



Open the Doors to  
Palm Harbor Dining!  
Fixtures & Equipment Included

3419 ALT 19  
Palm Harbor, FL 34683  
Turn-Key Restaurant Opportunity

**ONEIL  
COMMERCIAL  
ADVISORS**  
STRATEGIC REAL ESTATE SOLUTIONS

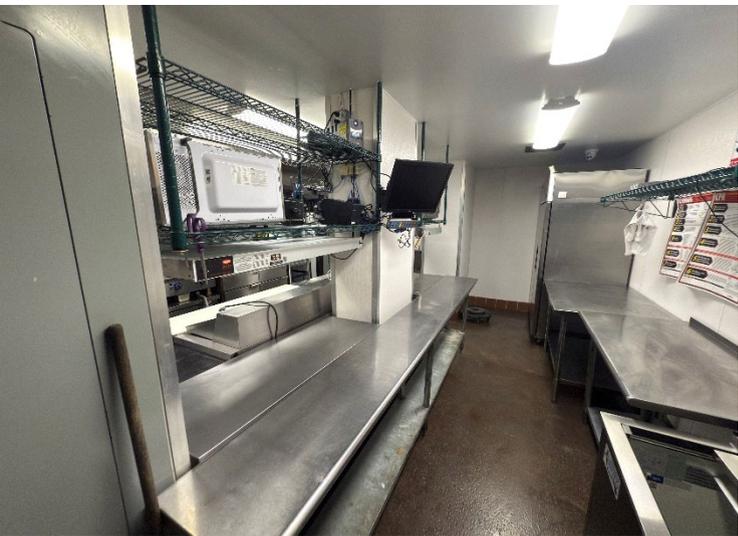
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Asking \$1,650,000.00

This fully equipped restaurant property offers a rare chance to purchase a turn-key operation in a high-income trade area. With all FF&E included, modern kitchen and bar equipment, and recent capital improvements such as a new roof, grease trap, and A/C systems, the property is ready for immediate use. Strong demographics, excellent visibility, and limited competing restaurant availability make this an exceptional investment or owner-user opportunity.

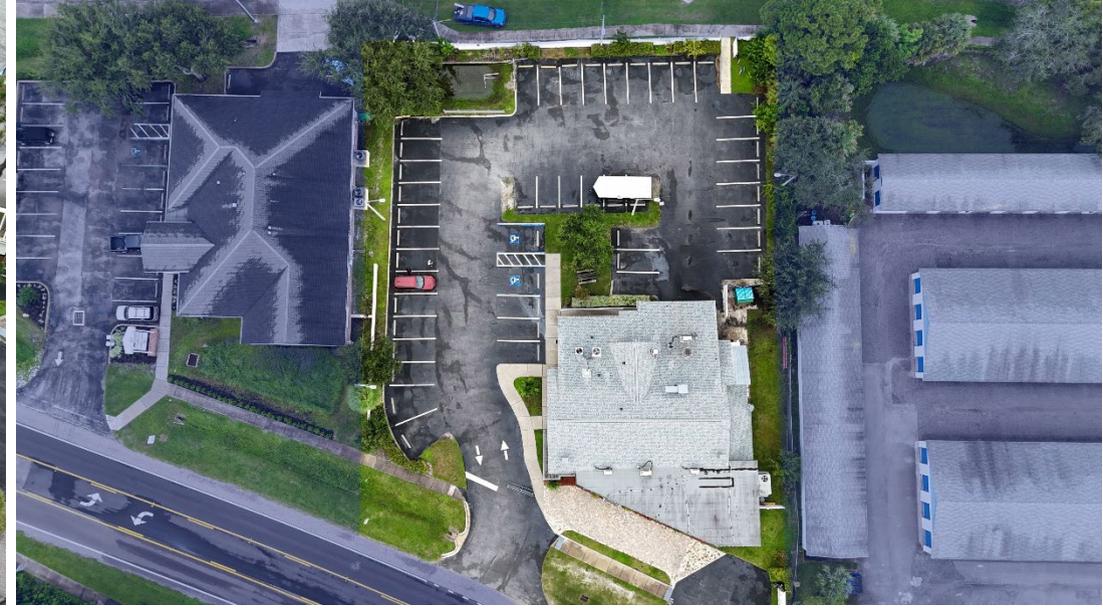


4,739 SF

Turn-Key Restaurant Opportunity



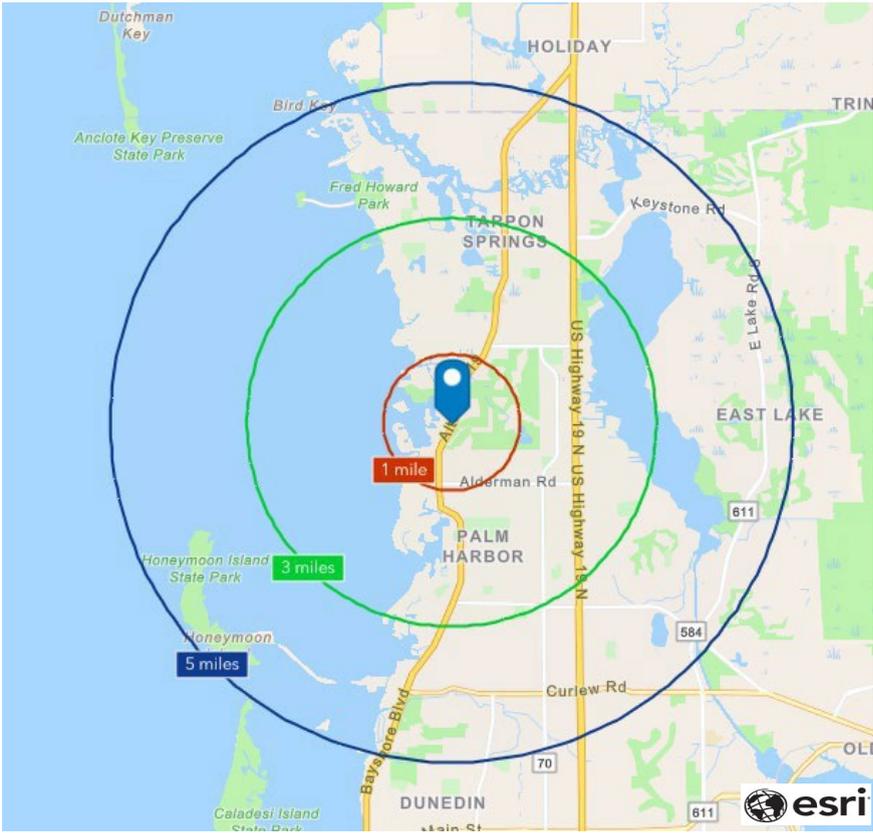
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## Property Highlights

- All FF&E included with the sale
- Kitchen and bar equipment (excluding leased dishwasher) – most 3 years old or newer
  - New grease trap (12,000 gal) and new roof
  - Newly Installed indoor A/C split systems
    - No prior flood damage
  - Three coolers and one freezer all with new head units
    - Three gas water heaters
    - Recently refinished parking lot
  - Strong demographics – above median household income
- One of the few available restaurant properties currently on the market
  - Excellent frontage and visibility

# Demographics



Palm Harbor, Florida, is a picturesque residential community in Pinellas County known for its Gulf Coast location, abundant parks, and a mix of small-town charm and modern amenities. It offers access to outdoor recreation like golfing at the Innisbrook resort, hiking, and biking on the Pinellas Trail, and visiting beaches like Clearwater Beach and Sunset Beach. The area features a historic downtown, a vibrant arts and culture scene, top-rated schools, and a range of restaurants and shops, creating a strong community atmosphere with a laid-back lifestyle and convenient access to Tampa and St. Petersburg.

4,573

Population



1,951

Households

46,203

Population



21,364

Households

68,082

Population



30,853

Households

## Ring of 1 mile

52.8

Median Age



\$107,165

Median Household Income



\$64,992

Per Capita Income



\$699,723

Median Net Worth

\$92,030  
Median Disposable Income



White Collar



Blue Collar



Services

77%

11%

13%

4.7%

Unemployment Rate

## Ring of 1 - 3 miles

53.3

Median Age



\$79,286

Median Household Income



\$51,710

Per Capita Income



\$359,474

Median Net Worth

\$65,825  
Median Disposable Income



White Collar



Blue Collar



Services

74%

13%

12%

4%

Unemployment Rate

## Ring of 3 - 5 miles

53.3

Median Age



\$85,667

Median Household Income



\$56,837

Per Capita Income



\$402,929

Median Net Worth

\$72,145  
Median Disposable Income



White Collar



Blue Collar



Services

74.8%

13.7%

14.9%

3.2%

Unemployment Rate

Turn-Key Restaurant Opportunity



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