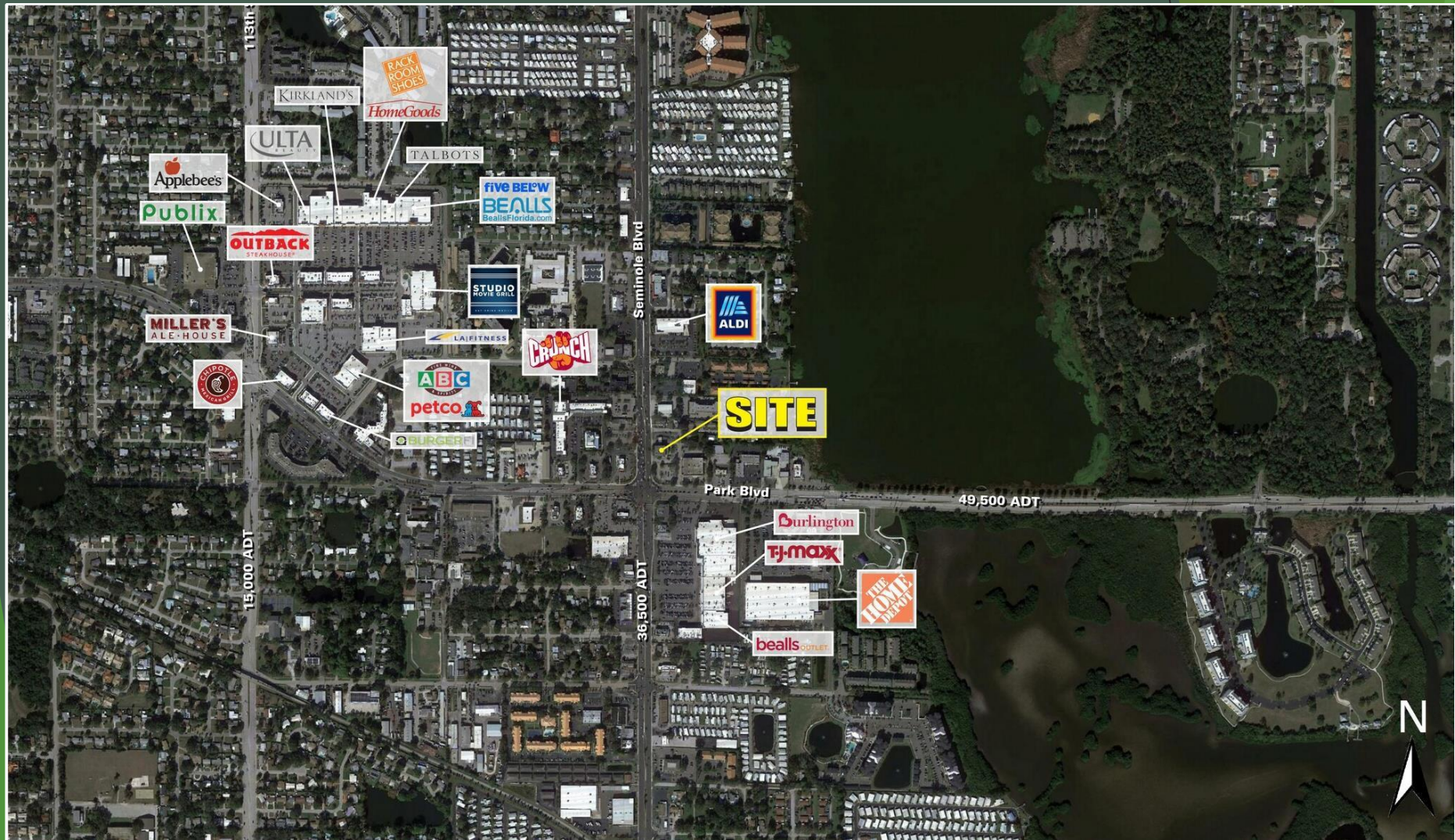


7405 SEMINOLE BLVD

SEMINOLE, FLORIDA



1.19 ACRES/ 9,396SF
AVAILABLE

Jon Mott
(727)424-7117
jmott@paradiseventuresinc.com

Daniel Fassman
(727)288-7757
dfassman@paradiseventuresinc.com

7405 SEMINOLE BLVD

SEMINOLE,
FLORIDA



PROJECT HIGHLIGHTS

1.19 acres

Two story building with great visibility from Park Blvd and Seminole Blvd

Exposure to 49,500+ ADT on Park Blvd and 36,500+ ADT on Seminole Blvd

Located across the street from Seminole Plaza Shopping Mall and 0.6 miles east of Seminole City Center

DEMOGRAPHICS

Total Population

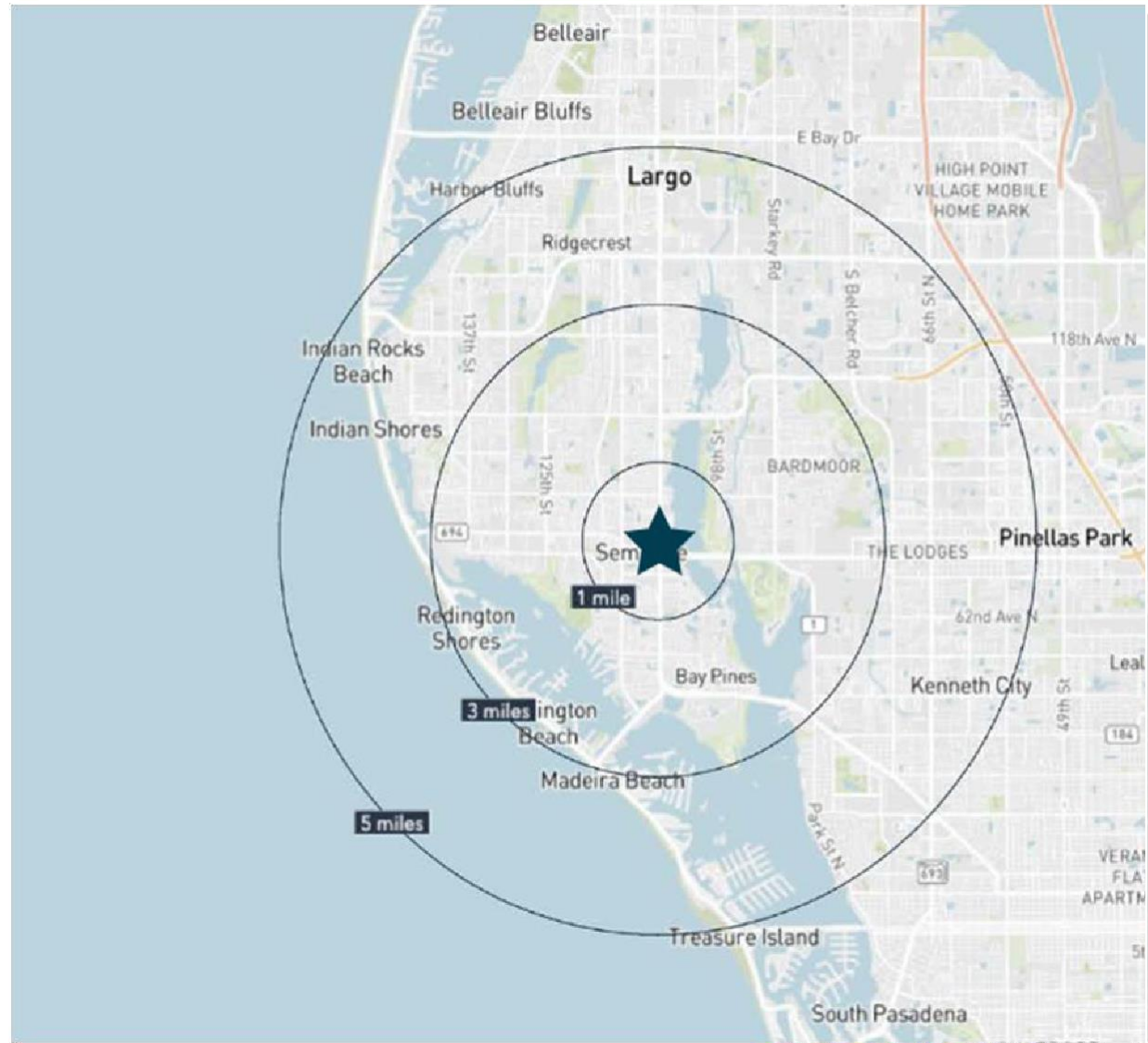
1 Mile	3 Miles	5 Miles
11,250	86,322	211,837

Households

1 Mile	3 Miles	5 Miles
5,928	40,074	96,992

Avg. Household Income

1 Mile	3 Miles	5 Miles
\$77,360	\$105,568	\$95,475



7405 SEMINOLE BLVD

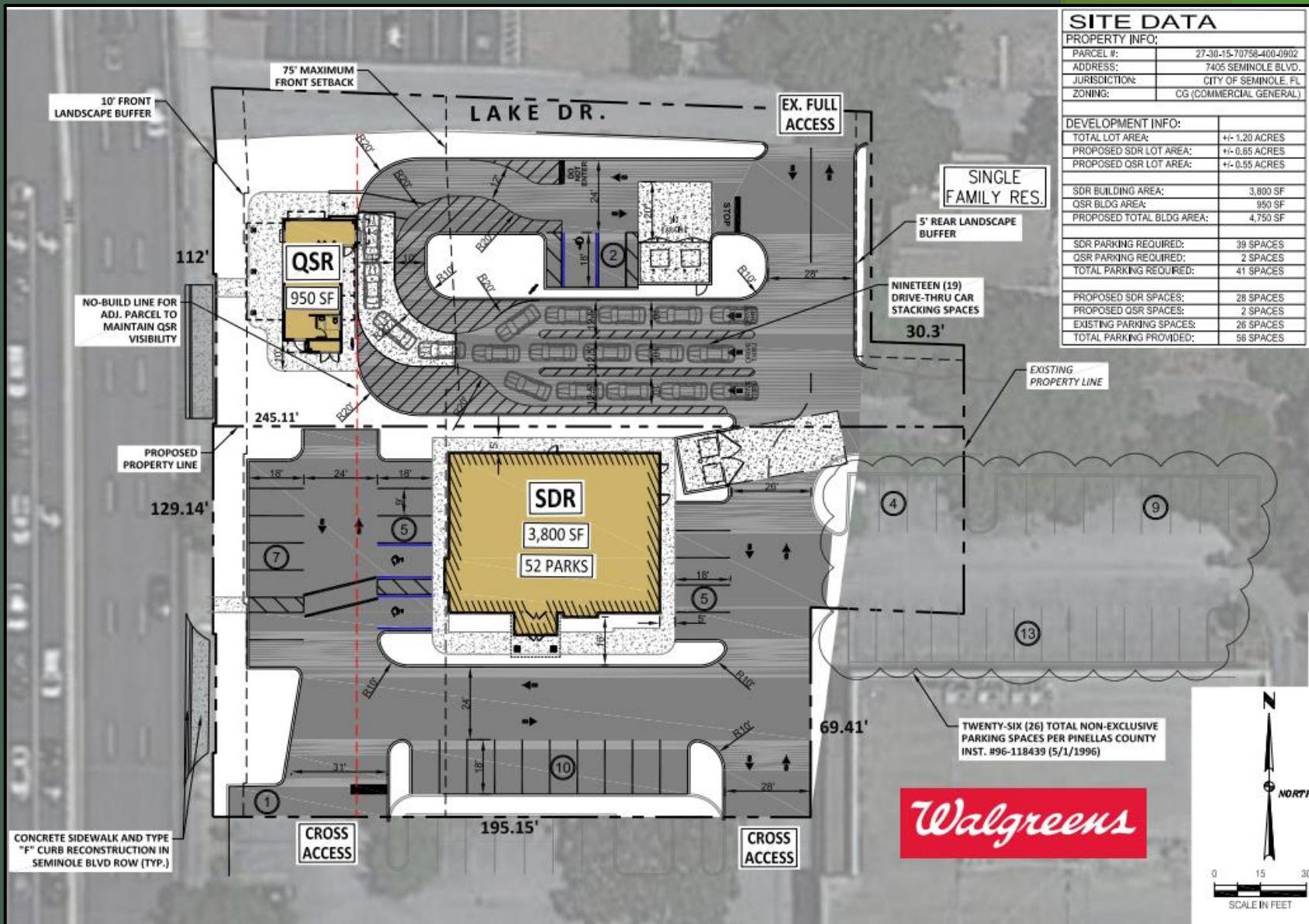
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SITE DATA

PROPERTY INFO:

PARCEL #:	27-30-15-70758-400-0902
ADDRESS:	7405 SEMINOLE BLVD.
JURISDICTION:	CITY OF SEMINOLE, FL
ZONING:	CG (COMMERCIAL GENERAL)

DEVELOPMENT INFO:

TOTAL LOT AREA:	+/- 1.20 ACRES
PROPOSED SDR LOT AREA:	+/- 0.65 ACRES
PROPOSED QSR LOT AREA:	+/- 0.55 ACRES
SDR BUILDING AREA:	3,800 SF
QSR BLDG AREA:	950 SF
PROPOSED TOTAL BLDG AREA:	4,750 SF
SDR PARKING REQUIRED:	39 SPACES
QSR PARKING REQUIRED:	2 SPACES
TOTAL PARKING REQUIRED:	41 SPACES
PROPOSED SDR SPACES:	28 SPACES
PROPOSED QSR SPACES:	2 SPACES
EXISTING PARKING SPACES:	26 SPACES
TOTAL PARKING PROVIDED:	56 SPACES



**1.19 ACRES
AVAILABLE**

Jon Mott

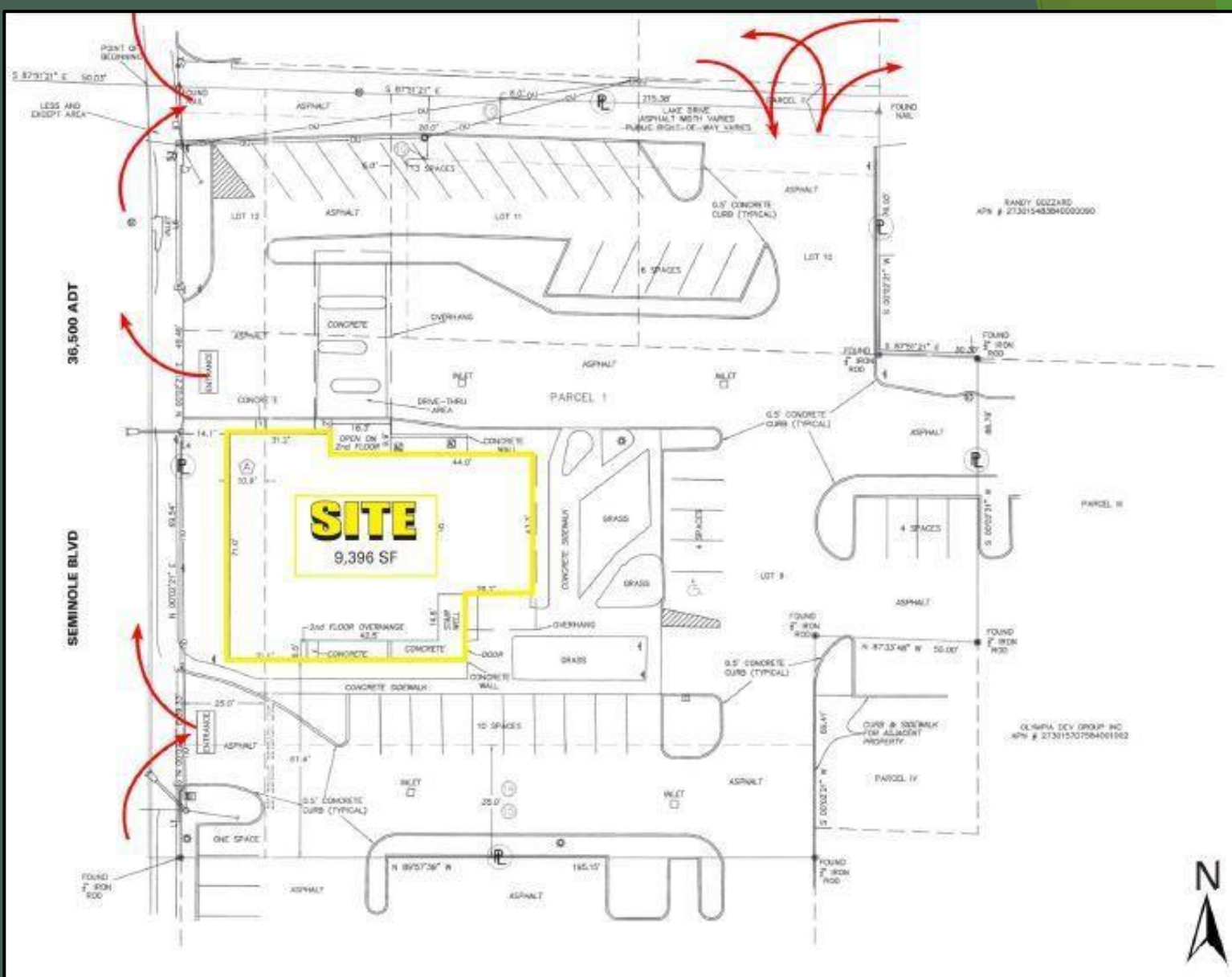
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