

PRIME SPACE AVAILABLE

Former Long John Silver's Restaurant

Ideal for Bank, Restaurant Site, Retail, Medical Facility

LOT SIZE: 35,800 S/F ± FREE STANDING BUILDING: 2,598 S/F ZONING: C-2 General Commercial District Existing Drive-Thru Lane For 20 Vehicles Highly Visible Pylon Signage 36 Parking Spaces

• HIGHLIGHTS:

• Located South US-1, and a few blocks from the Florida Turnpike (Gateway to the Florida Keys).

- Adjacent to Fairway Inn, Burger King, Shell Gas Station and Dunking Donuts.
- Nearby Florida Keys Outlet Marketplace, with 40+ Stores, including Adidas, Coach, Sunglass Hut, Van Heusen, Nike, Under Armour, GAP, Guess, Levi's, Nautica.

• Numerous hotels nearby include: Home2Suites by Hilton, Days Inn, Best Western, Holiday Inn Express, Travelodge, Econo Lodge, Quality Inn and Southern Comfort RV Resort.

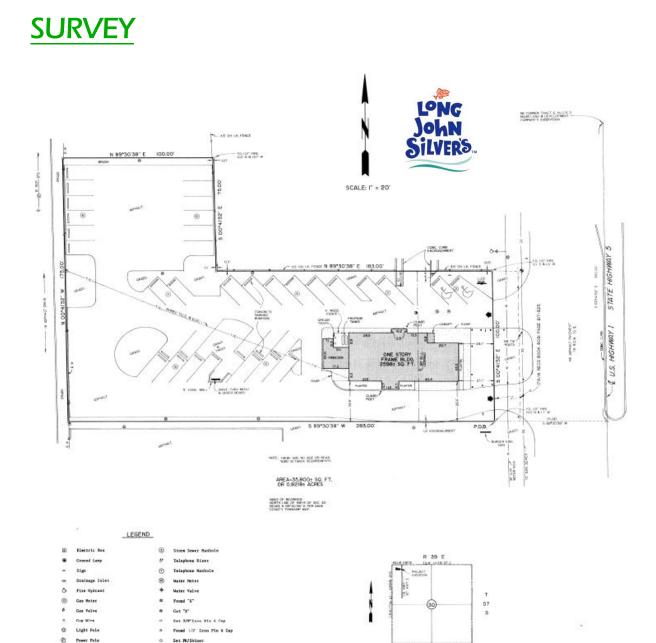
• Numerous quick service restaurants in the area include: Starbucks, KFC, Denny's, Pollo Tropical, Subway, Taco Bell, Mc Donald's, Wendy's.

• US-1 TRAFFIC COUNT: 35,000± Vehicles per Day.

(Palm Drive & US 1) 20 SE 1st Avenue, Florida City, FL 33034







MORE INFORMATION UPON REQUEST

LOCATION MAP I' = 2000

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