



Prime Corner Restaurants & Redevelopment Opportunity

**7,295 sf
(5,384 net)
1.66 Acres**

**32750 Pennsylvania Ave
San Antonio, Florida**

PRESENTED BY:



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

Prime Corner Restaurants & Redevelopment Opportunity

Rare opportunity to acquire a fully built-out restaurant property positioned on a highly visible 1.66± acre corner parcel at the main intersection of Pennsylvania Avenue and Curley Street in growing San Antonio, Florida. The property is currently home to a operating and well-known Mexican Restaurant and includes an additional 4,856± SF restaurant space ready for immediate occupancy or expansion opportunities.

Designed for restaurant users and investors alike, the property features extensive existing infrastructure including grease traps for two separate restaurants, kitchen equipment for both spaces, patio seating, and an additional 720± SF canopy area ideal for outdoor dining or event space. The site offers 27 paved parking spaces in addition to convenient street parking, creating ample accommodation for customers and staff.

The sprawling 1.66± acre corner lot offers outstanding long-term redevelopment and expansion potential with frontage and access from two streets, providing excellent circulation, visibility, and flexibility for future site planning. The property's generous size and strategic corner positioning create opportunities for additional commercial development, multi-tenant concepts, entertainment uses, or a reimagined mixed-use project in the path of continued growth.

Strategically located just minutes from I-75 and the rapidly expanding Mirada master-planned community featuring more than 5,000 residential units, the property is positioned to benefit from explosive residential growth and increasing consumer demand throughout the area.

The flexible zoning combination of C2, C1, and R3 allows for a wide variety of commercial, restaurant, retail, entertainment, and redevelopment possibilities. Additional highlights include durable metal roofing, exceptional corner visibility, and strong accessibility from multiple directions.

Price: \$2,400,000
Land: 1.66 Acres (4 parcels)
Access: Direct on Pennsylvania AND Curley Street
Zoning: C2, C1, and R3
Utilities: City Water and Sewer

Property Features:

- Operating Mexican Restaurant (Pancho's Villa) with Patio Seating
- Additional 4,856 sf Restaurant Space fully built-out (720 sf Canopy)
- 1.66 Acre CORNER LOT at Pennsylvania and Curley (main corner)
- Minutes from St. Leo University
- Grease traps in place for two restaurants
- 27 paved parking spaces AND Street parking
- C2, C1, and R3 Zoning
- Minutes from Mirada, a 5,000+ unit housing development
- Minutes from I-75
- Metal Roofs
- Kitchen Equipment for two restaurants

Aerial of the Four Parcels



Vacant Restaurant Space



- 4,856 sf Vacant Restaurant Space
- Full Kitchen
- Two Restrooms
- 720 sf Covered Patio Dining Area
- 20 Seat Bar
- Unique Interior Design with Exposed Brick
- 27 Paved Parking Spaces



ADDITIONAL PHOTOS



Operating Restaurant Space



- 1,248 sf Operating Restaurant
- 32 years in Operation
- Full Kitchen
- One Restroom
- 963 sf Covered Patio Dining Area
- Established location
- 27 Paved Parking Spaces + Street Parking



ADDITIONAL PHOTOS



Land/ Development Parcel



- 1.66 Total Acres
- C2, C1, and RS Zoning
- Corner Lot
- Direct Access to Pennsylvania Ave
- Direct Access to Curley Street
- Minutes from I-75 and SR 52
- Minutes from St Leo University



ADDITIONAL PHOTOS



ADDITIONAL PROPERTY PHOTOS



Prime Corner Restaurant & Redevelopment Opportunity

1.66 Acres 7,295 sf
32750 Pennsylvania Ave
San Antonio, Florida



Exit 285



450 Units



Publix



5.5 Mil sf Industrial
1 mil sf Office
500 K sf Dining/Retail
3,500 Multifamily



5,000 + Homes



San Antonio

Lake Jovita

Saint Leo University



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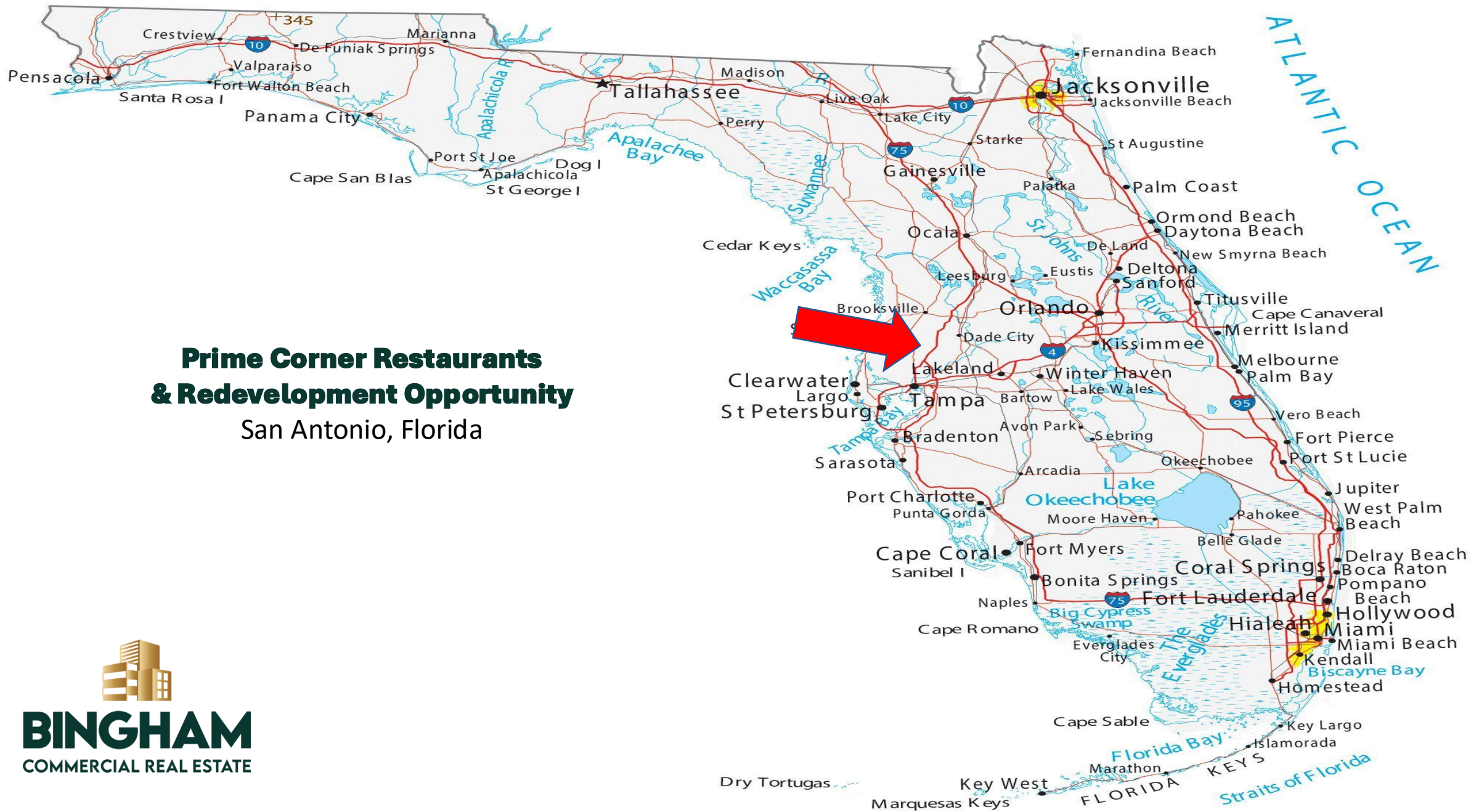


San Antonio



Saint Leo University
St Leo





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San Antonio, Florida





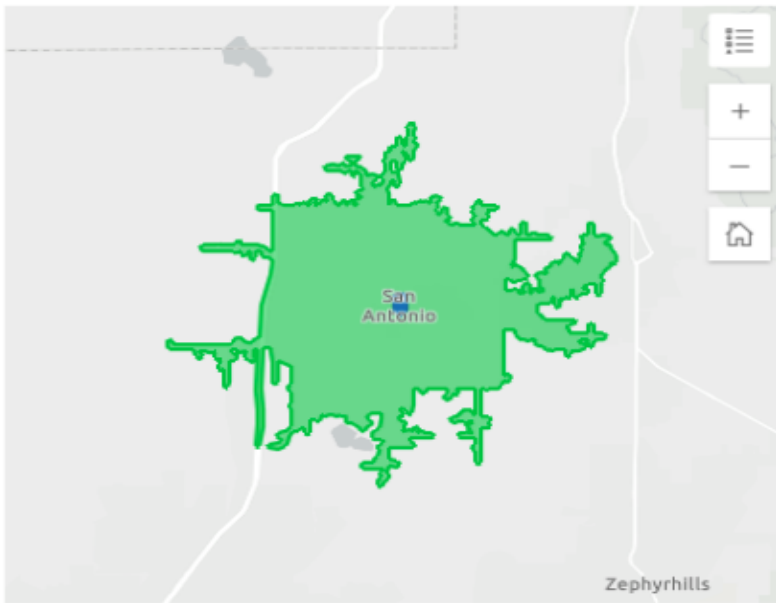
What's in My Community?

Places that make your life richer and community better
32750 Pennsylvania Ave, San Antonio, Florida, 33576
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri



Population Trends and Key Indicators

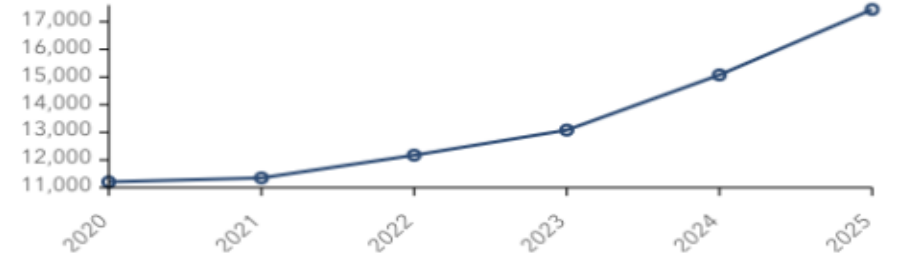
32750 Pennsylvania Ave, San Antonio, Florida, 33576
Drive time of 10 minutes

17,443 Population	5,646 Households	2.67 Avg Size Household	40.3 Median Age	\$100,474 Median Household Income	\$497,679 Median Home Value	139 Wealth Index	75 Housing Affordability	64 Diversity Index
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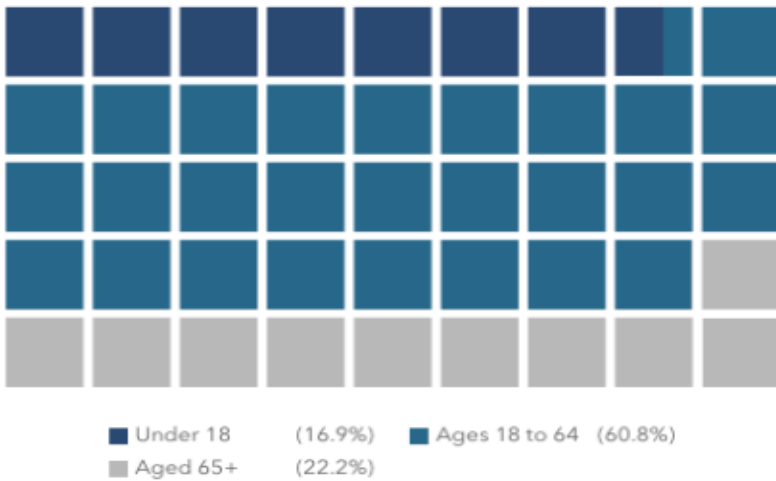
MORTGAGE INDICATORS



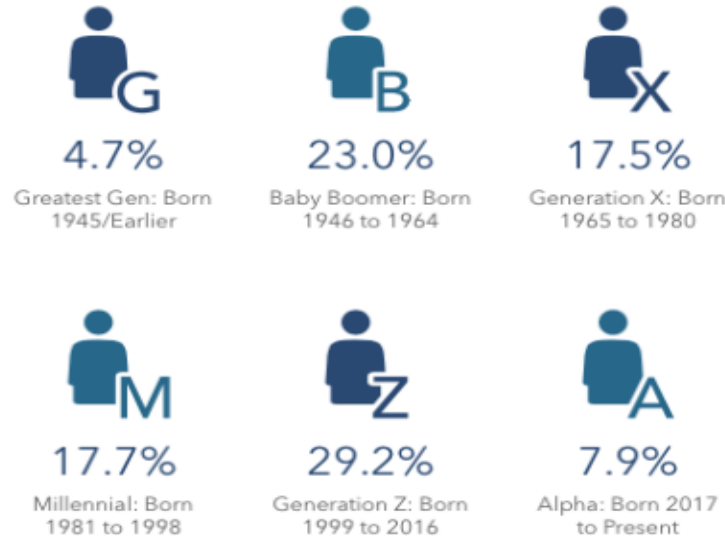
Historical Trends: Population



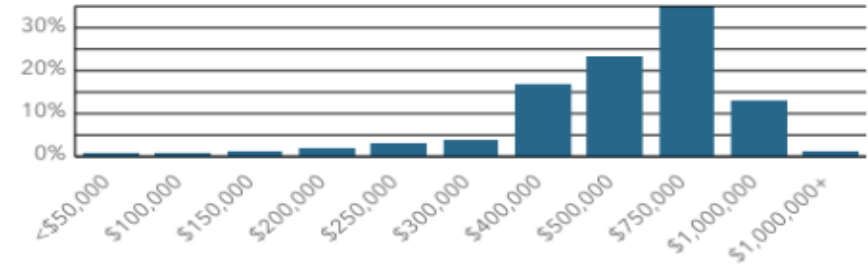
POPULATION BY AGE



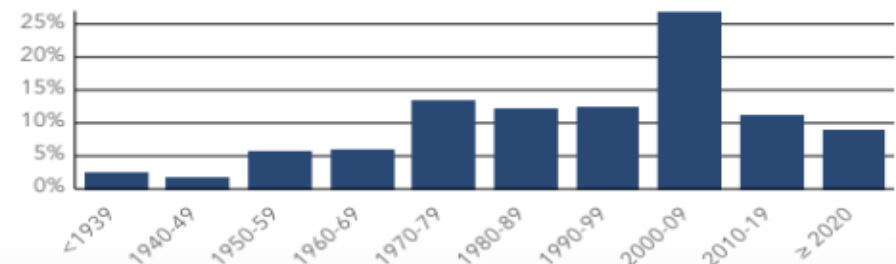
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

DEMOGRAPHIC SUMMARY

32750 Pennsylvania Ave, San Antonio, Florida, 33576

Drive time of 10 minutes

KEY FACTS

17,443

Population



5,646

Households

40.3

Median Age

\$82,484

Median Disposable Income

EDUCATION

6.4%

No High School Diploma



31.2%

High School Graduate



27.3%

Some College/
Associate's
Degree



35.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$100,474

Median Household
Income



\$41,346

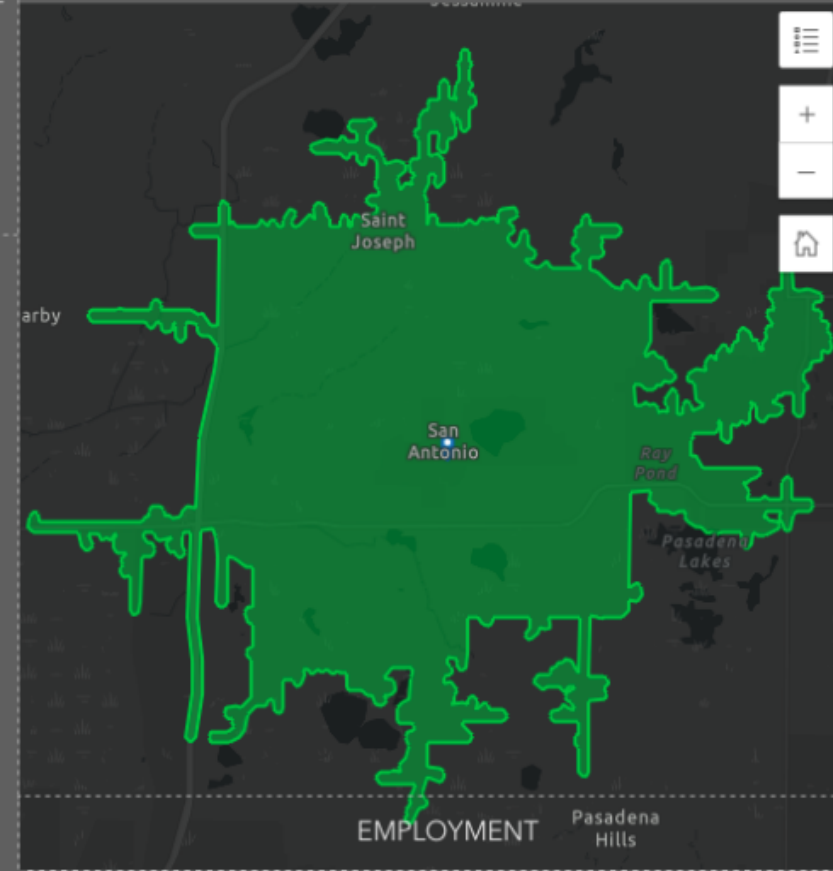
Per Capita
Income



\$534,770

Median Net
Worth

HOUSEHOLD INCOME



66.8%

White Collar



Blue Collar



Services

18.6%

18.5%

5.1%

Unemployment
Rate

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Brokerage Disclosure (Florida):

Bingham Realty, Inc. is a licensed real estate brokerage firm in the State of Florida. Unless otherwise expressly stated in writing, the brokerage represents the Seller/Landlord in this transaction. Prospective buyers or tenants should not assume that the brokerage is acting as their agent unless a written brokerage relationship has been established in accordance with Chapter 475, Florida Statutes. Any compensation to the brokerage may be paid by the Seller/Landlord or as otherwise disclosed in writing.



Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O' Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry.

With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.

