

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

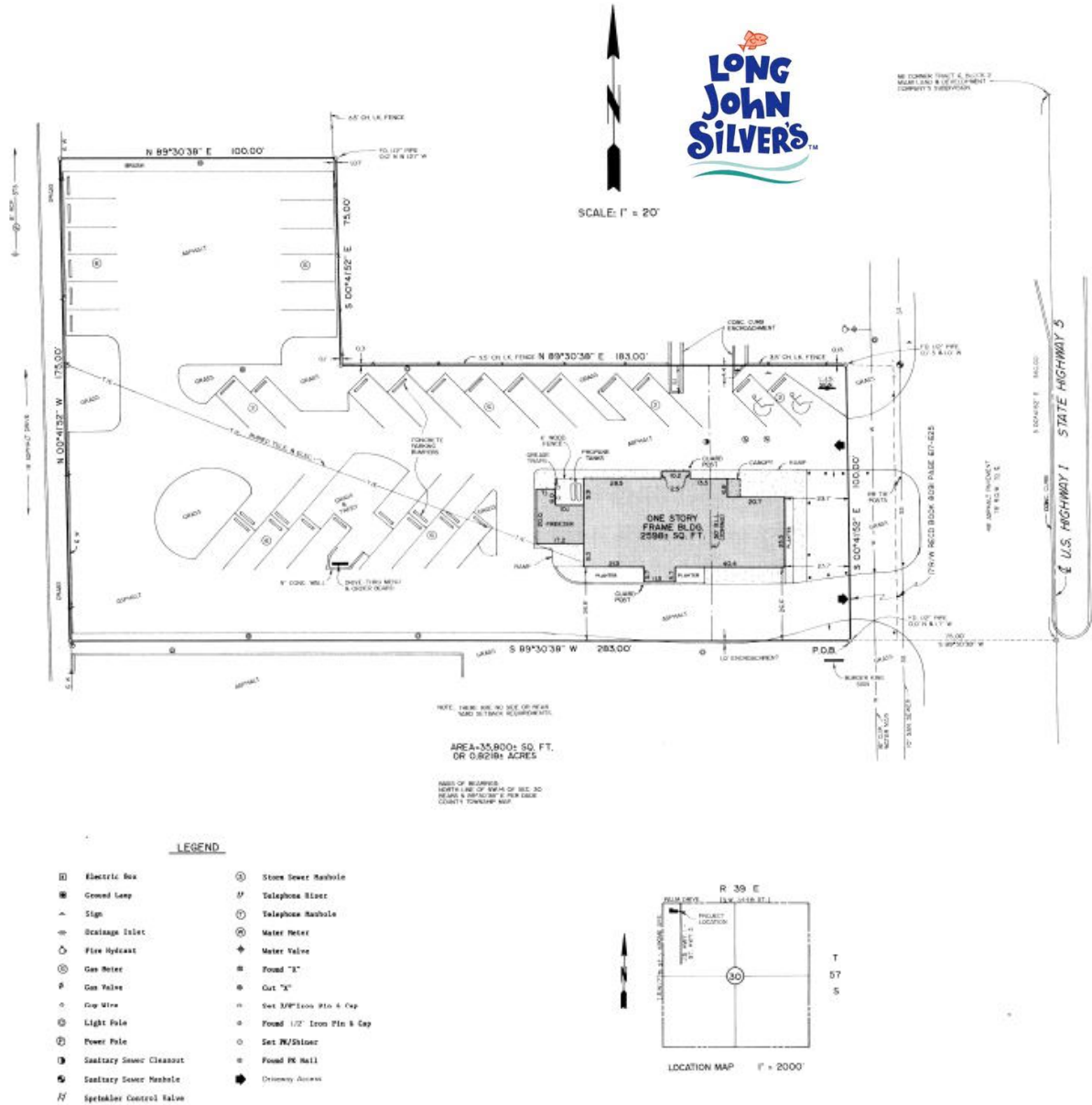
• **HIGHLIGHTS:**

- 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



SURVEY



MORE INFORMATION UPON REQUEST
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