



## 10400 49th St N

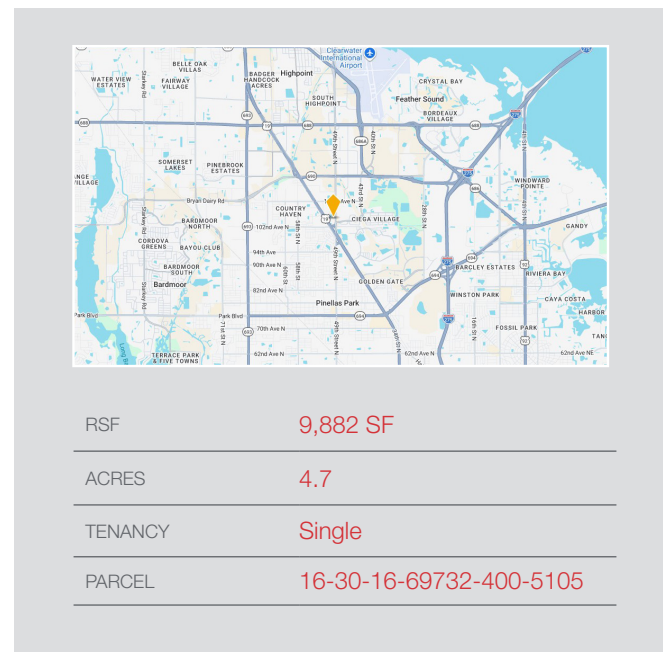
Clearwater, FL 33762

### Property Features

- Freestanding - Second generation restaurant
- Currently operating, to be closed upon sale - please do not disturb business
- Building built in 2003
- 512' of Frontage along 49th St N
- 200+ Surface Parking Spots
- High Traffic destination ~30,401 VPD
- Access to major corridors and close proximity to US-19 / I-275
- Zoned CG

### Amenities

- ±4.7-acre site—significantly larger than typical restaurant parcels, offering enhanced flexibility
- Ability to subdivide, including the potential to carve out a ±1+ acre out parcel for an additional user or pad development
- This property is ideal for a redevelopment or to re-tenant the existing restaurant



RSF	9,882 SF
ACRES	4.7
TENANCY	Single
PARCEL	16-30-16-69732-400-5105

For more information:

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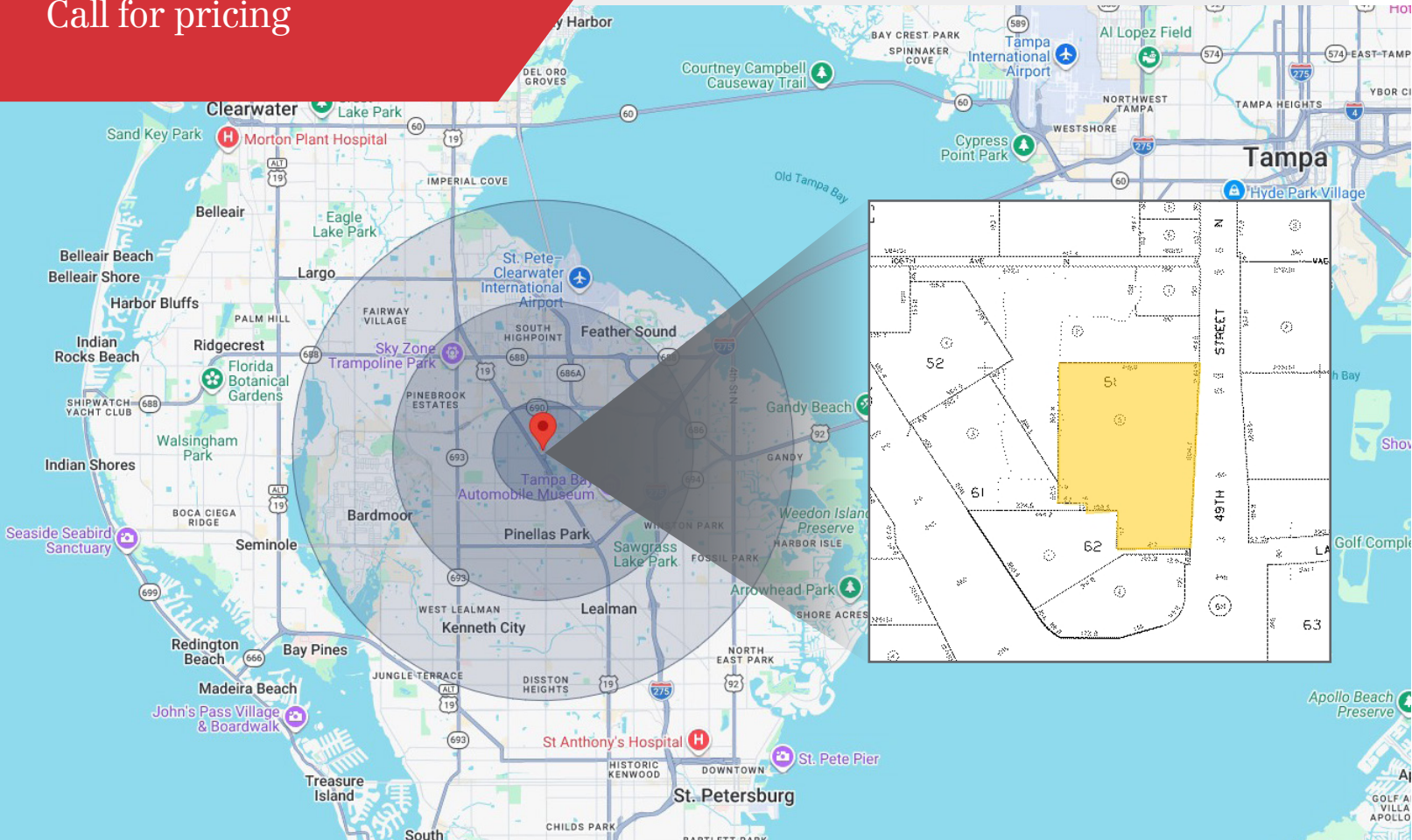
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# For Sale

## 4.7 AC

### Call for pricing



## Area Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	410	30,093	97,365
TOTAL POPULATION	912	67,225	209,435
AVERAGE HOUSEHOLD INCOME	\$82,107	\$96,576	\$96,846
AVERAGE AGE	51.0	43.8	44.6

Offering Memorandum is available upon request

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## Location Advantages

The community of Clearwater boasts a diverse economy driven significantly by tourism, but also supported by high-tech manufacturing, healthcare services, and a variety of businesses. The city is actively engaged in redevelopment, particularly in its downtown area, which has seen significant beautification efforts, the addition of high-rise condominiums, a large marina, and a growing array of bars, restaurants, and shops within the “Cleveland Street District.”

The subject property is located about half way between St. Petersburg and downtown Clearwater. It is amongst a blend of residential and industrial areas. The 49th street frontage is on a major arterial connector and has significant traffic counts.

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