

10002 Gulf Dr

**10002 GULF DR
ANNA MARIA, FL 34216**

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Executive Summary



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	2,850 SF
Lot Size:	0.17 Acres
Year Built:	1947
Renovated:	2022
Zoning:	C-1

PROPERTY OVERVIEW

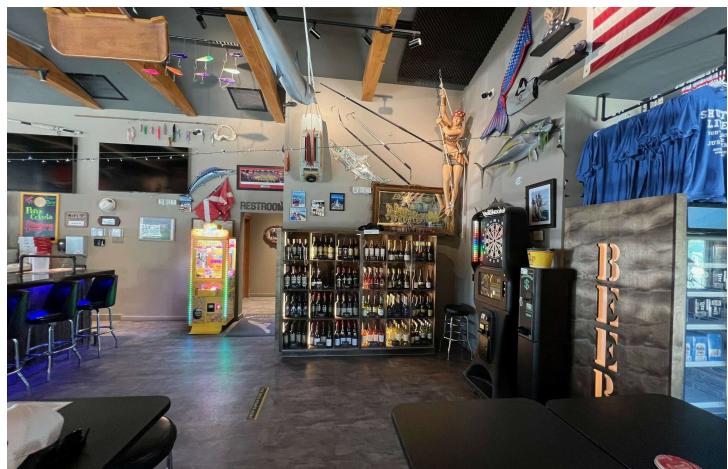
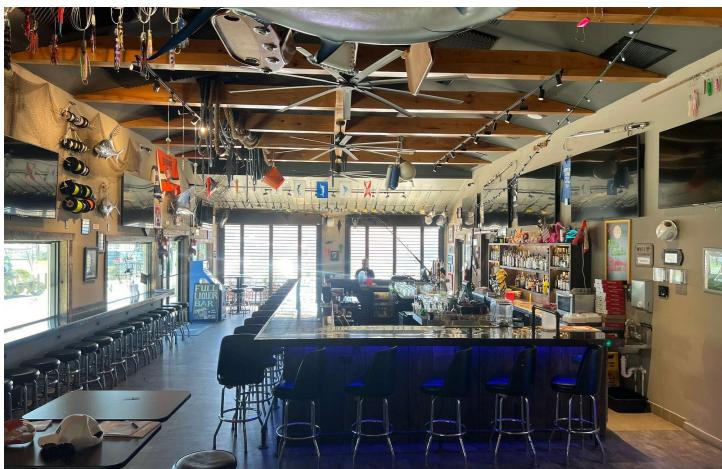
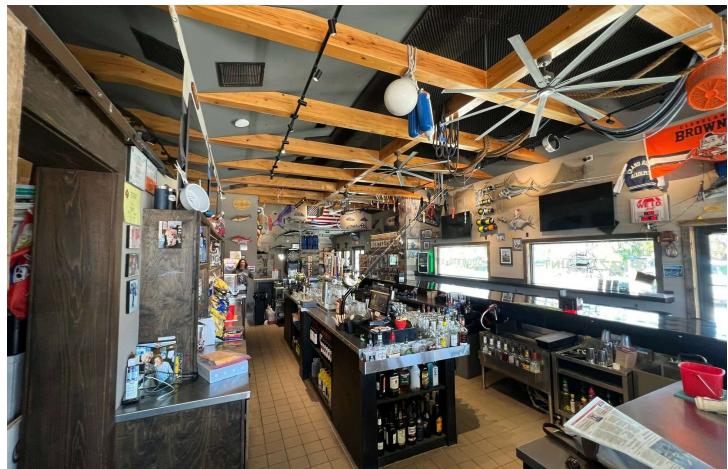
Introducing a unique business and investment opportunity on Anna Maria Island. This 2,850 SF restaurant is perfectly positioned on busy Gulf Dr. just steps from the beach. Boasting significant upside potential through proactive professional management and additional revenue streams with packaged alcohol sales. The establishment has been fully renovated within the last three years, including new kitchen equipment and a stylish buildout. The sale includes turnkey business and all FF&E, offering a seamless transition for a new owner. With its prime location and recent upgrades, this property is poised to be a lucrative investment.

PROPERTY HIGHLIGHTS

- 2,850 SF building
- Built in 1947, renovated in 2022
- Prime Anna Maria location just steps from the beach
- Corner lot
- Opportunity for full liquor store.
- Existing kitchen is currently not being utilized
- Considerable food revenue can be achieved
- Liquor license is included
- Potential to expand occupancy with patio seating



Additional Photos



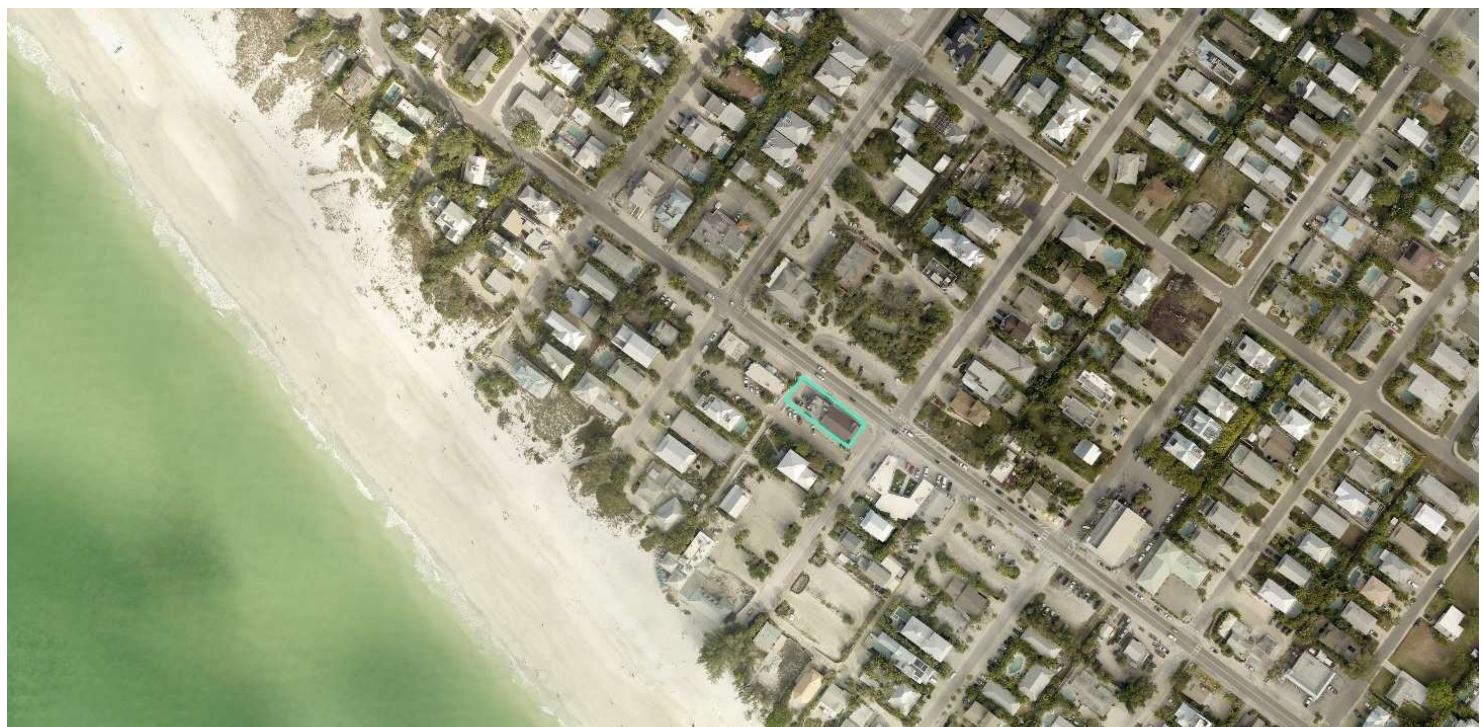


Additional Photos





Additional Photos

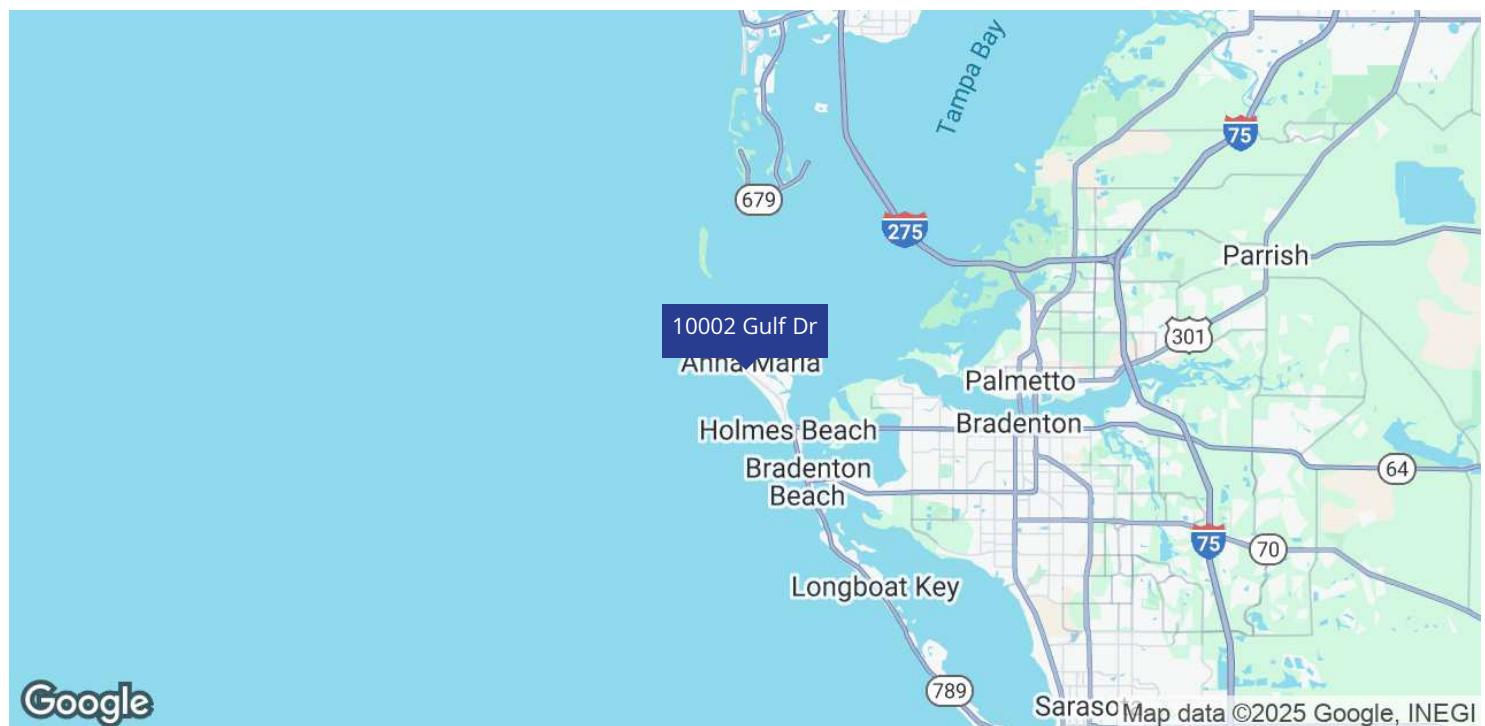




Location Map



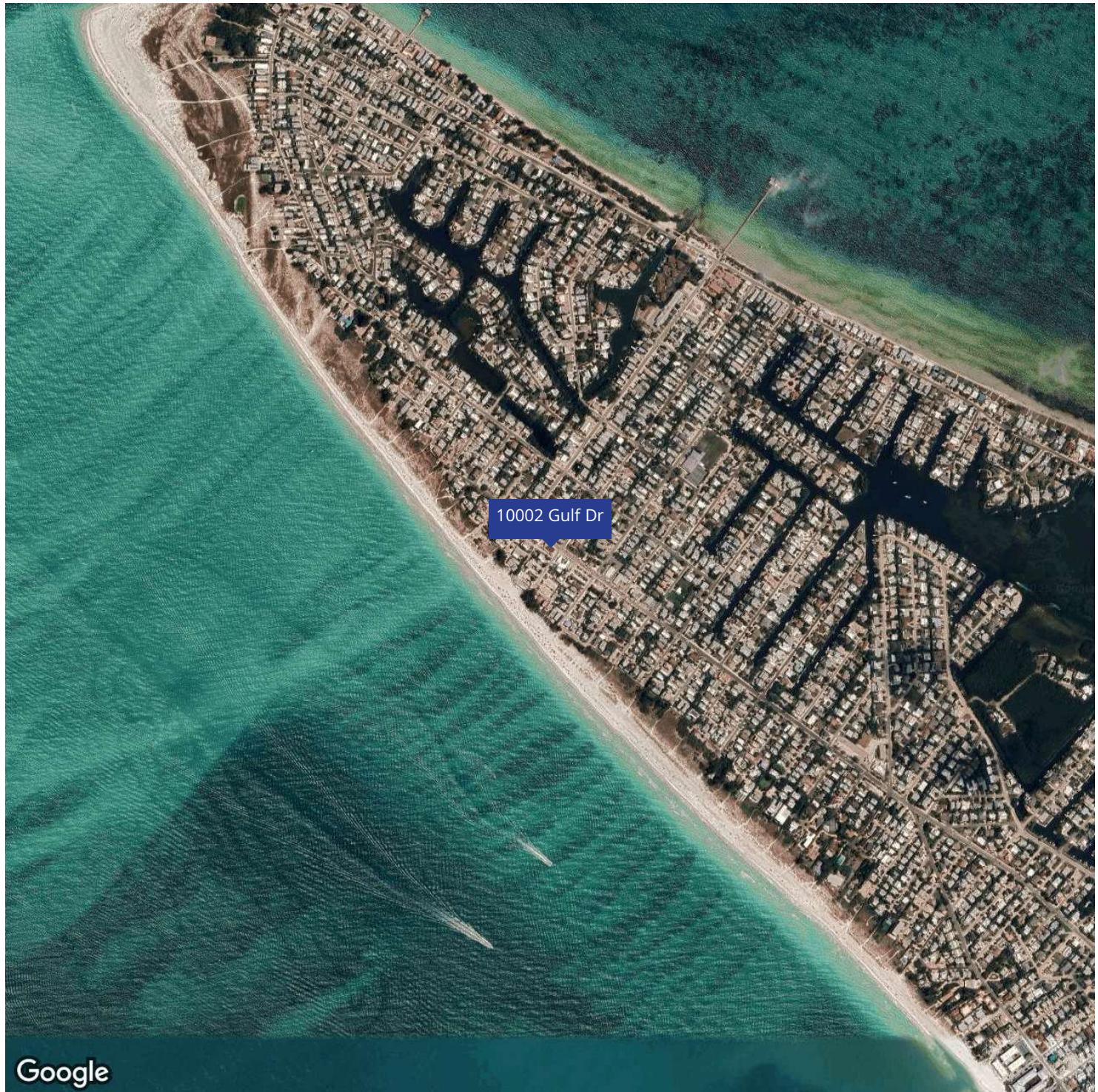
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Google



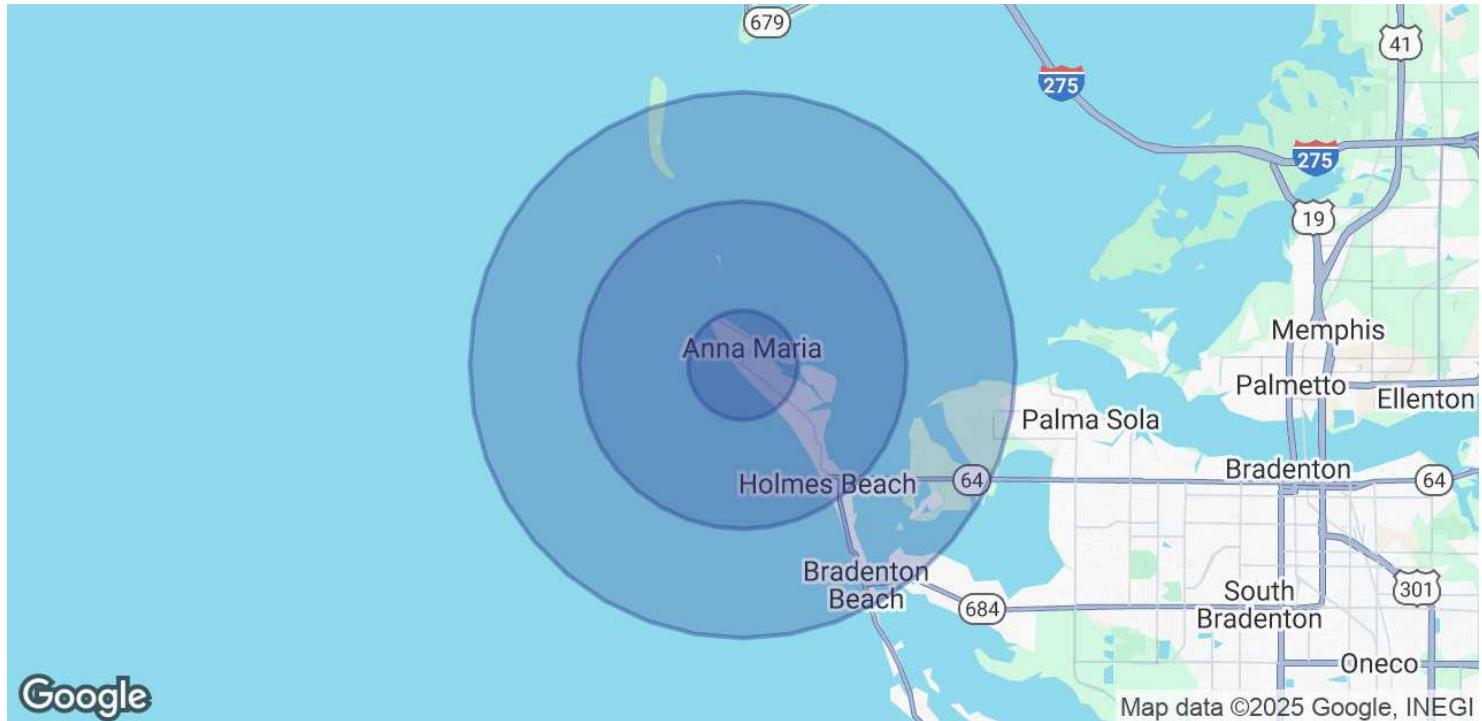
Aerial Map



Google



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,471	3,675	7,108
Average Age	63	63	63
Average Age (Male)	62	62	63
Average Age (Female)	63	64	63

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	778	2,003	3,953
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$156,483	\$143,846	\$133,521
Average House Value	\$1,240,531	\$1,054,293	\$856,452

Demographics data derived from AlphaMap

Daytime Employment Report

1 Mile Radius

10002 Gulf Dr, Anna Maria, FL 34216

Building Type: **General Retail**
 Secondary: **Bar/Nightclub**
 GLA: **2,850 SF**
 Year Built: **1947**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	122	997	8
Retail & Wholesale Trade	21	176	8
Hospitality & Food Service	23	239	10
Real Estate, Renting, Leasing	19	109	6
Finance & Insurance	8	29	4
Information	3	22	7
Scientific & Technology Services	6	22	4
Management of Companies	1	3	3
Health Care & Social Assistance	11	51	5
Educational Services	0	0	0
Public Administration & Sales	5	37	7
Arts, Entertainment, Recreation	3	12	4
Utilities & Waste Management	3	7	2
Construction	7	25	4
Manufacturing	3	22	7
Agriculture, Mining, Fishing	1	200	200
Other Services	8	43	5