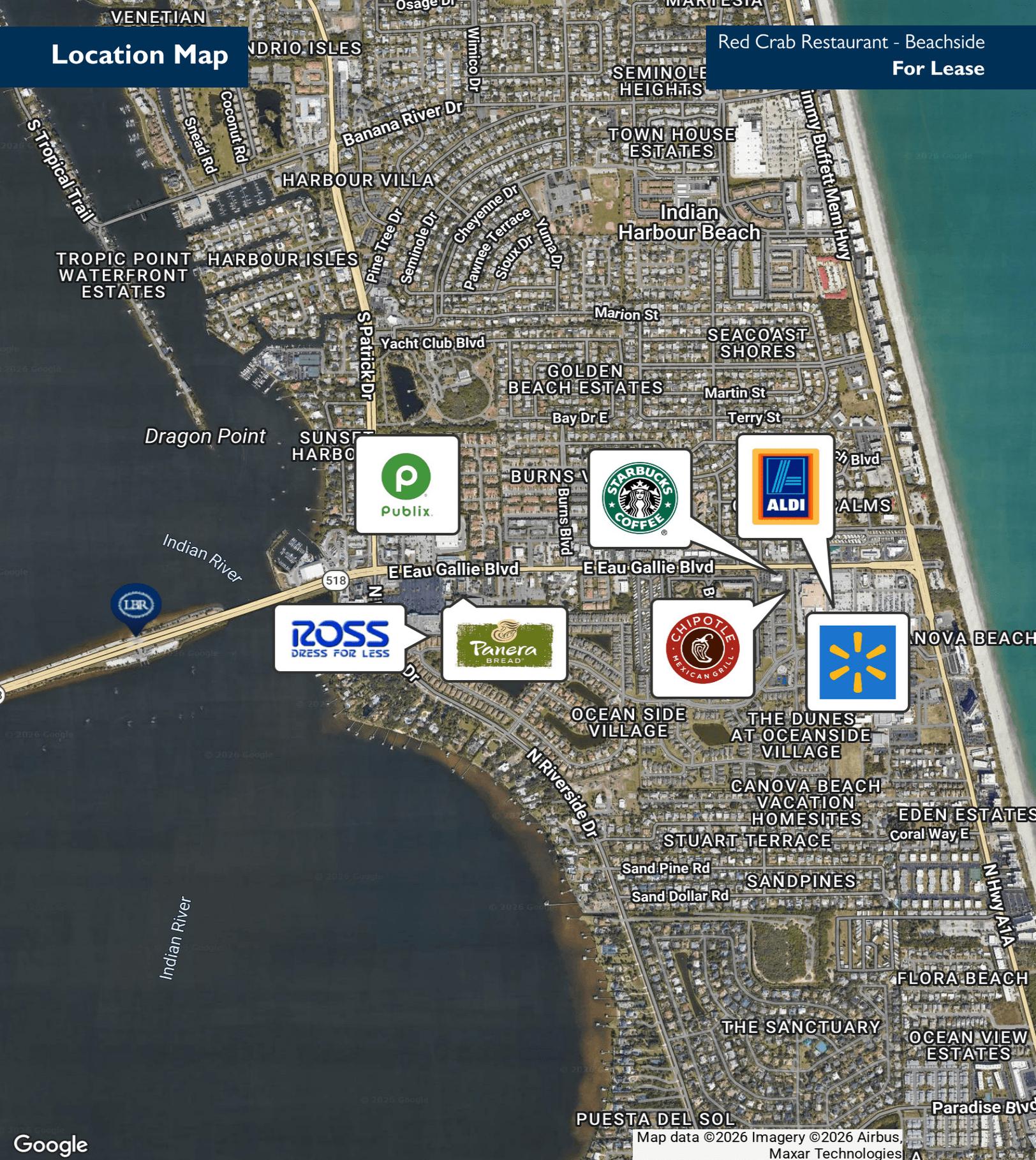
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Location Map

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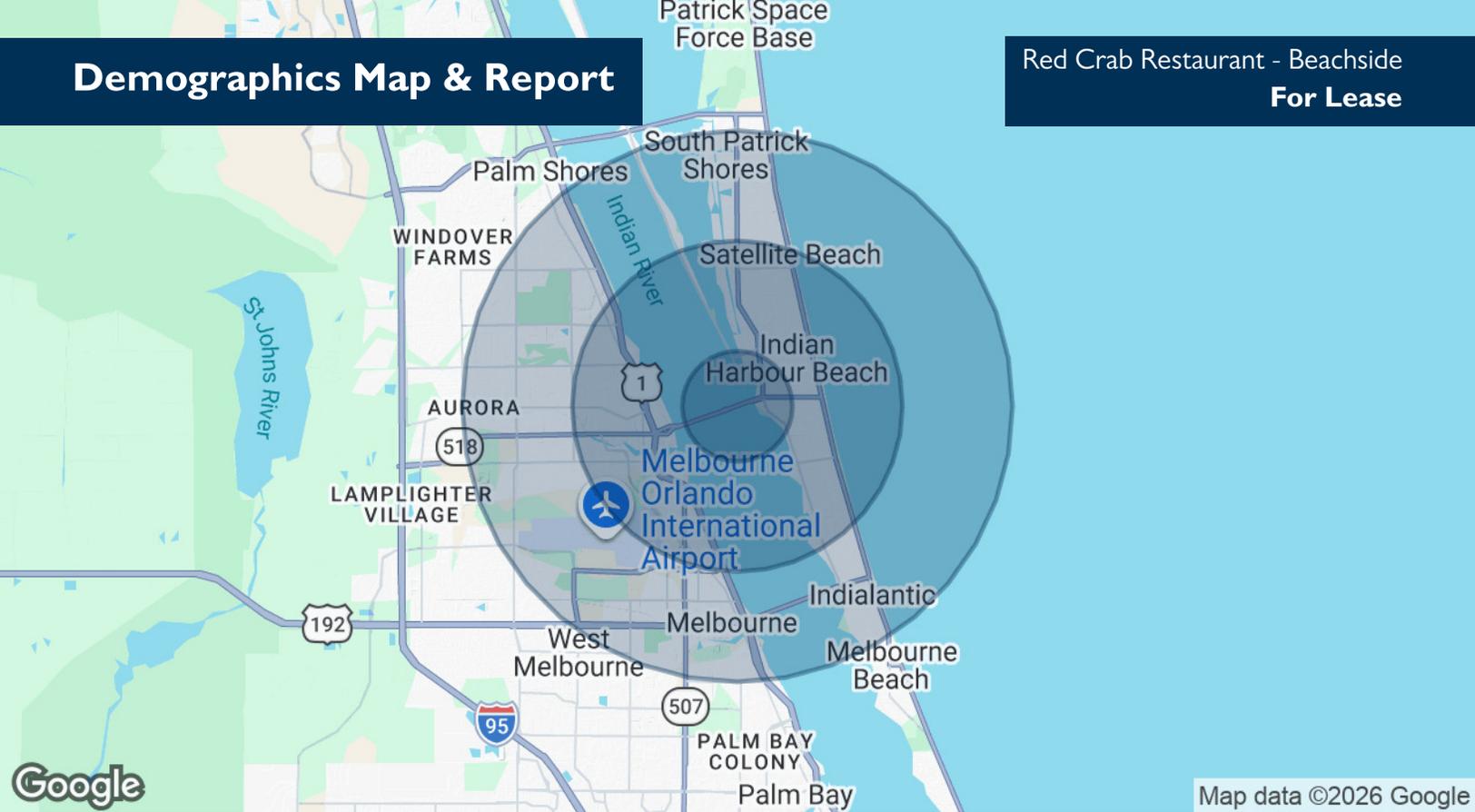
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Demographics Map & Report

Red Crab Restaurant - Beachside
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,028	47,919	108,612
Average Age	47	47	46
Average Age (Male)	47	46	45
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,397	21,278	48,136
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$117,756	\$107,775	\$99,224
Average House Value	\$508,389	\$445,022	\$404,171

Demographics data derived from AlphaMap

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