

FOR SALE OR FOR LEASE Brandon, FL Restaurant Property



926 Providence Road, Brandon, Florida 33511



Property Features

- › Building Size: 12,435±
- › Porch Size: 2,838± SF
- › Land Size: 2.60 ± acres
- › Parking Spaces: 176+ surface spaces
- › Traffic Counts: 17,400 AADT on Providence Rd.
26,000 AADT on Causeway Blvd
- › Future Land Use: Urban Mixed Use
- › Zoned: IPD-2 (Interstate Planned Development)
- › 2016 Ad Valorem Real Estate Taxes \$33,786.88
- › 2016 Non Ad Valorem Real Estate Taxes \$1,718.85
- › 407 Total Seats
 - Main Dining Room 192 Pool Room 50
 - Patio 80 Bars 85
- › **For Sale: \$2.2 Million or For Lease: \$15/SF**

Thomas Chamblee
Director| Retail and Land Services, Tampa Bay
+1 813 871 8525
tom.chamblee@colliers.com

Colliers International
4830 West Kennedy Blvd. Suite 300
Tampa, FL 33609
www.colliers.com

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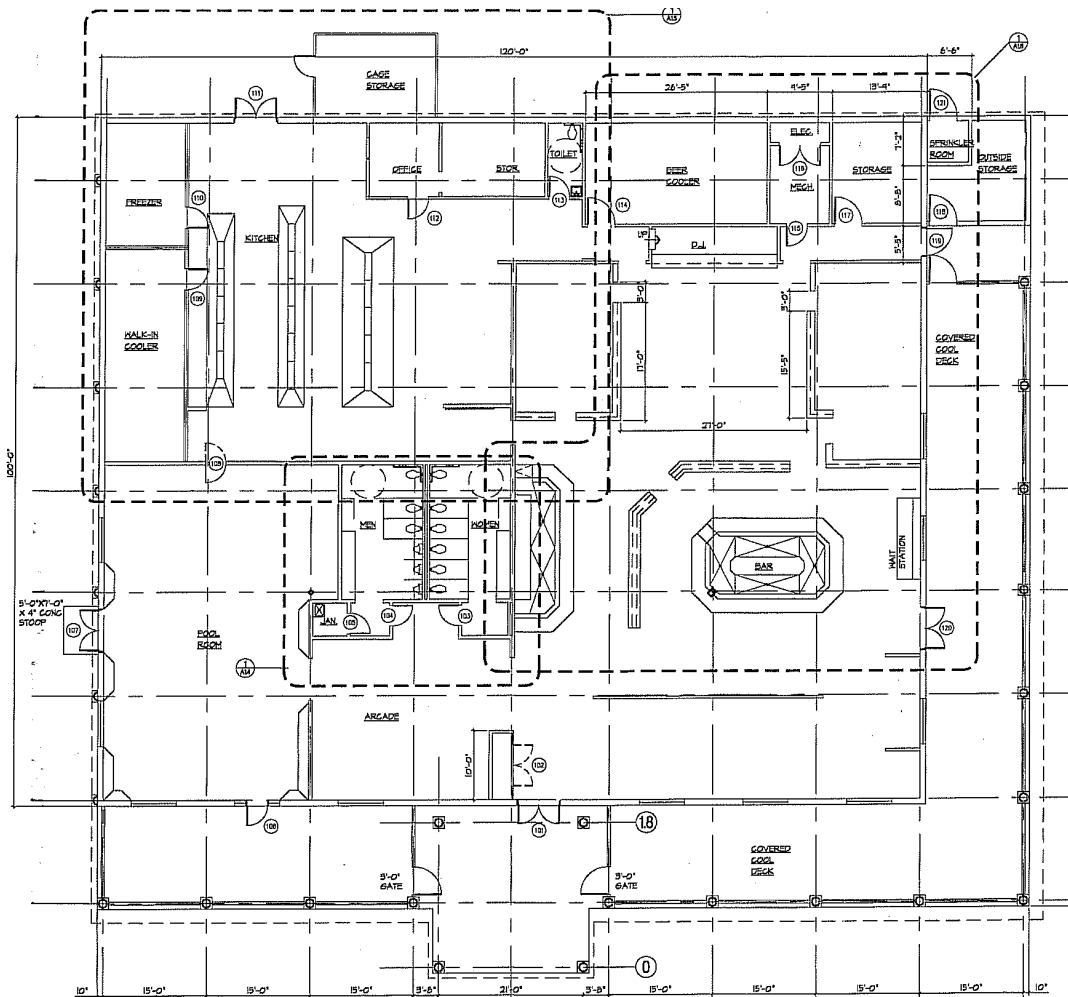
Executive Summary

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This was an incredible restaurant / sports bar (Barnacles) located in a local “hot spot” in Brandon on the south side of a regional mall and between many very busy retail stores and restaurants. Situated in the corner block of Providence Rd. & Town Center Blvd. along with Genghis Grill and Pollo Tropical, this was a very popular restaurant/bar and is ready for the next concept. Call agent for use restrictions. Note - Real Estate and FF&E are included for sale.

The building features a wrap-around covered patio and has plenty of parking. Besides continuing a **sports bar** or a **brew pub**, there are many other possible uses for this property such as **fitness center**, **medical office**, **multi-story building**, **hotel**, etc. Also can be split into two uses between the main dining room and “pool room”.

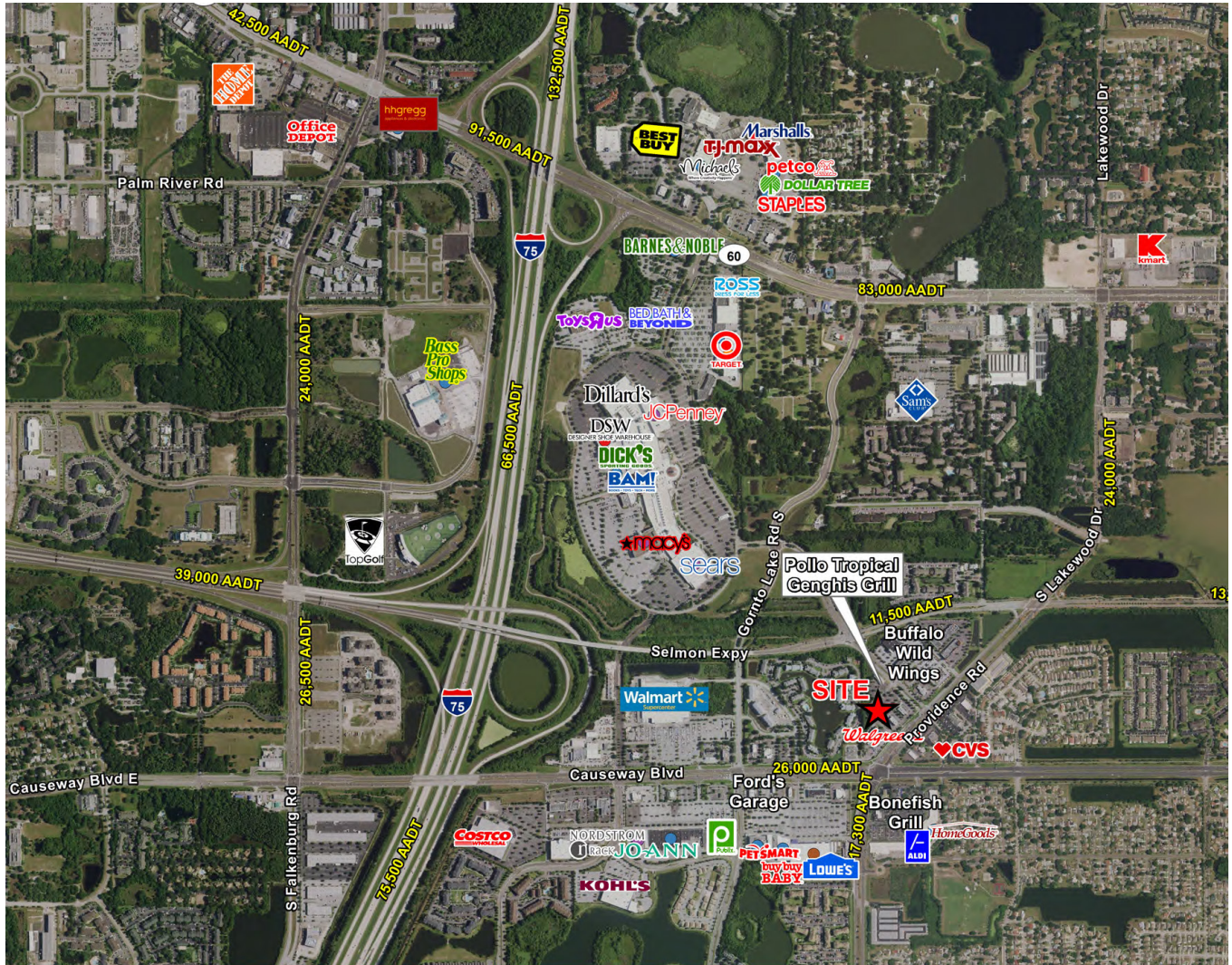
Floor Plan



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Location & Surrounding Retail

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Demographics By Mile

	1-Mile	3-Mile	5-Mile
Total Population	14,536	93,382	211,786
Daytime Population	7,179	45,977	110,220
Ave. HH Income	\$57,179	\$64,955	\$69,615
Median Age	31.6	34.0	36.2
Total Households	6,089	37,682	78,356

Demographics By Drive Time

	5 Minutes	10 Minutes	15 Minutes
Total Population	35,775	142,136	286,633
Daytime Population	16,702	73,408	151,902
Ave. HH Income	\$62,812	\$67,309	\$70,364
Median Age	33.6	35.5	36.3
Total Households	15,019	54,901	106,211

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Contact Us

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