

# EXCEPTIONAL OPPORTUNITY

FULLY EQUIPPED RESTAURANT, LOUNGE AND OUTSIDE DINING PATIO FOR LEASE

4,617 SQ. FT. - INTERIOR SEATING 140

- New Outside Deck and Dining Patio
- New Building Exterior
- New Roof
- Private Dining Areas

LOCATED ADJACENT TO THE NEW “KOMPOSE HOTEL”

“KOMPOSE” The Highest Performing Hotel Brand in America

3580 ULMERTON RD  
CLEARWATER, FL 33762



VICINITY MAP



## FULLY EQUIPPED RESTAURANT/BAR SPACE FOR LEASE

Located in heavy trafficked area by Airport

4,617 SF Restaurant with Outdoor Patio Seating



3580 Ulmerton Road  
Clearwater, FL 33762



DO NOT GO ON THE PROPERTY WITHOUT AN APPOINTMENT



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# PROPERTY SUMMARY



3580 Ulmerton Road | Clearwater, FL 33762

|                                  |                       |
|----------------------------------|-----------------------|
| County:                          | Pinellas              |
| Property Type:                   | Restaurant            |
| No. of Buildings:                | 1                     |
| No. of Stories:                  | 1                     |
| No. of Keys/Rooms:               | N/A                   |
| Restaurant / Bar Area Size:      | 4,617 Sq. Ft.         |
| Event / Meeting Space Area Size: | N/A                   |
| Year Built:                      | 1996 / Renovated 2025 |
| Availability:                    | Immediate             |
| Terms:                           | TBD                   |

## AREA DEMOGRAPHICS

|                  | 1 Mile<br>Radius | 3 Mile<br>Radius | 5 Mile<br>Radius |
|------------------|------------------|------------------|------------------|
| Total Population | 1,437            | 41,575           | 169,250          |
| Median HH Income | \$91,249         | \$60,510         | \$57,219         |
| Median Age       | 44               | 43               | 44               |



# PROPERTY DETAILS

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## Key Features:

- Turnkey restaurant layout with existing kitchen equipment
- Spacious dining area with modern interior finishes
- Ample parking and easy ingress/egress from Ulmerton Road
- Ideal for BBQ, Asian fusion, steakhouse or upscale casual concepts
- Surrounded by thriving commercial and residential zones

## Why Lease Here?

- Strategic location near airport and major highways
- Established footprint with proven customer base
- Save on buildout costs with existing infrastructure
- Perfect for expanding brands or new ventures ready to launch



Step into opportunity with this fully built out 4,617 sq. ft. restaurant space, formerly home of the popular Matjoa Korean BBQ Restaurant. Located in a high-traffic corridor near major hotels, business parks, and the Clearwater-St. Petersburg Airport, this site offers unbeatable visibility and accessibility.

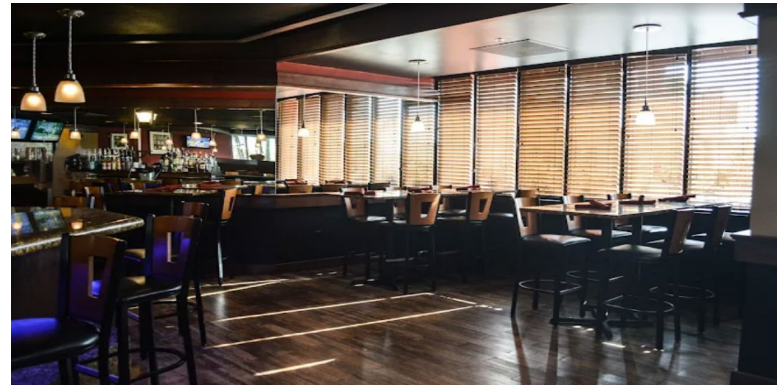
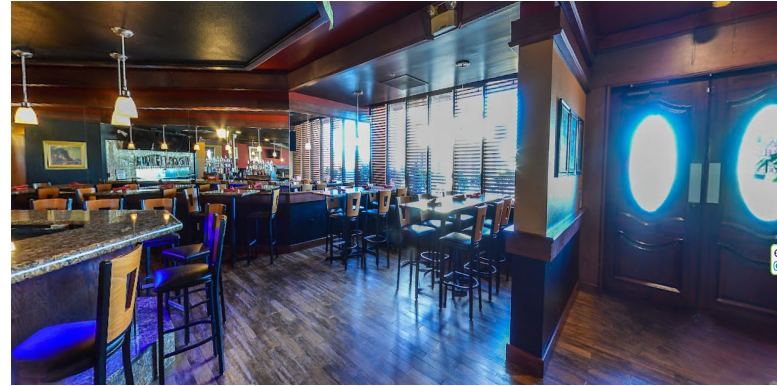
Ready to make your mark in Clearwater's dining scene?

Contact us today to schedule a walkthrough and explore lease terms.



# INTERIOR PHOTOS

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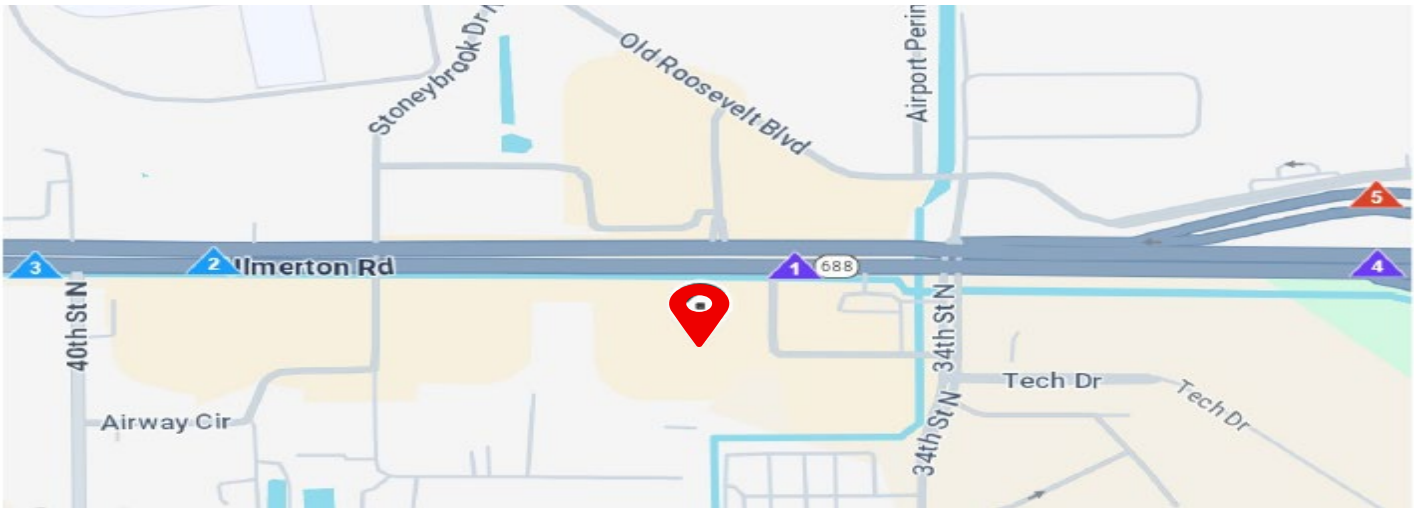




# EXTERIOR PHOTOS



# TRAFFIC COUNT



- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

|                                |                                |                                |                                |                                |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <b>1</b> <b>41,527</b>         | <b>2</b> <b>90,354</b>         | <b>3</b> <b>83,172</b>         | <b>4</b> <b>41,512</b>         | <b>5</b> <b>15,598</b>         |
| <b>Ulmerton Road</b>           | <b>Ulmerton Rd</b>             | <b>Ulmerton Road</b>           | <b>Ulmerton Rd</b>             |                                |
| 2024 Est. daily traffic counts | 2024 Est. daily traffic counts | 2024 Est. daily traffic counts | 2024 Est. daily traffic counts | 2024 Est. daily traffic counts |
| Cross: Stoneybrook Dr N        | Cross: 40th St N               | Cross: Roosevelt Blvd          | Cross: Roosevelt Blvd N        | Cross: -                       |
| Cross Dir: W                   | Cross Dir: W                   | Cross Dir: W                   | Cross Dir: E                   | Cross Dir: -                   |
| Distance: 0.04 miles           | Distance: 0.08 miles           | Distance: 0.01 miles           | Distance: 0.11 miles           | Distance: -                    |
| Historical counts              | Historical counts              | Historical counts              | Historical counts              | Historical counts              |
| Year ▲ Count Type              | Year ▲ Count Type              | Year ▲ Count Type              | Year ▲ Count Type              | Year ▲ Count Type              |
| 2022 ▲ 40,000 AADT             | 2011 ▲ 89,000 AADT             | 2022 ▲ 84,000 AADT             | 2011 ▲ 41,000 AADT             | 2022 ▲ 16,000 AADT             |
| 2021 ▲ 40,000 AADT             | 2010 ▲ 89,000 AADT             | 2021 ▲ 84,000 AADT             |                                | 2021 ▲ 16,000 AADT             |
| 2020 ▲ 37,500 AADT             | 2005 ▲ 87,500 AADT             | 2020 ▲ 77,500 AADT             |                                | 2020 ▲ 14,500 AADT             |
| 2019 ▲ 46,500 AADT             | 2003 ▲ 90,500 AADT             | 2019 ▲ 83,500 AADT             |                                | 2019 ▲ 16,000 AADT             |
| 2018 ▲ 46,500 AADT             | 2001 ▲ 93,000 AADT             | 2018 ▲ 83,000 AADT             |                                |                                |

AADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



# CONTACT



For leasing inquiries  
and to schedule a  
private tour, contact:

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