

Turnkey Fast Casual/ QSR Opportunity

4909 US Hwy 90,
Pace, Florida 32571

Great Visibility and Traffic Count on Primary Retail Corridor



Highlights

- + 2,400 SF second-generation restaurant space.
- + Prime outparcel located on US Hwy 90 in Pace's main retail corridor.
- + High visibility with over 33,000 AADT on US Hwy 90.
- + Surrounded by national retailers like Publix, Walmart, and Target.
- + Strong local demographics with high household incomes.
- + Ample parking and easy access from signalized intersections.
- + Ideal for fast casual, QSR, coffee, or franchise concepts.

Contact Us

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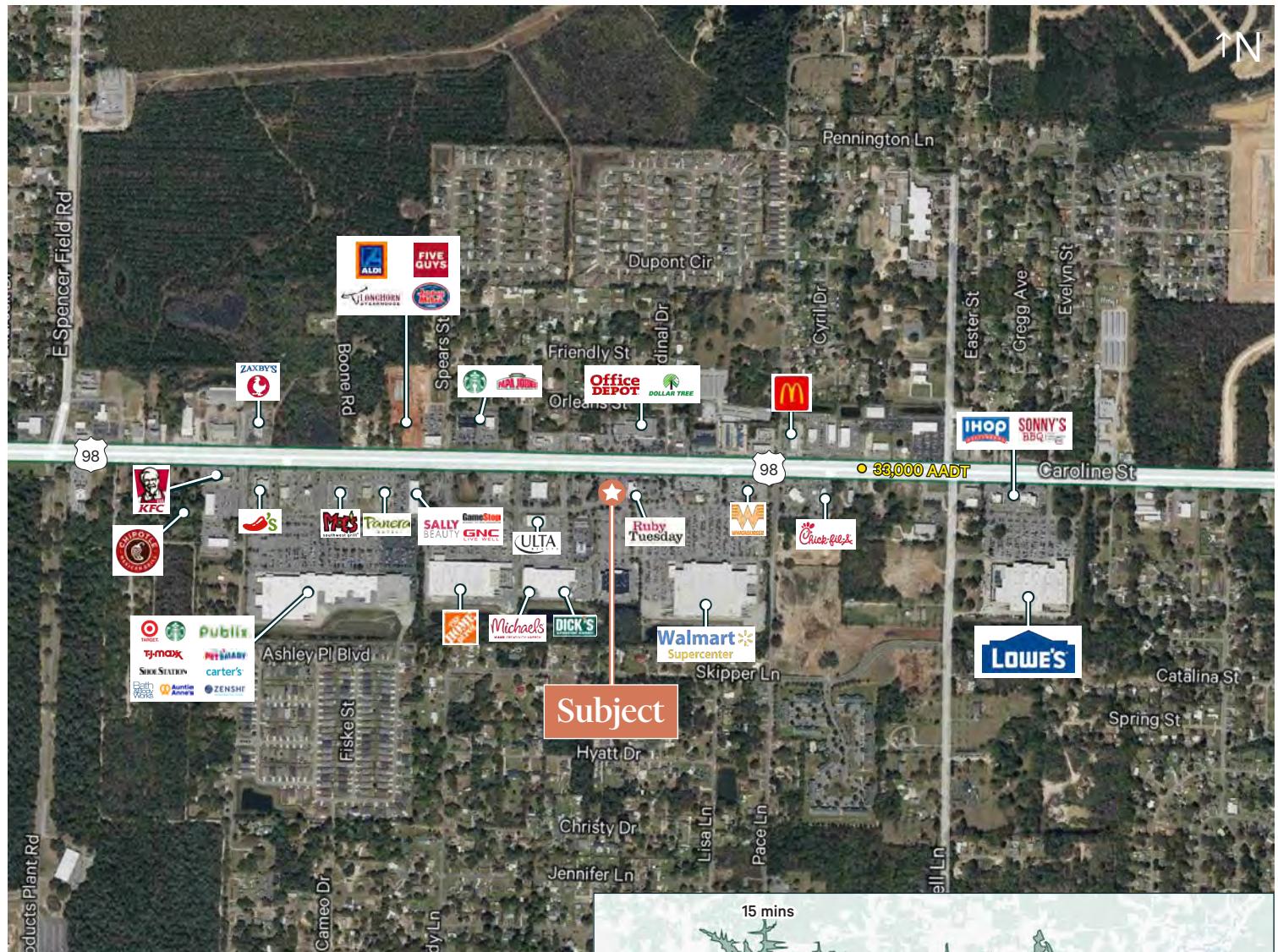
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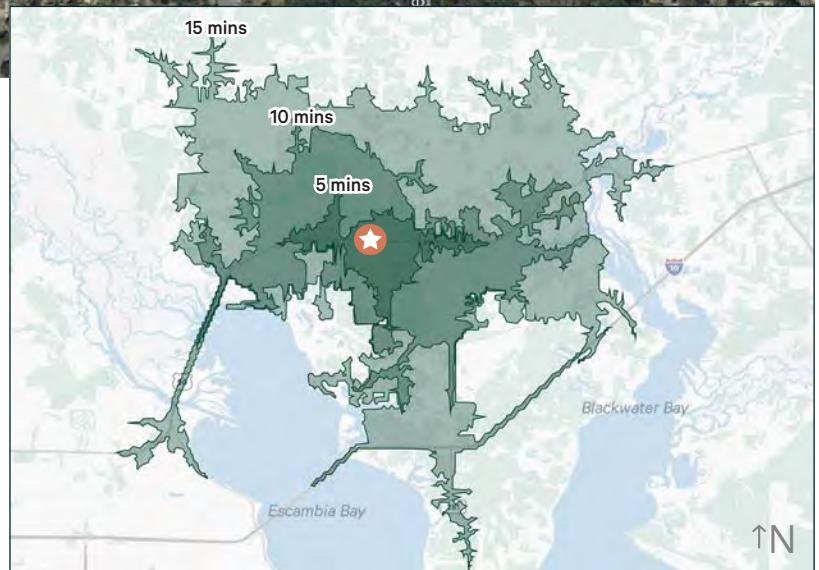
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Refined Visibility. Prime Location.

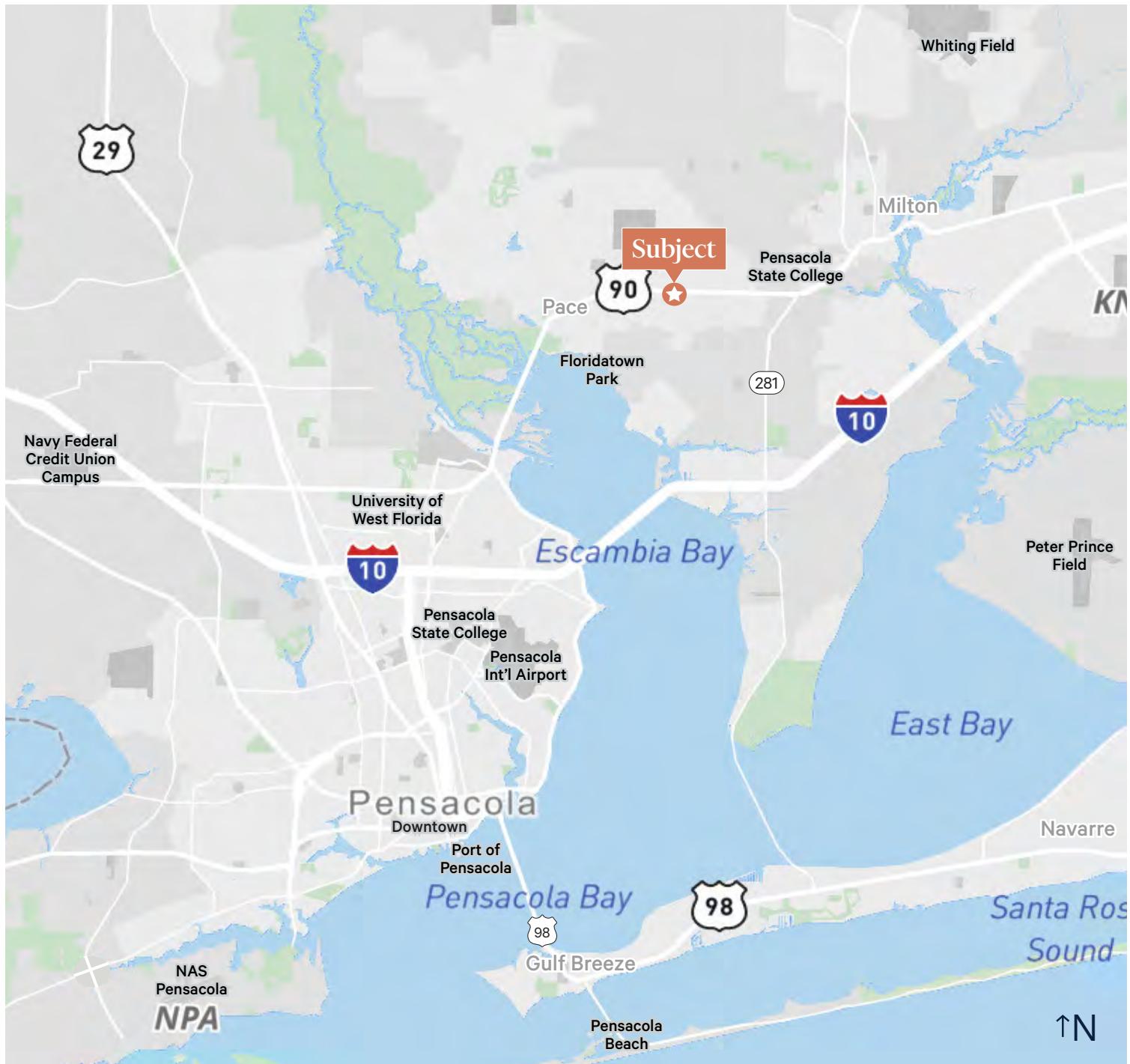
Positioned in Pace's primary commercial corridor, this restaurant space offers unmatched exposure and convenience. The surrounding area is anchored by a strong mix of national retailers, creating a steady stream of daily visitors and consistent consumer demand. With easy access from a major highway and close proximity to popular shopping destinations, this location is ideal for attracting both local residents and pass-through traffic. Whether launching a new concept or expanding an existing brand, this site offers the visibility and customer base needed for long-term success.



2025 Demographics	5 Mins	10 Mins	15 Mins
Population	9,887	40,183	85,457
Avg Household Income	\$95,495	\$98,372	\$105,462
Housing Units	3,854	16,052	35,006
Median Age	38.4	39.1	40.2
Daytime Employment	4,912	15,789	30,510

For Lease





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