PRICE REDUCED



Dunkin' Donuts/Baskin-Robbins and Anytime Fitness

INVESTMENT HIGHLIGHTS

- Both tenants have been at this location since 2006 and 2010
- Dunkin' Donuts/Baskin-Robbins expanded in 2016 and renewed for another 5 years
- Dense trade are with over 96,000 residents within a 3-mile radius
- True net-leases, tenants pay 100% of operating expenses
- 1.17 acre parcel
- Exceptional location on Main Street in Dunedin, FL with high barriers to entry
- Tenant franchisees operate multiple locations

COLLIERS INTERNATIONAL
4830 W. Kennedy Blvd., Suite 300
Tampa, FL 33609
813 221 2290
www.colliers.com

1467-1471 Main Street
Dunedin, Florida 34698

Mike Milano, CCIM, MAI and Christopher Pollard, J.D., of the Milano-Glickman Team at Colliers International are pleased to offer for sale a two-tenant retail center in Dunedin, FL (Tampa MSA). The Dunkin' Donuts/ Baskin-Robbins and Anytime Fitness center is well located in a densely populated market with over 225,000 residents within a five-mile radius.

Dunedin is located in central Pinellas County, bordering Clearwater to the south and Palm Harbor to the north. State Road 580 (Main Street) runs over 28 miles, connecting Dunedin to Tampa, and is a major commercial and commuter route for both Pinellas and Hillsborough counties. Keene Road is a major north-south route in Pinellas that runs over 23 miles, connecting South Pasadena/St. Petersburg to Palm Harbor.

Price: ~~*$2,572,000*~~ *$2,476,000*

Cap Rate: ~~*6.50%*~~ *6.75%*

Property Website:
https://www.crexi.com/properties/92028



Address	1467-1471 Main Street Dunedin, FL 34698
GLA	9,776 SF
Occupancy	100%
Lot Size	1.17± Acres
Year Built	1998
Number of Units	Two (2)
3-Mile Permenant Population	96,572
3-Mile Daytime Population	91,192
Traffic Counts	Main Street: 44,500± VPD Keene Road: 23,000± VPD
Key Tenants	Dunkin' Donuts/Baskin-Robbins (3,120 SF) Anytime Fitness (6,656 SF)



CONTACT US

MIKE MILANO, CCIM, MAI
727 298 5303
mike.milano@colliers.com

SEAN GLICKMAN, CCIM
407 362 6143
sean.glickman@colliers.com

CHRISTOPHER POLLARD, J.D.
813 871 8504
christopher.pollard@colliers.com

TARA PARONTO
813 228 9740
tara.paronto@colliers.com

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