



**AVAILABLE FOR IMMEDIATE
OCCUPANCY**

**High-Profile Corner Site Across from
Ocean**

3,925 SF Building

Perfect for Owner/User

High Visibility 18,000 +/- Cars

177 Linear Feet with Two Curb Cuts

0.22 Acre Site

Price: \$4,350,000

**17814 GULF BLVD
REDDINGTON SHORES, FL 33708**

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53rd Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR JOE DIBARTOLO & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary



PROPERTY SUMMARY

17814 Gulf Blvd., Reddington Shores, FL 33708
17814 Gulf Boulevard | Redington Shores, FL 33708



Property Summary

Price:	\$4,350,000
Parcels:	31-30-15-36324-000-0560
Year Built:	1973
Building SF:	3,925
Lot Size:	9,583 SF
Acres:	0.22
Use Code:	0820 – Restaurants (Food Service / Dining)
Building Class:	C- Retail Restaurant
Floors:	1-Story
Zoning:	C3, CTF
Exterior:	CBS Concrete Block
Foundation:	Reinforced concrete slab-on-grade
Parking:	Surface- 19 with additional parking just down the

Property Overview

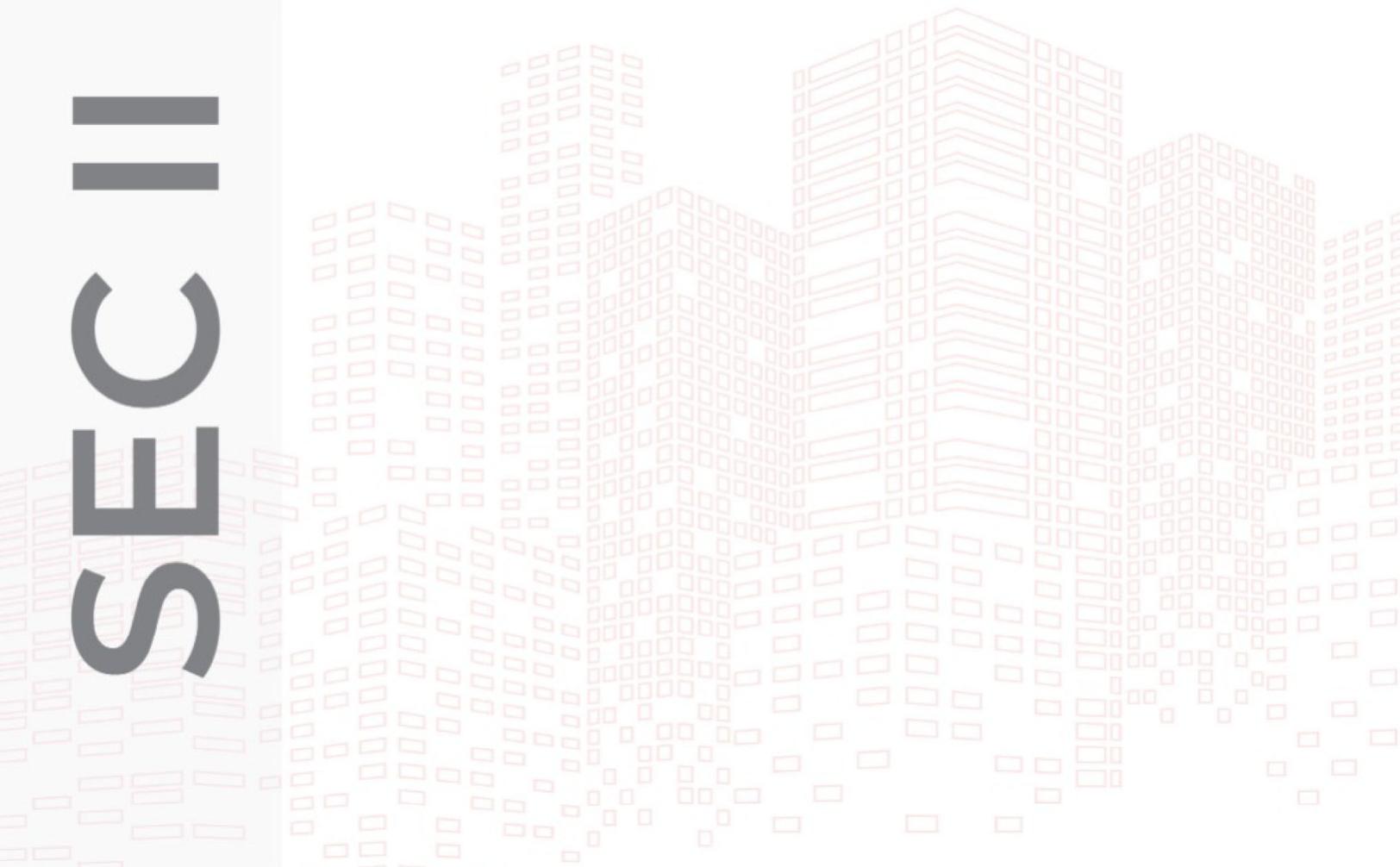
Transworld Commercial Real Estate and Transworld Business Advisors are happy to present 17814 Gulf Blvd and 153, 155 & 157 Coral Avenue, Redington Shores, FL 33708 (Harbor Shores 2nd Add: Lots 57 & 58 – Parcel #31-30-15-36324-000-0560; Lot 86 – Parcel #31-30-15-36324-000-0860; Lot 85 – Parcel #31-30-15-36324-000-08560; Lot 84 – Parcel #31-30-15-36324-000-0840). This fully built-out coastal restaurant, located one block from the Gulf of Mexico, offers approximately 180 indoor and outdoor seats, strong Gulf Boulevard visibility, steady local and tourist traffic, and includes a 4COP-SRX liquor license with a turnkey bar setup — an excellent opportunity for an owner-operator or investor. This offering includes 17814 Gulf Blvd. and an additional site for parking located just down the street.

Location Overview

17814 Gulf Boulevard is ideally positioned in the heart of Reddington Shores, a highly desirable Gulf Coast beach community in Pinellas County known for its strong tourism, waterfront lifestyle, and year-round visitor traffic. Located along Gulf Boulevard — the primary coastal corridor connecting Clearwater Beach, Indian Shores, Madeira Beach, and St. Pete Beach — the property benefits from excellent accessibility, high visibility, and consistent exposure to both local residents and seasonal visitors. The surrounding area features a mix of beachfront resorts, boutique hotels, vacation rentals, and established residential communities, supporting strong demand for dining and entertainment destinations in this sought-after coastal market. Reviews of the cuisine are EXCELLENT and based on its location, the property provides great retail development opportunities in the future.

SEC II

Property Description



PROPERTY DESCRIPTION

17814 Gulf Blvd., Reddington Shores, FL 33708
17814 Gulf Boulevard | Redington Shores, FL 33708

07



Property Description

17814 Gulf Boulevard presents a rare opportunity to acquire a fully built-out coastal restaurant property ideally positioned across the street from the ocean in the highly desirable Reddington Shores beach corridor of Pinellas County, Florida. The single-story structure is constructed of concrete block with a slab-on-grade foundation and is thoughtfully configured to accommodate approximately 180 seats across indoor and outdoor dining areas, creating an inviting and versatile atmosphere suited for a variety of dining concepts, with a loyal client base. There is parking onsite or on a separate lot just down the street that is included in this package.

Strategically located along Gulf Boulevard (SR-699), the primary north-south coastal artery connecting Clearwater Beach to St. Pete Beach, the property benefits from strong vehicular exposure, steady year-round tourism, and consistent local patronage. The surrounding area features a dense concentration of beachfront condominiums, boutique hotels, vacation rentals, and established residential communities, providing a reliable customer base in one of the Tampa Bay region's most sought-after beach markets. The average household income within a 2-mile radius is \$118,247/annually.

The asset includes a full 4COP-SRX liquor license, a fully built-out bar serving handcrafted cocktails, approximately 19 on-site parking spaces, and convenient ingress and egress from multiple frontages. This turnkey hospitality opportunity is well-suited for an owner-operator seeking a flagship beach location or an investor looking to capitalize on the enduring demand for dining and entertainment venues along Florida's Gulf Coast.

SEC III

Property Photos



PROPERTY PHOTOS

17814 Gulf Blvd., Reddington Shores, FL 33708
17814 Gulf Boulevard | Redington Shores, FL 33708



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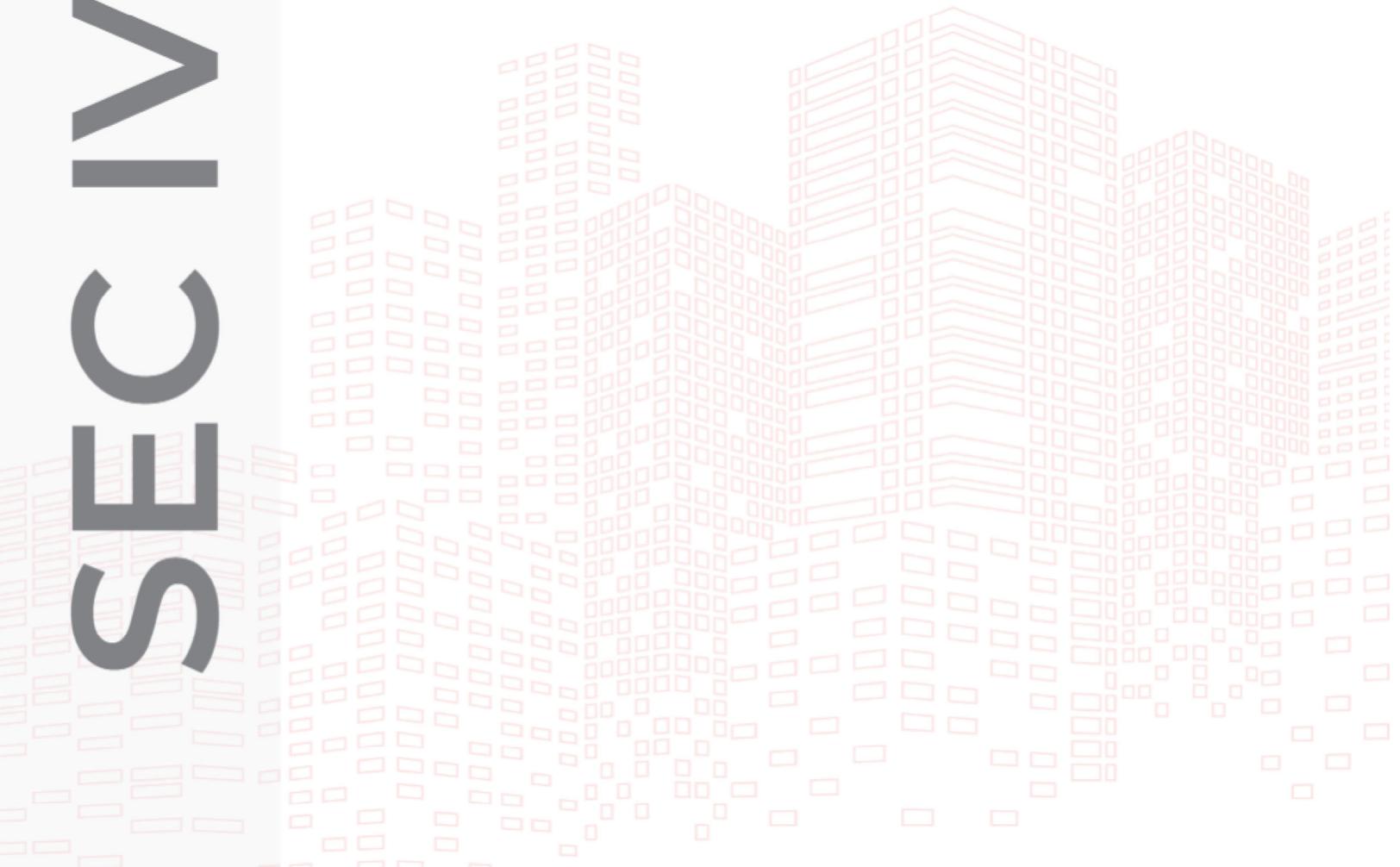
PROPERTY PHOTOS

17814 Gulf Blvd., Reddington Shores, FL 33708
17814 Gulf Boulevard | Redington Shores, FL 33708



SECTION IV

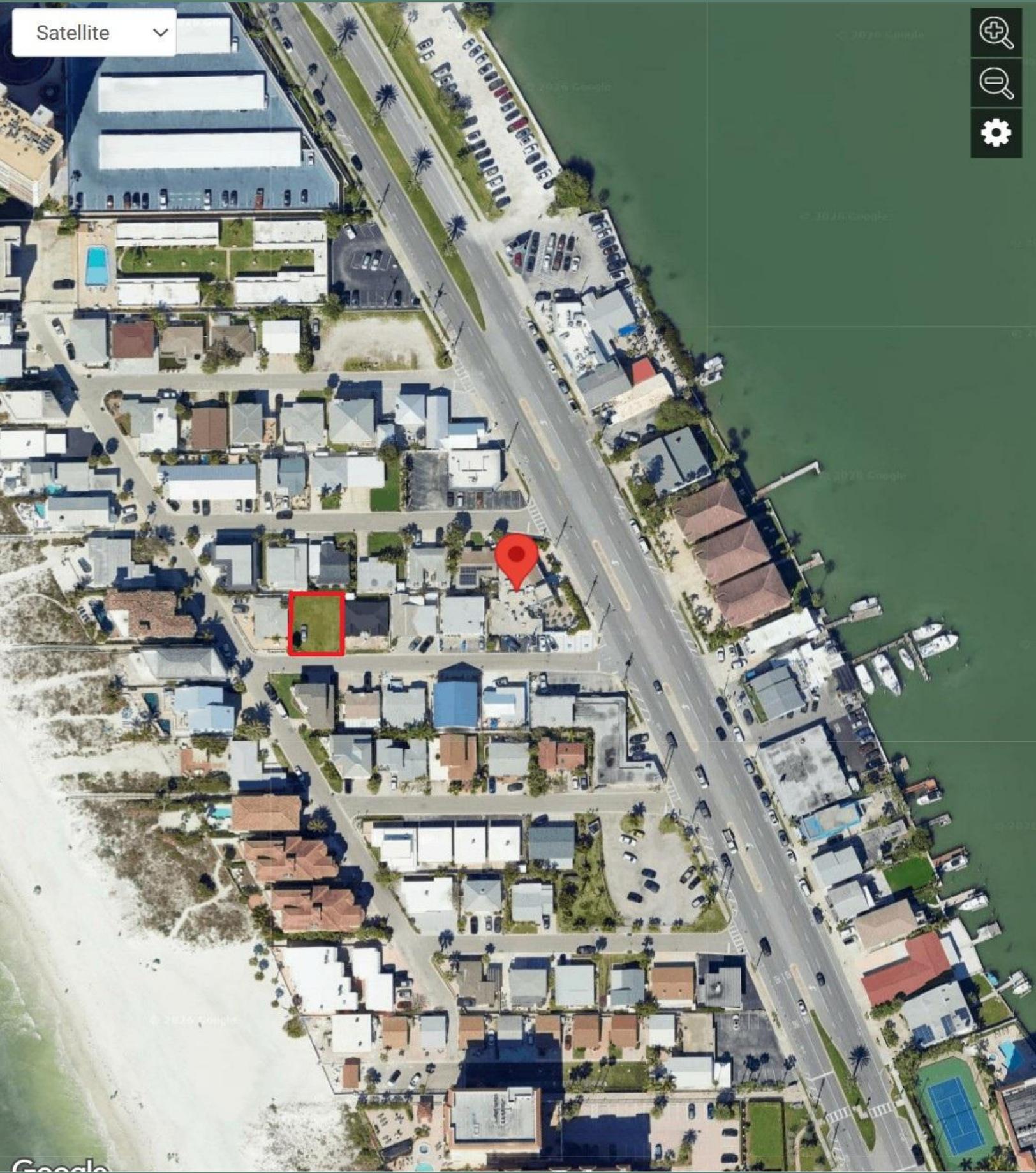
Maps / Demographics



AERIAL MAP

Coco Wood Grill
17814 Gulf Boulevard | Redington Shores, FL 33708

Satellite



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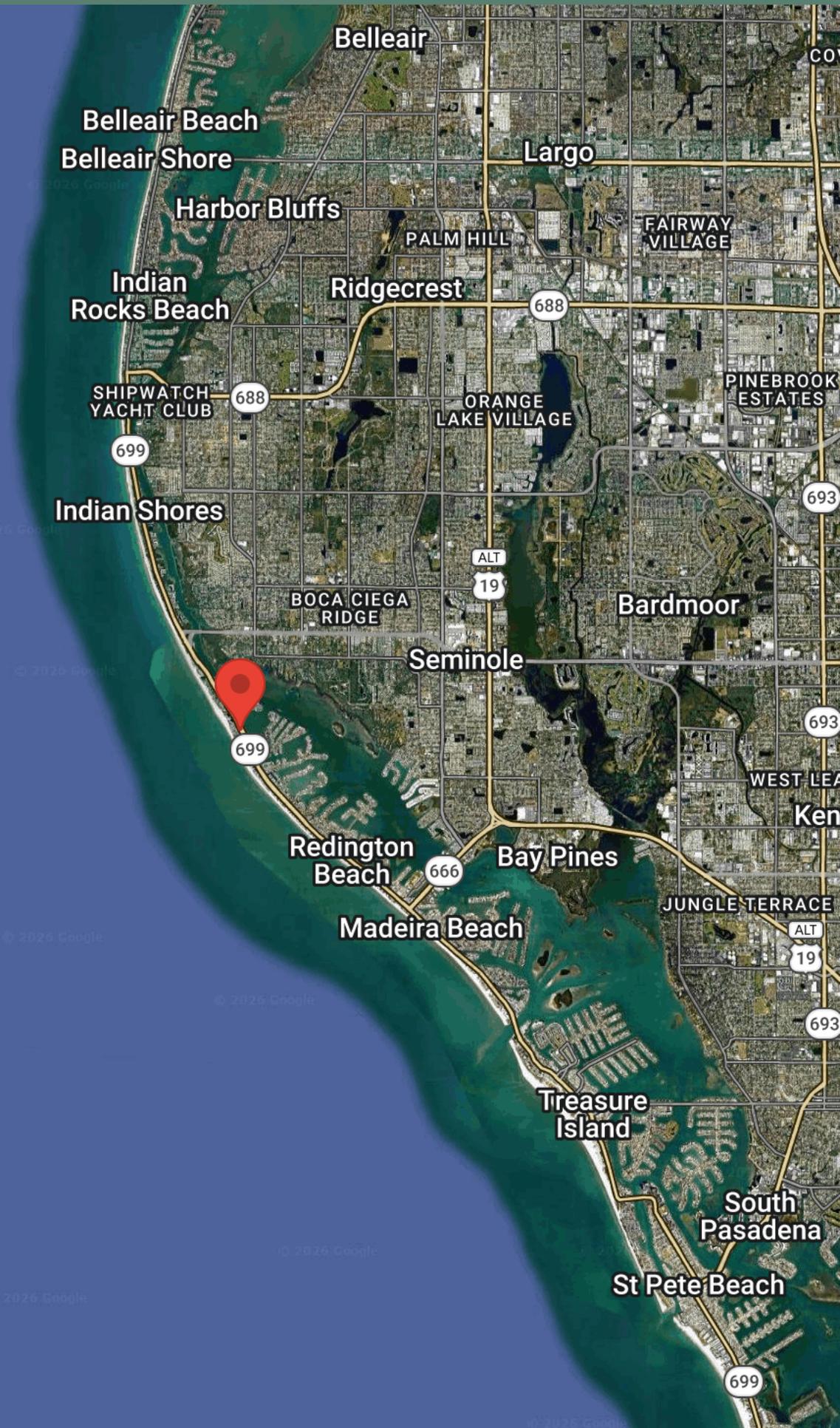
LOCATION MAPS

Coco Wood Grill
17814 Gulf Boulevard | Redington Shores, FL 33708



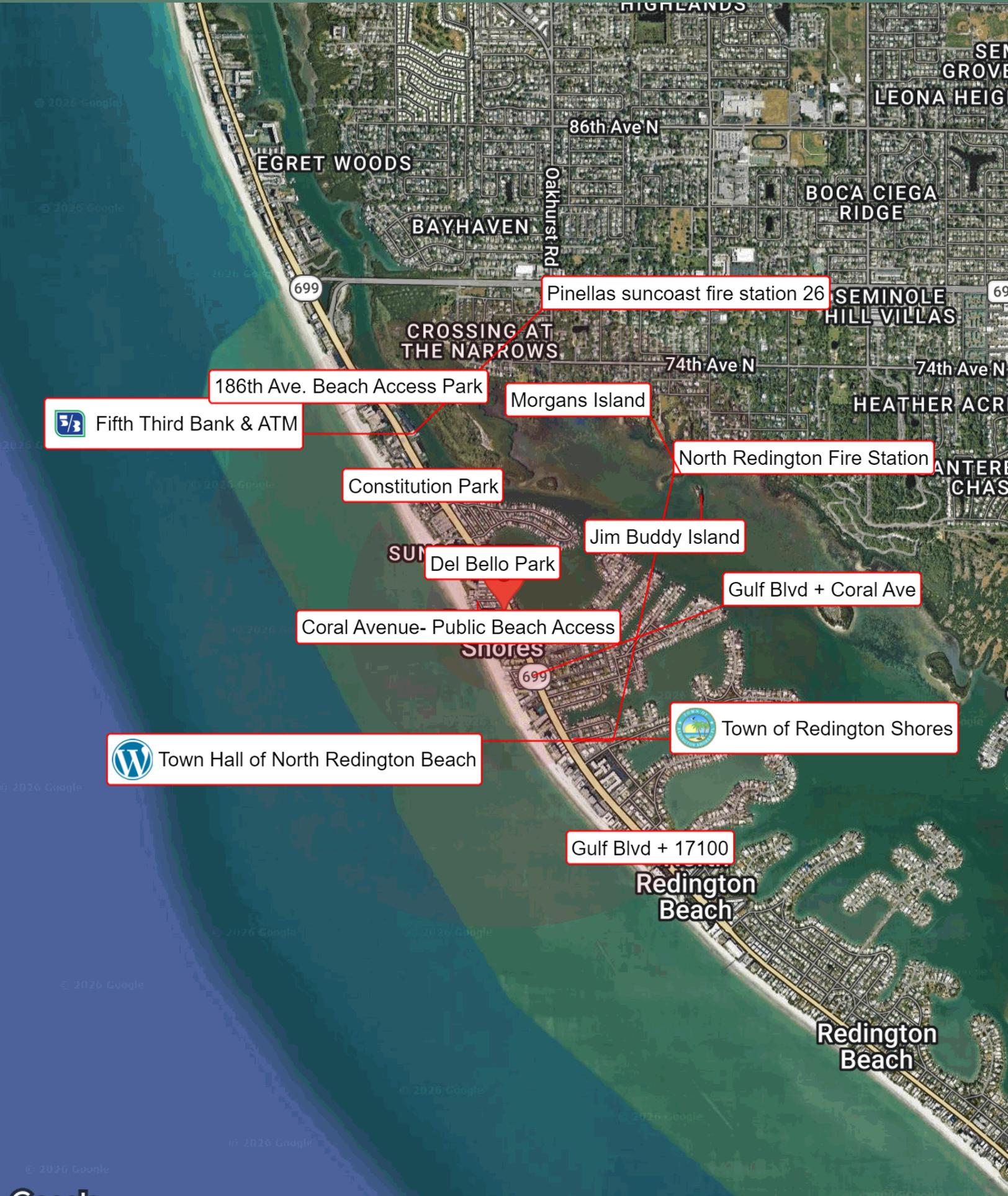
REGIONAL MAP

Coco Wood Grill
17814 Gulf Boulevard | Redington Shores, FL 33708



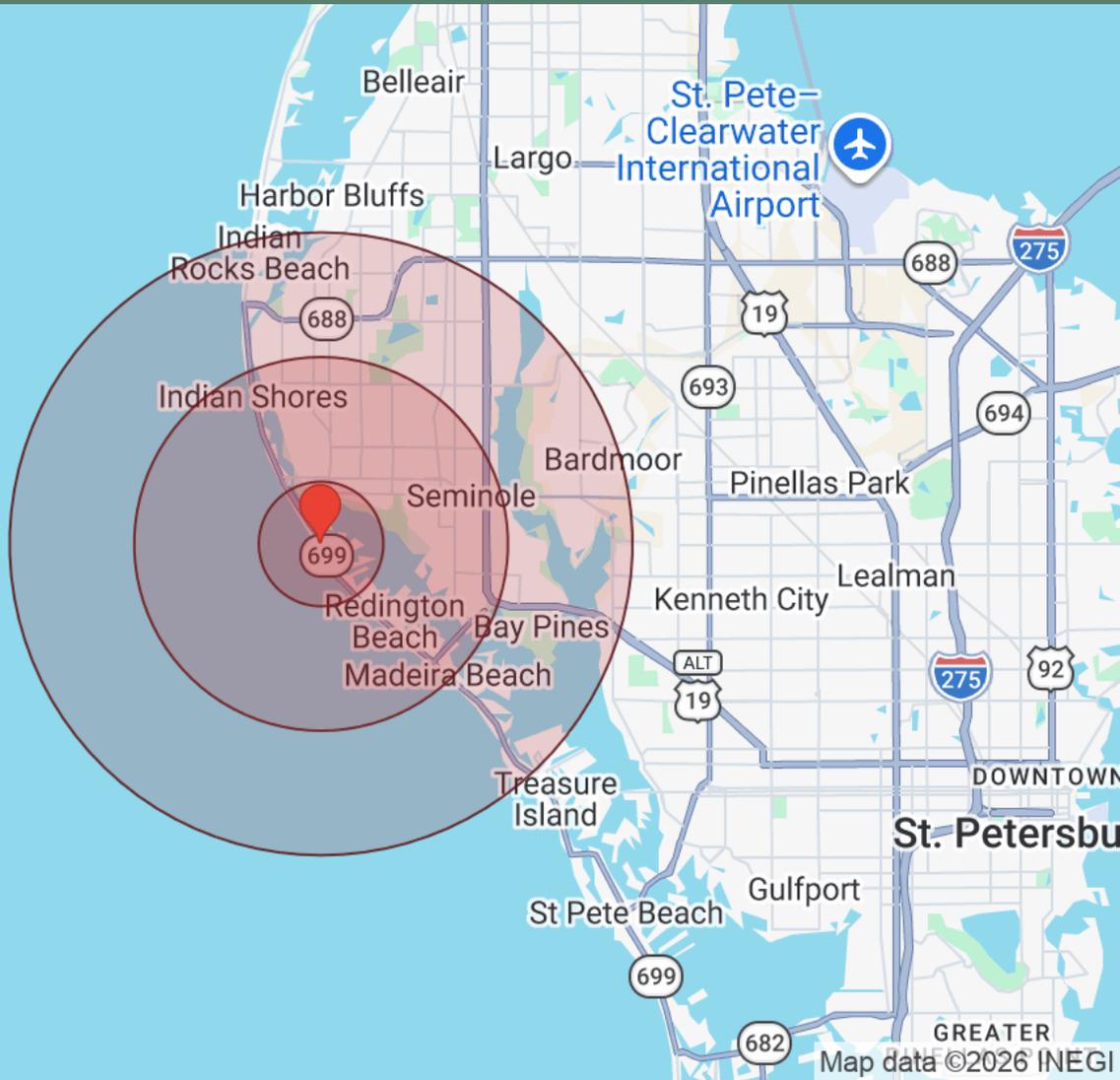
BUSINESS MAP

Coco Wood Grill
17814 Gulf Boulevard | Redington Shores, FL 33708



DEMOGRAPHICS

Coco Wood Grill
17814 Gulf Boulevard | Redington Shores, FL 33708



Map data ©2026 INEGI

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,554	23,822	55,856
Female	2,641	25,791	60,505
Total Population	5,195	49,612	116,361
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,318	41,242	93,484
Black	137	1,548	5,655
Am In/AK Nat	5	45	116
Hawaiian	1	10	58
Hispanic	498	4,296	10,798
Asian	134	1,394	3,561
Multiracial	99	1,037	2,560
Other	4	45	128
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,514	28,573	66,325
Occupied	2,672	23,914	56,217
Owner Occupied	2,026	18,329	41,502
Renter Occupied	646	5,585	14,715
Vacant	842	4,659	10,108

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	375	5,254	12,979
Ages 15 - 24	344	3,897	9,124
Ages 25 - 54	1,344	14,421	35,646
Ages 55 - 64	1,023	8,444	19,596
Ages 65+	2,108	17,595	39,017

Income	1 Mile	3 Miles	5 Miles
Median	\$110,599	\$91,605	\$84,515
Under \$15k	106	1,551	4,247
\$15k - \$25k	72	1,107	3,062
\$25k - \$35k	172	1,440	3,523
\$35k - \$50k	162	2,363	5,844
\$50k - \$75k	299	3,454	8,539
\$75k - \$100k	374	3,075	7,601
\$100k - \$150k	576	4,298	9,569
\$150k - \$200k	297	2,685	6,028
Over \$200k	614	3,942	7,803

BROKER PROFILE

Coco Wood Grill

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