



Restaurant Building For Sale

**17826 Aprile Drive
Land O Lakes, FL 34638**

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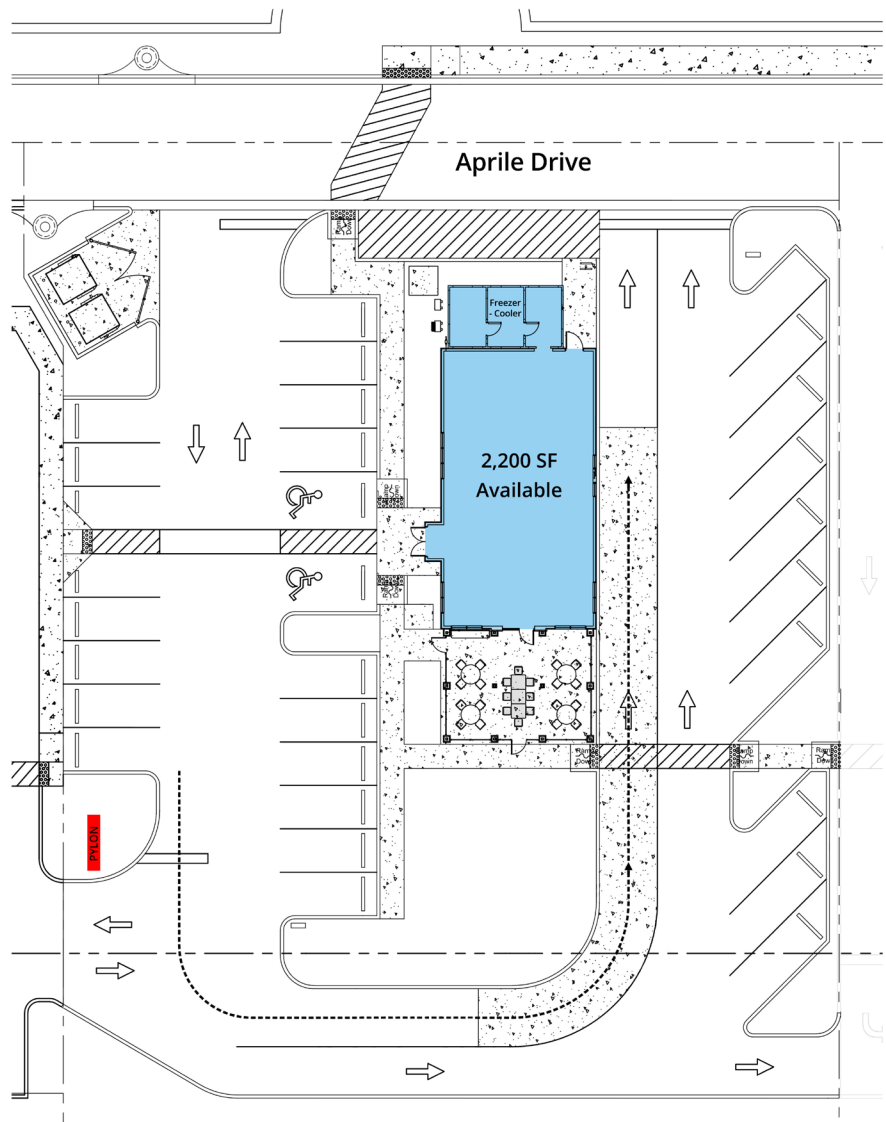
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- 2,200 SF freestanding restaurant with drive-thru on 0.82± acres
- High average household income of \$148,666 within 3 miles – Major growth area
- Built in 2017
- Drive-thru includes two windows
- Covered patio seating
- Dynamic SR 54 Location with 58,000 cars per day
- No Tenancy - current operator will close upon sale (furniture, fixtures & equipment may be purchased separately)

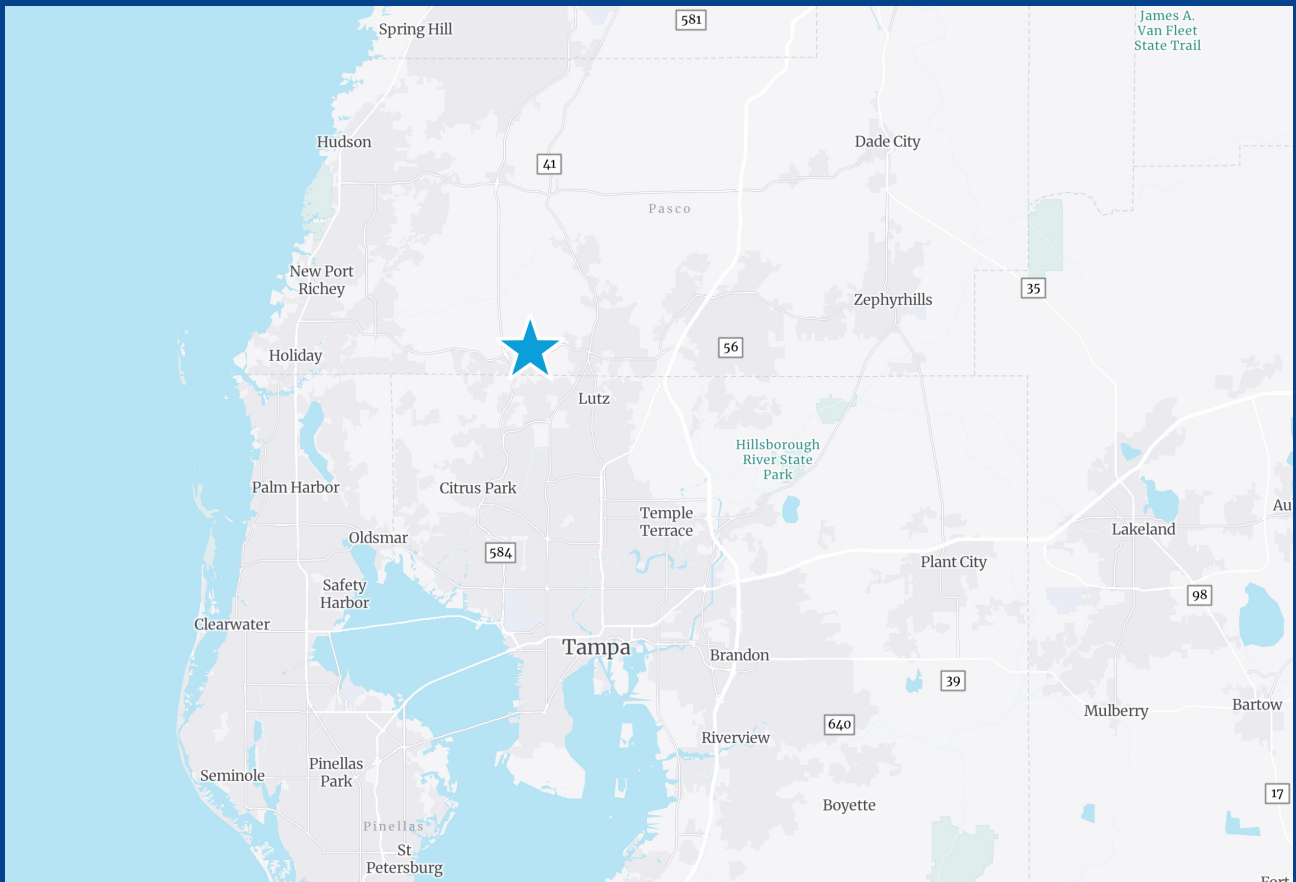
Sale Price: \$2,575,000

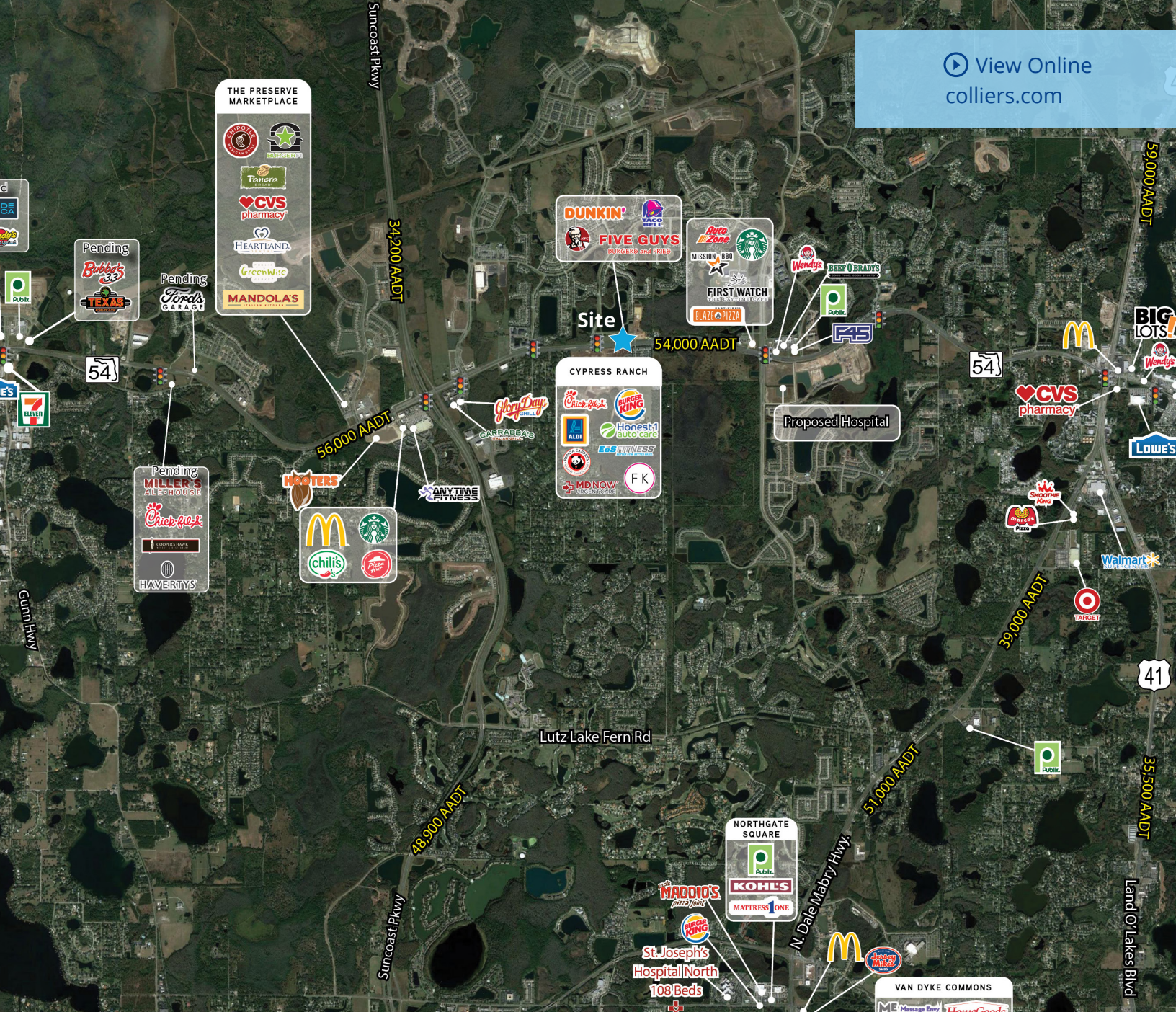
For Sale

Site Plan



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Demographics

	1-Mile	3-Mile	5-Mile
Total Population	5,098	48,804	87,440
Daytime Population	3,922	34,007	71,649
Avg. Household Income	\$136,998	\$148,666	\$141,319
Median Age	33.5	39.3	41.0



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