

## Contact Us

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# RESTAURANT | FOR SALE OR LEASE

33286 US Highway 19 N, Palm Harbor

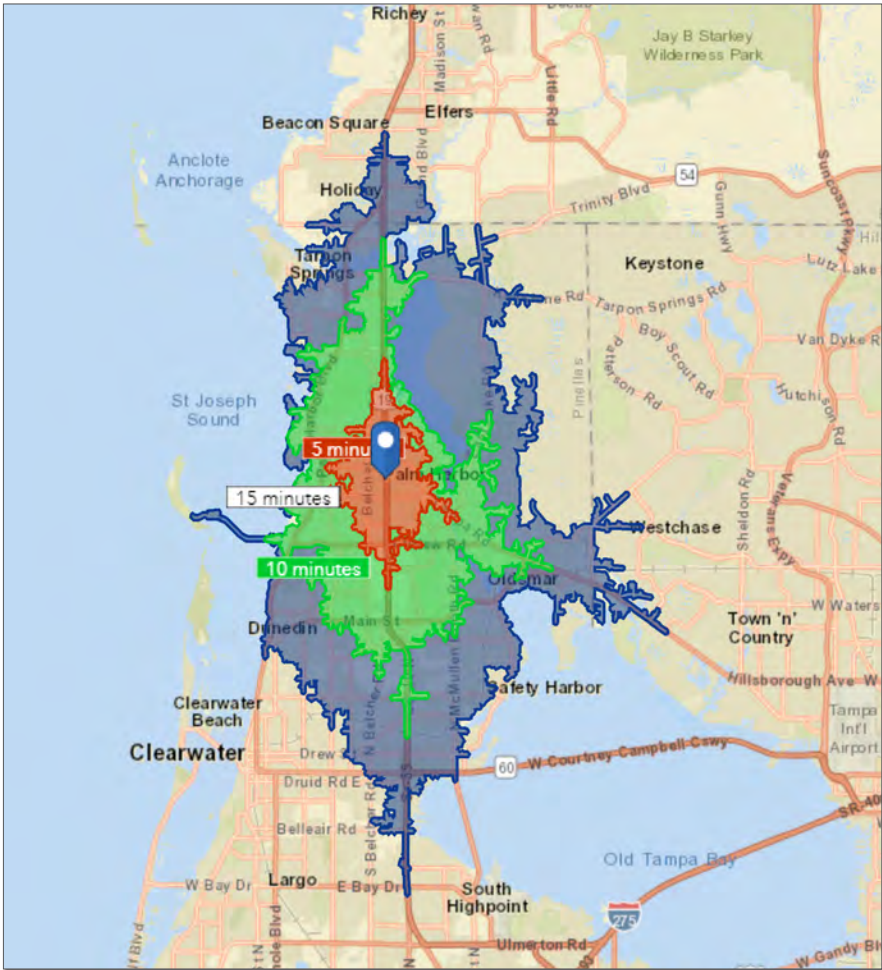
- › Building Size: 9,339± SF
- › Frontage: 210± feet
- › Land Size: 1.45± acres
- › Parking: 115 surface spaces
- › Traffic Count: 79,500 AADT on US Hwy 19 N (FDOT 2017)
- › Land Use: ROR
- › Zoned: CP-1 (Commercial Parkway)
- › 2017 Ad Valorem Real Estate Taxes: \$17,642.84
- › 2017 Non-Ad Valorem Real Estate Taxes: \$2,072.22
- › 299 Total Seats
- › All furniture, fixtures and equipment included
- › 2 walk-in coolers and 1 large cooler

**PRICED REDUCED: \$3,200,000 \$2,999,999**

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Executive Summary

This very large and successful restaurant operating as Leo’s Italian Grill serves great Italian food and incredible pizza. It’s located on US 19 in Palm Harbor which has a high traffic count and high visibility. The restaurant has 3 dining rooms plus a stage in one of the dining rooms for entertainment. In addition, there are 2 smoker bar / dining rooms up front with TV’s.

New owner can continue operating as an Italian restaurant or have their own restaurant concept. Other retail, medical office and other uses would do well. Two doors down is the highly successful restaurant called the Lucky Dill. Publix is across the street and the property is surrounded by quality retail and office. **Bring your Tenant! We have Buyers that will buy & lease.**

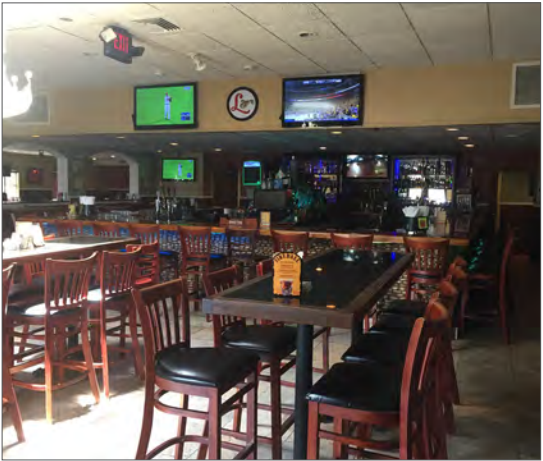
Palm Harbor is a quality area with a Niche grade of A- located 35 miles north of St. Petersburg and known for the championship golfing at Innisbrook resort & Golf Club, historic downtown main street, nearby beaches with excellent schools, friendly people and an ideal place to raise a family. Statistics show that projected growth of Palm Harbor is 2.6 to 4% and population density is also high.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	10,850	84,238	180,004
Total Households:	5,356	38,151	82,129
Average Household Income:	\$72,090	\$82,878	\$80,360
Median Age:	56.9	52.1	52.2
Total Daytime Population:	11,904	74,705	161,165

Demographics (Drive Time)

	5 mins	10 mins	15 mins
Total Population:	27,352	118,468	265,516
Total Households:	12,545	55,232	120,715
Average Household Income:	\$75,023	\$76,174	\$74,829
Total Daytime Population:	25,954	113,574	259,286



Floor Plan

