



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

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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





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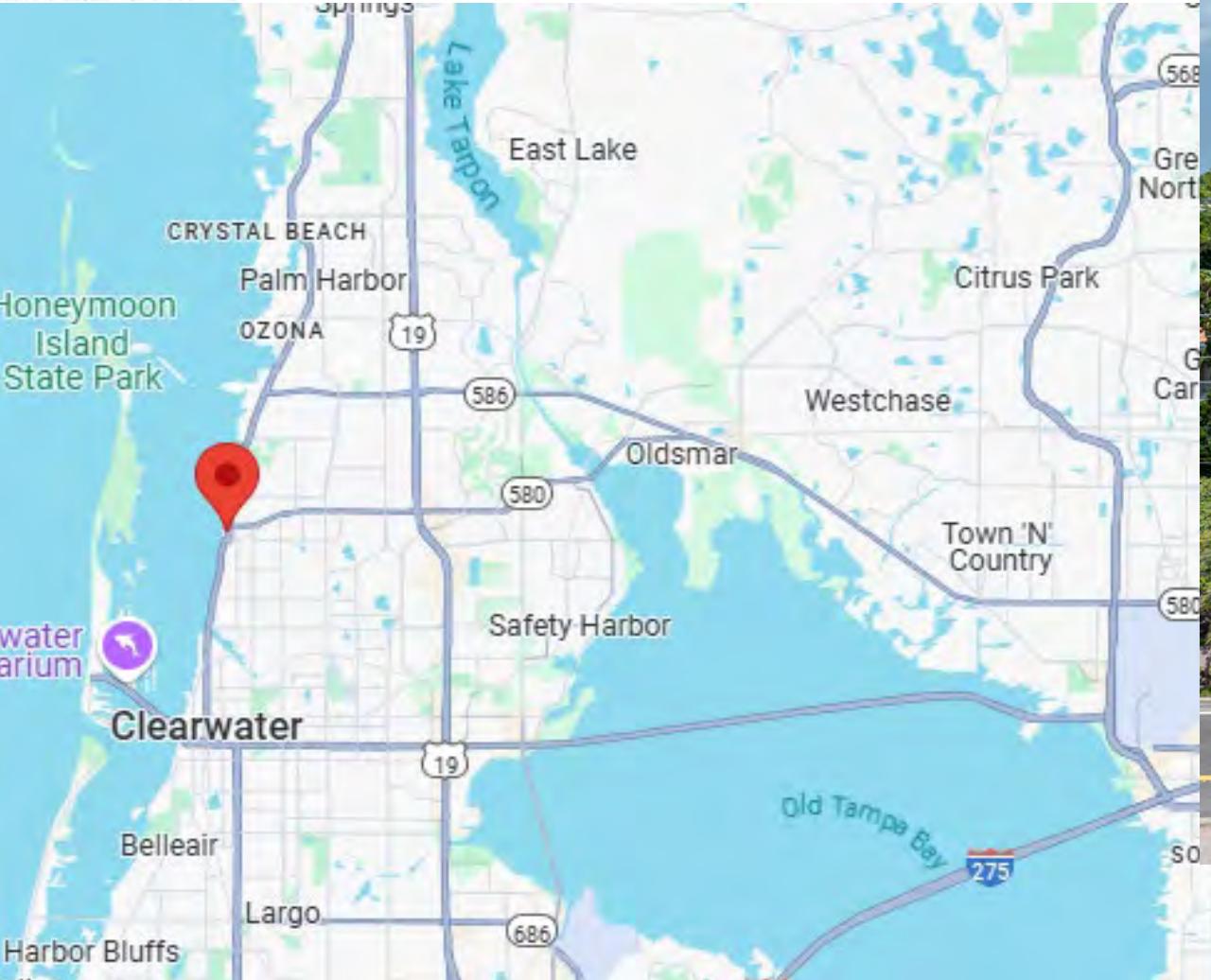


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- Located in the heart of downtown Dunedin, surrounded by local breweries, restaurants, and shopping.
- Easy to walk or bike anywhere—with a public parking garage just steps away.
- All set in the charm of downtown Dunedin.

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	

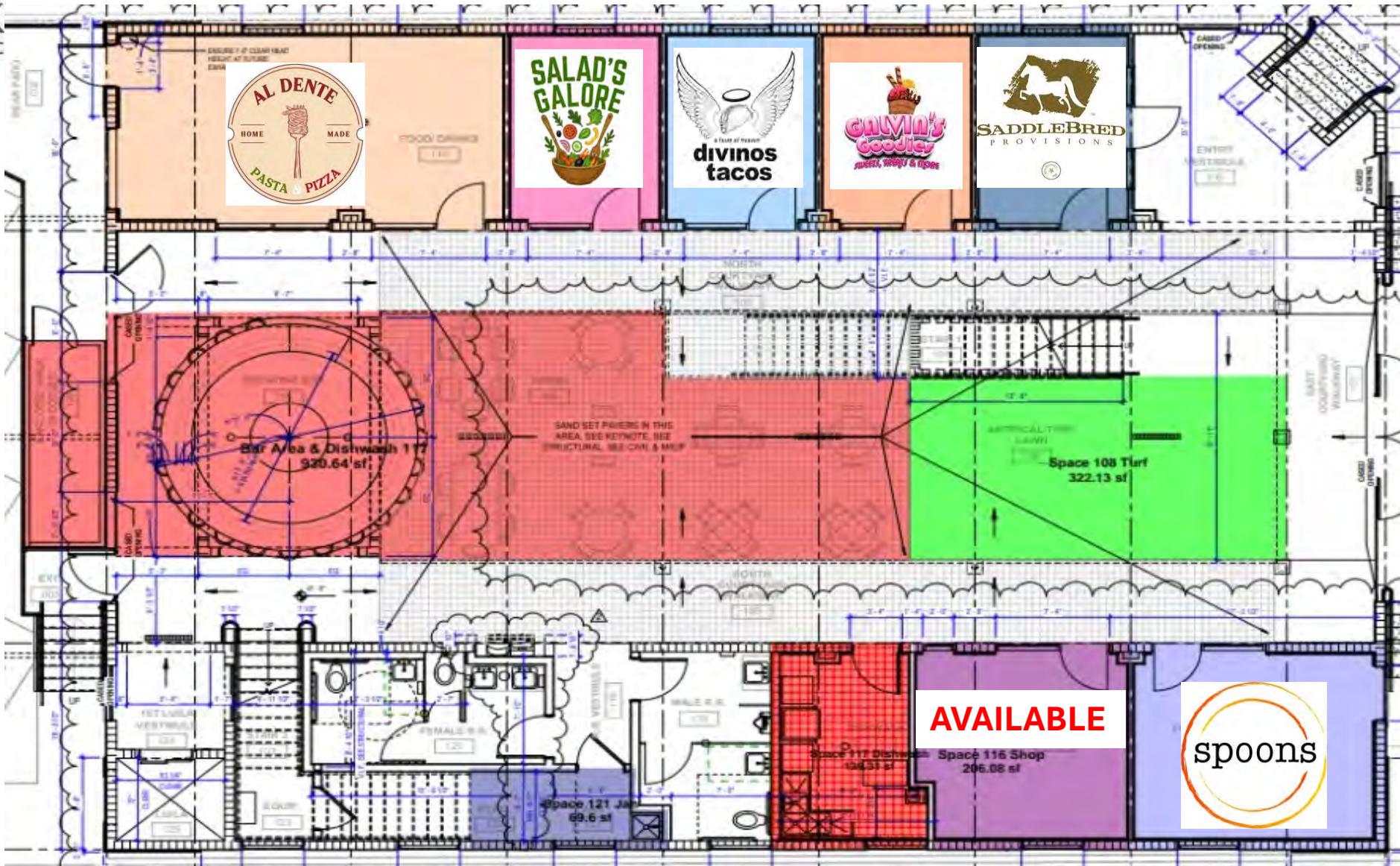


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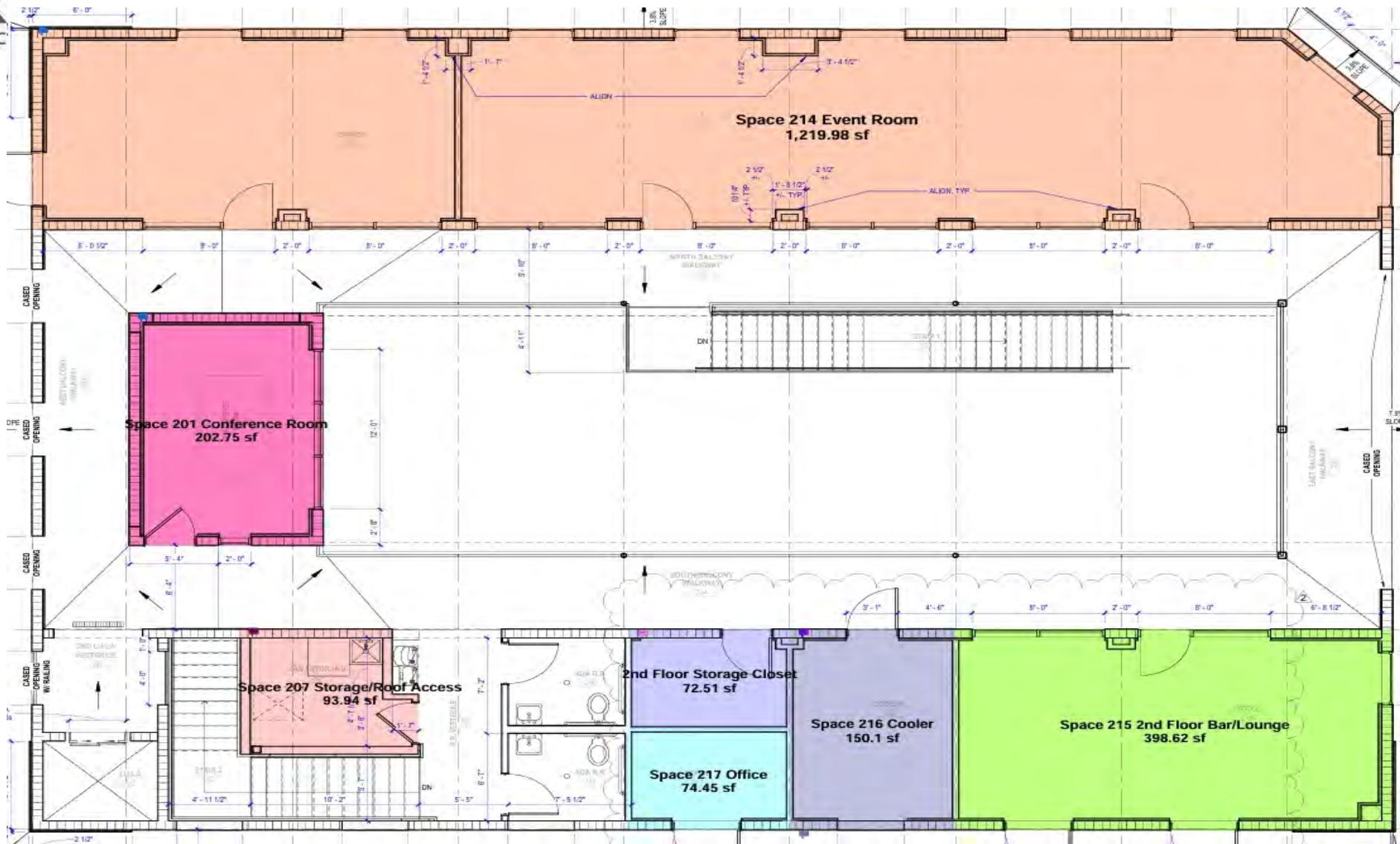


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UNIT	TENANT	SF
201	Perfect Plates	203
2 nd FL	STORAGE	73
214	Perfect Plates	1,220
215	Perfect Plates	399
216	Perfect Plates	150
217	OFFICE	75
Total		2,120