



santek
management, llc

RESTAURANT/RETAIL SPACE FOR LEASE

990 BROADWAY AVE – DUNEDIN, FL 34698

Will Kochenour III

Director of Acquisitions/ Lic. Real Estate Broker

Santek Management, LLC

C:727.314.5689

wkochenour@santekmanagement.com

COMMERCIAL
Real Estate

REALTOR®



Property Highlights

- Rare Downtown Dunedin Restaurant and Retail Opportunities
- Situated in the heart of Downtown Dunedin on Broadway Avenue
- Just steps from Main Street and the Pinellas Trail
- Surrounded by popular shops, breweries, and cultural attractions
- High visibility and steady pedestrian traffic
- Last space available for lease(ideal for a retail/restaurant)
- Part of Dunedin's emerging "West End" cultural district
- Walkable, bike-friendly, and inviting atmosphere



The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, its agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.



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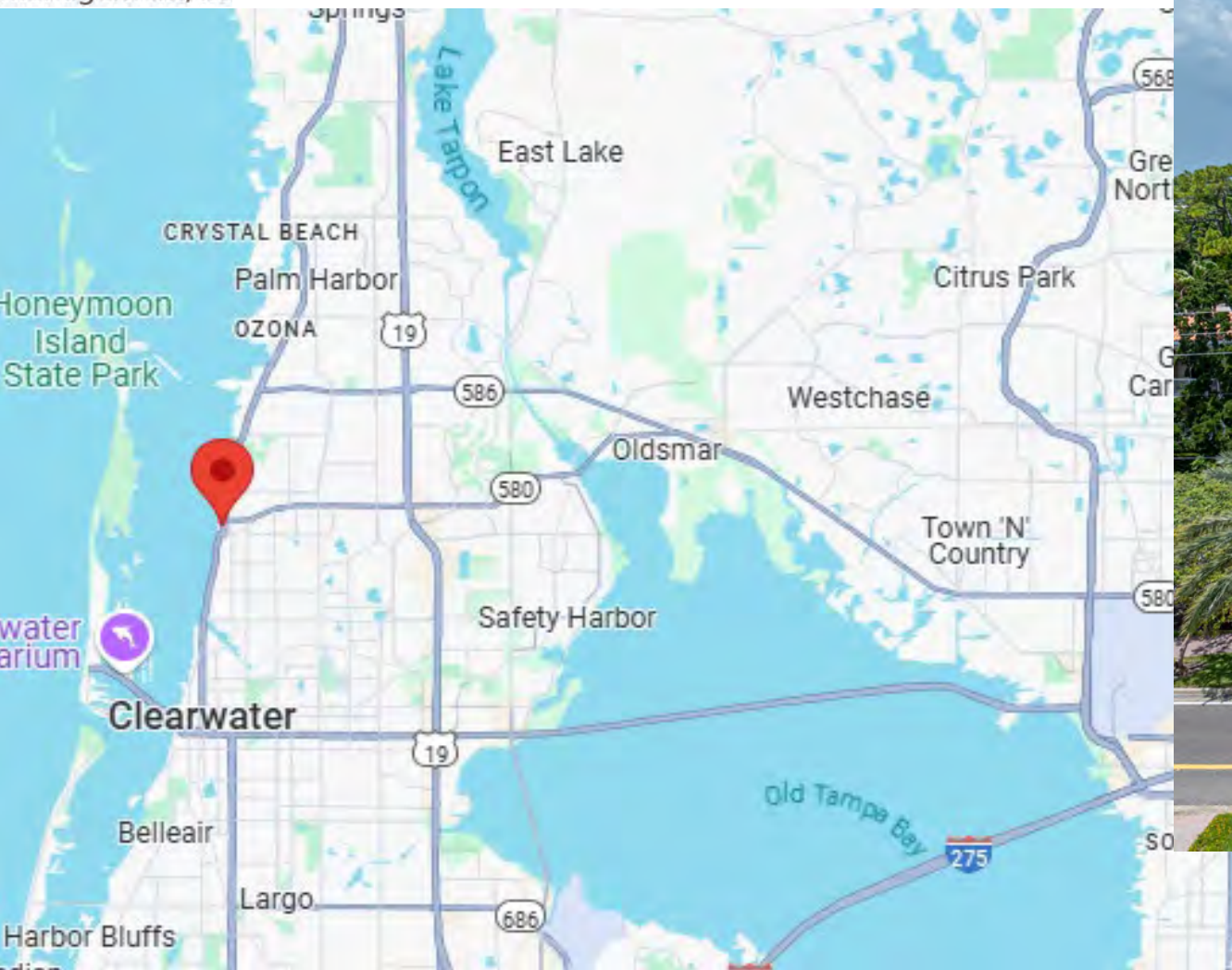


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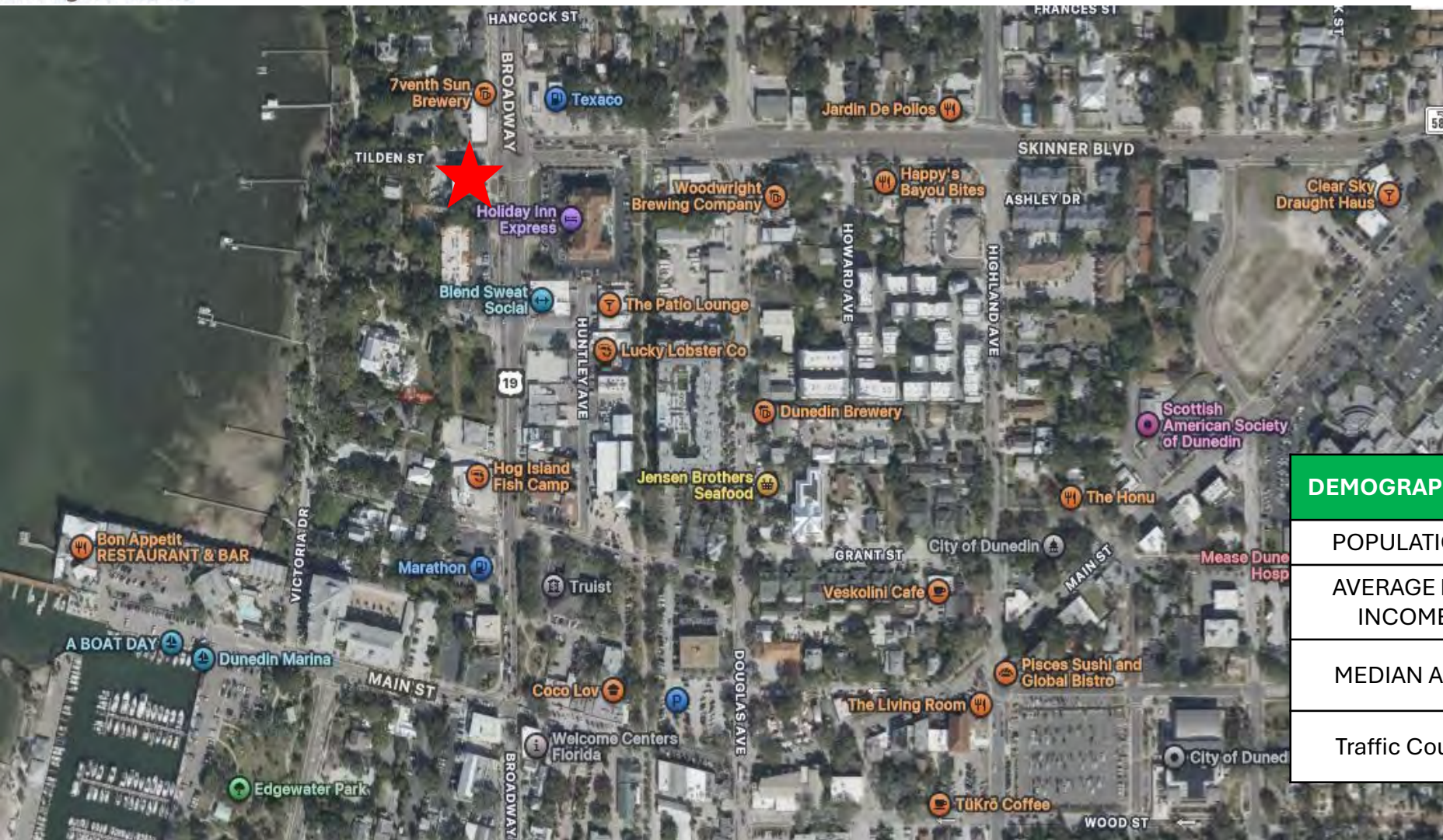
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- Located in the heart of downtown Dunedin, surrounded by local breweries, restaurants, and shopping.
- Easy to walk or bike anywhere—with a public parking garage just steps away.
- All set in the charm of downtown Dunedin.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,797	69,766	173,104
AVERAGE HH INCOME	\$66,553	\$75,524	\$79,386
MEDIAN AGE	52	50.4	50
Traffic Count	17,100 AADT		

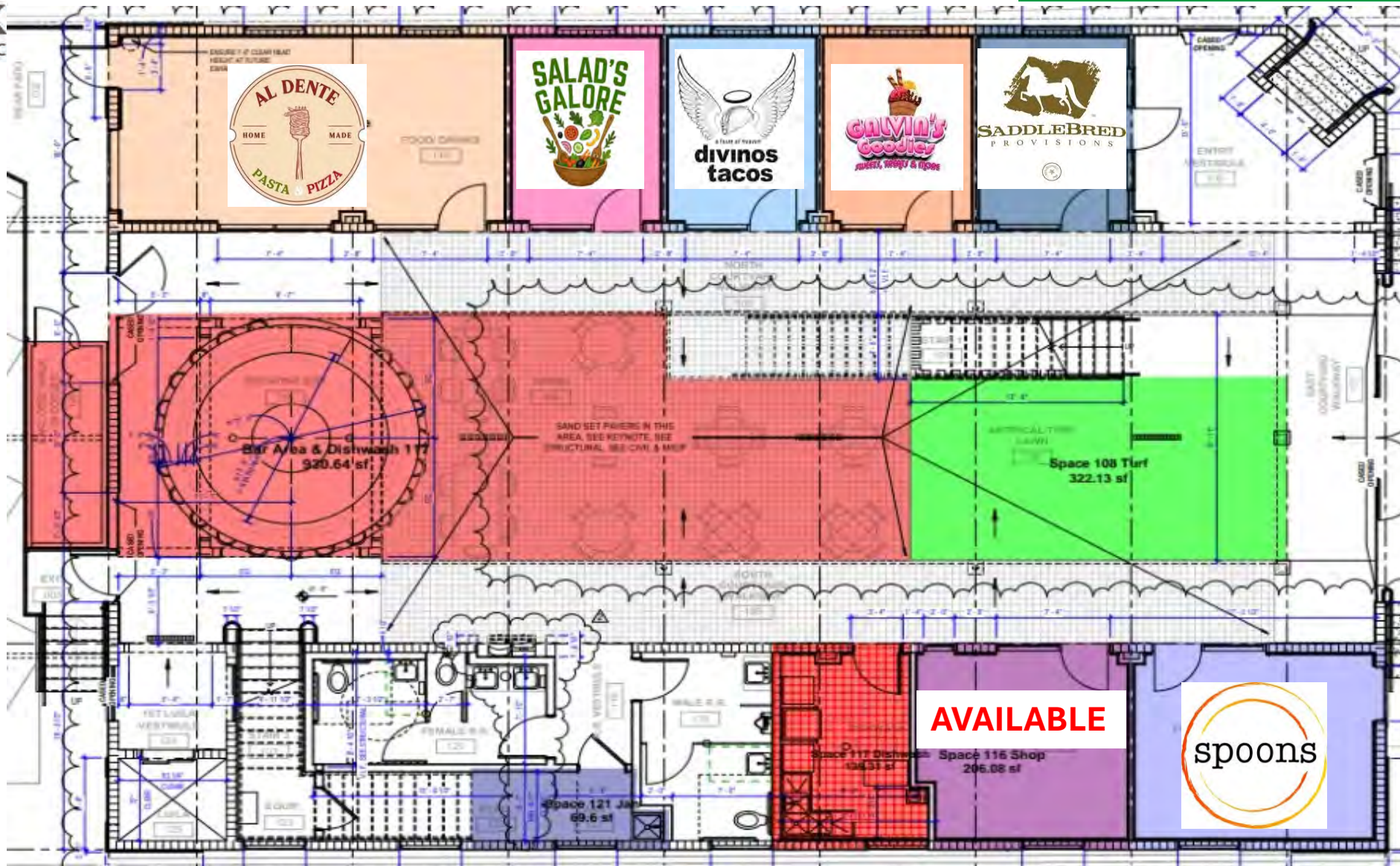


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UNIT	TENANT	SF
105	The Nest	1,070
109	Saddle Bred Coffee	153
110	Galvin's Goodies	150
111	Divinos Tacos	150
112	Salads Glore	151
114	AL DENTE	385
115	SPOONS	245
116	AVAILABLE FOOD/RETAIL	206
Total		2,510

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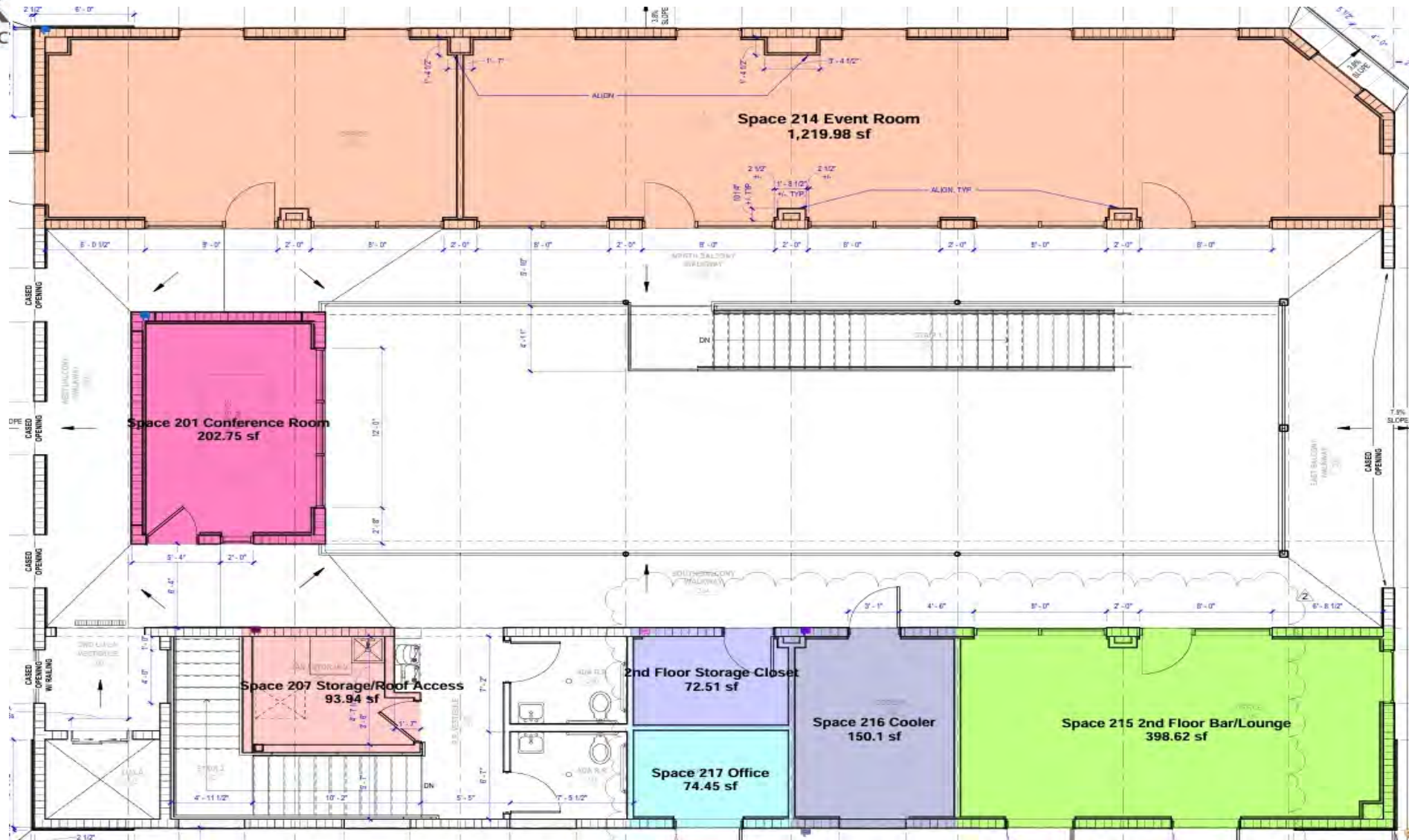


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UNIT	TENANT	SF
201	Perfect Plates	203
2nd FL	STORAGE	73
214	Perfect Plates	1,220
215	Perfect Plates	399
216	Perfect Plates	150
217	OFFICE	75
Total		2,120