

**For Sale**  
**Turn-Key Freestanding Restaurant Building**

1750 Clearwater Largo Rd  
Clearwater, Florida

**Bruce Swain**  
**Office: 727.445.9331**  
**Cell: 813.917.1841**  
**Email: bswain@insiterei.com**



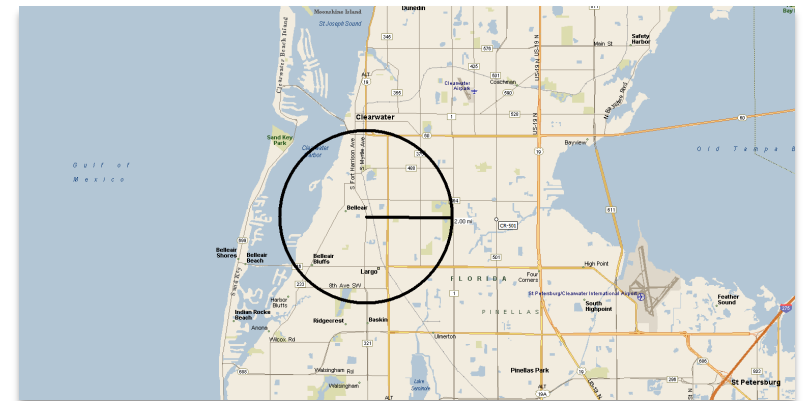
**Property Highlights:**

- ◆ Approximately 0.4 Acre property with 30 parking spaces
- ◆ 3,116 SF Freestanding Turn Key Restaurant Building
- ◆ Access provides full movement to and from Clearwater Largo Rd
- ◆ 200 seats inside and outdoor patio with canopy
- ◆ Upscale décor throughout with a rustic charm
- ◆ 25ft walk-in cooler and 10ft freezer
- ◆ Serving the affluent Belleair and Belleair Bluffs communities
- ◆ Located between 2 major hospitals

◆ **Traffic Counts:**

Clearwater Largo Rd: 38,500 AADT

	1 Mile	2 Mile	3 Mile
<b>Population</b>	13,881	49,294	98,840
<b>Average HH Income</b>	\$48,239	\$59,740	\$63,371
<b>Daytime Population</b>	4,153	21,746	45,976

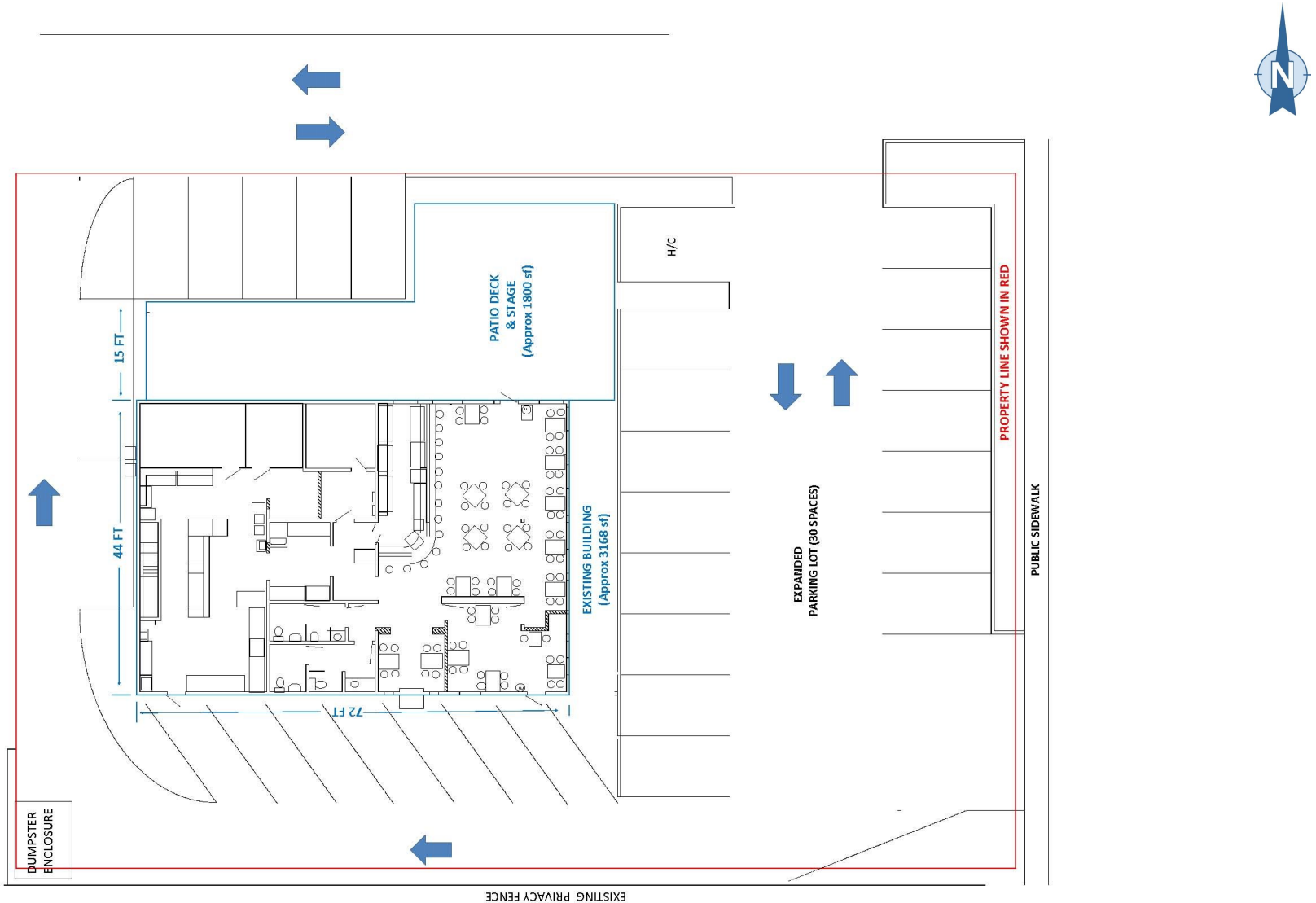


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