



# TAMPA BAY MIXED-USE RESTAURANT, RETAIL, & EVENT SPACE

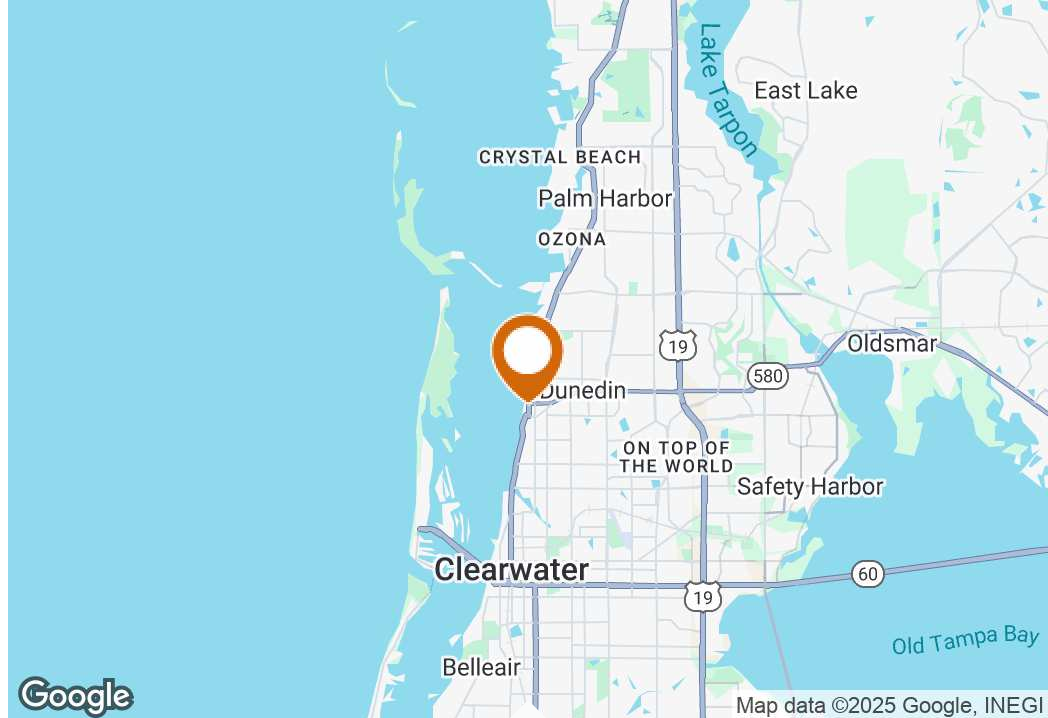
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## PROPERTY DETAILS & HIGHLIGHTS



### SALE PRICE

### SUBJECT TO OFFERS

Property Type	Retail
Property Subtype	Restaurant
APN	27-28-15-23076-015-0011
Building Size	9,705 SF
Lot Size	13,224 SF
Year Built	2023
Number of Floors	2
Number of Buildings	1

- New Construction 2023
- 9,705 SF building | Enclosed Atrium
- 5 Current leases - Restaurant/Retail
- 8 Units 1st Floor | Potential renewal for long term lease
- Additional 3 units available for new tenants on 2nd floor
- Prime location in Dunedin area
- High visibility for retail/restaurant businesses
- Signalized intersection for increased traffic access
- 17,800 cars passing daily (FDOT)
- Ideal mixed-use value-add investment opportunity

## RESTAURANT/RETAIL OVERVIEW



### PROPERTY DESCRIPTION

Mixed-use food hall and event venue in Tampa Bay. Value-add investment opportunity with multiple revenue streams and stable cash flow.

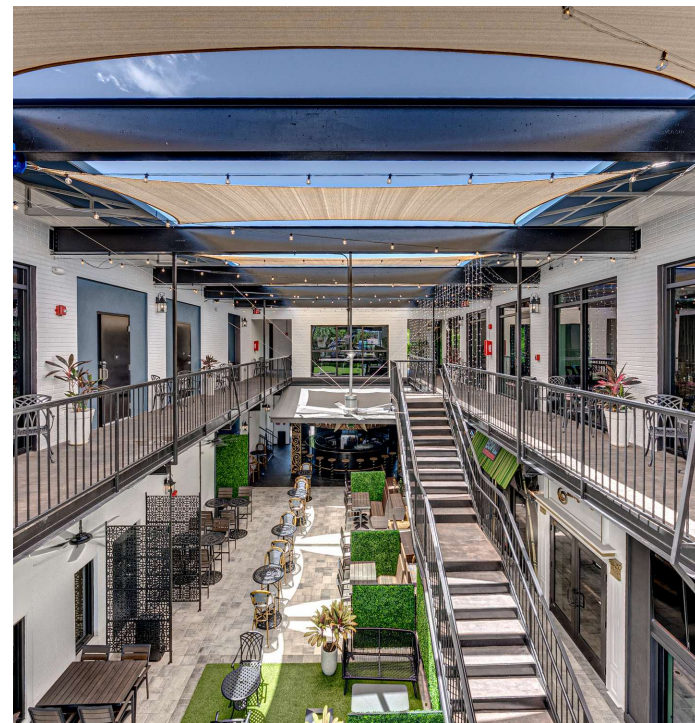
- New Construction 2023
- Prime Location w/ immediate proximity to waterfront.
- High traffic area
- 5 current restaurant/retail tenants.
- Fully furnished & equipped secondary private "speakeasy" lounge
- 2 walk-in coolers
- Carousel Bar
- Includes all FF&E (valued at over \$750,000)
- New Orleans-style architecture, finishes & decor, cantilever wrap around decks.
- Solid concrete & steel construction

**Current Rental NOI (1,793 sf): \$134,065**

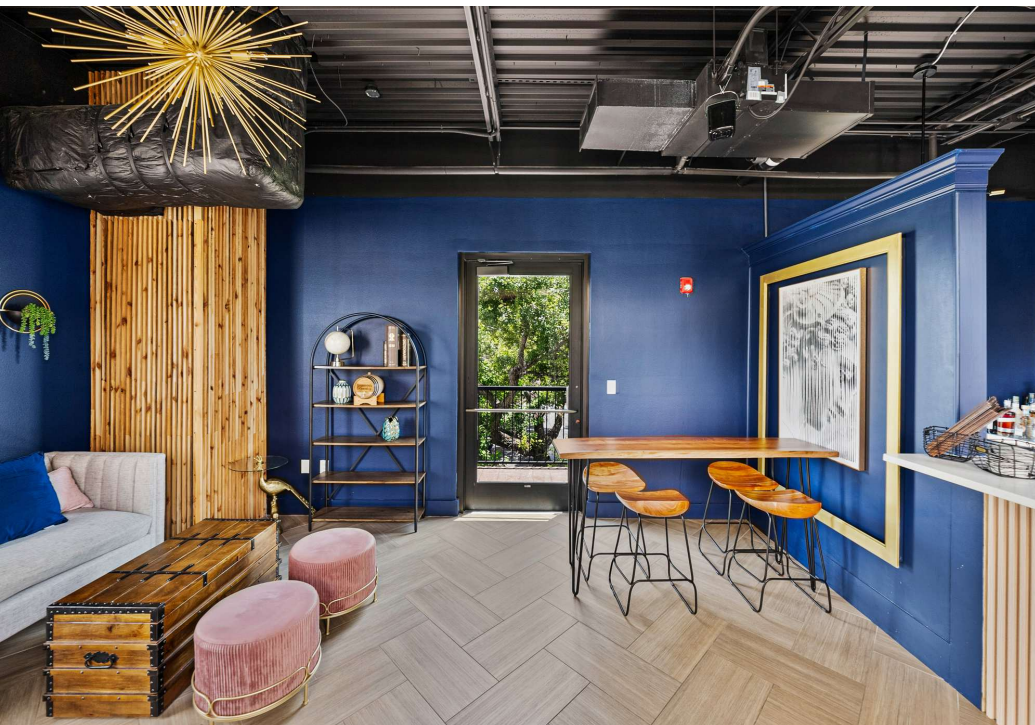
**Value-Add NOI (3,489 sf): \$157,005**

**No operational responsibility (NNN)**

INTERIOR PHOTOS



2ND FLOOR EVENT SPACE & SPEAK EASY





drinks

DUNEDIN MIX

food

990







marketplace

Broadway  
1000 900

BROADWAY

XING XING  
TRAIL TRAIL

**Caladesi Island  
State Park**

**Honeymoon Island  
State Park**

**SUBJECT**



**17,800 ±  
Cars/Day**

**11,400 ±  
Cars/Day**

**Broadway**

**Skinner Blvd**





Minute Maid<sup>®/MD</sup>

7venth Sun  
BREWERY

TEXACO

Holiday Inn Express

SUBJECT

Broadway

17,800 ±  
Cars/Day



drinks

DUNEDIN MIX

food

Broadway  
w/o 1000

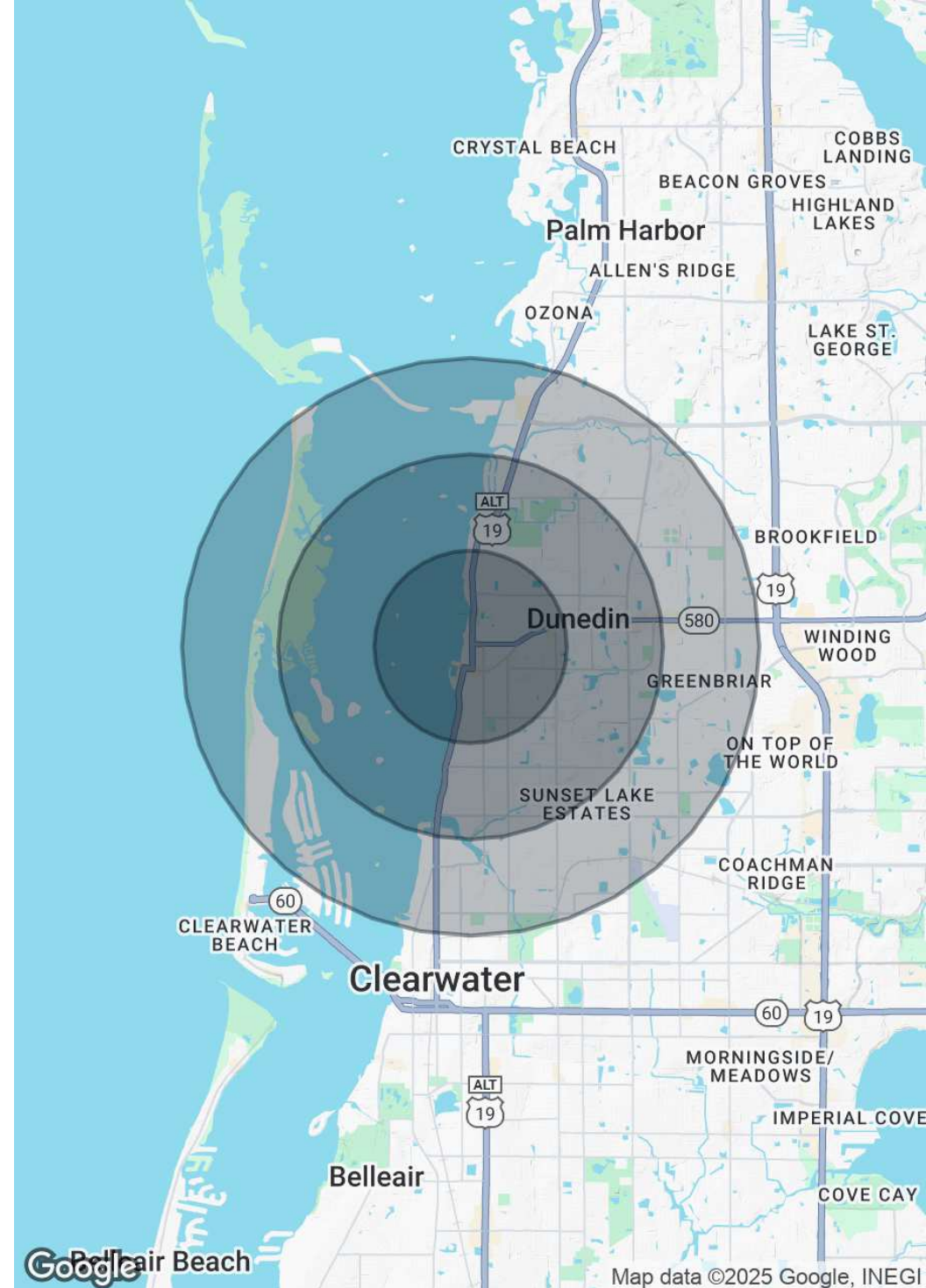
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,945	28,721	67,006
Average Age	55	51	50
Average Age (Male)	54	50	49
Average Age (Female)	56	52	51

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,173	14,332	31,837
# of Persons per HH	1.9	2	2.1
Average HH Income	\$78,706	\$83,115	\$89,466
Average House Value	\$462,295	\$395,605	\$404,394

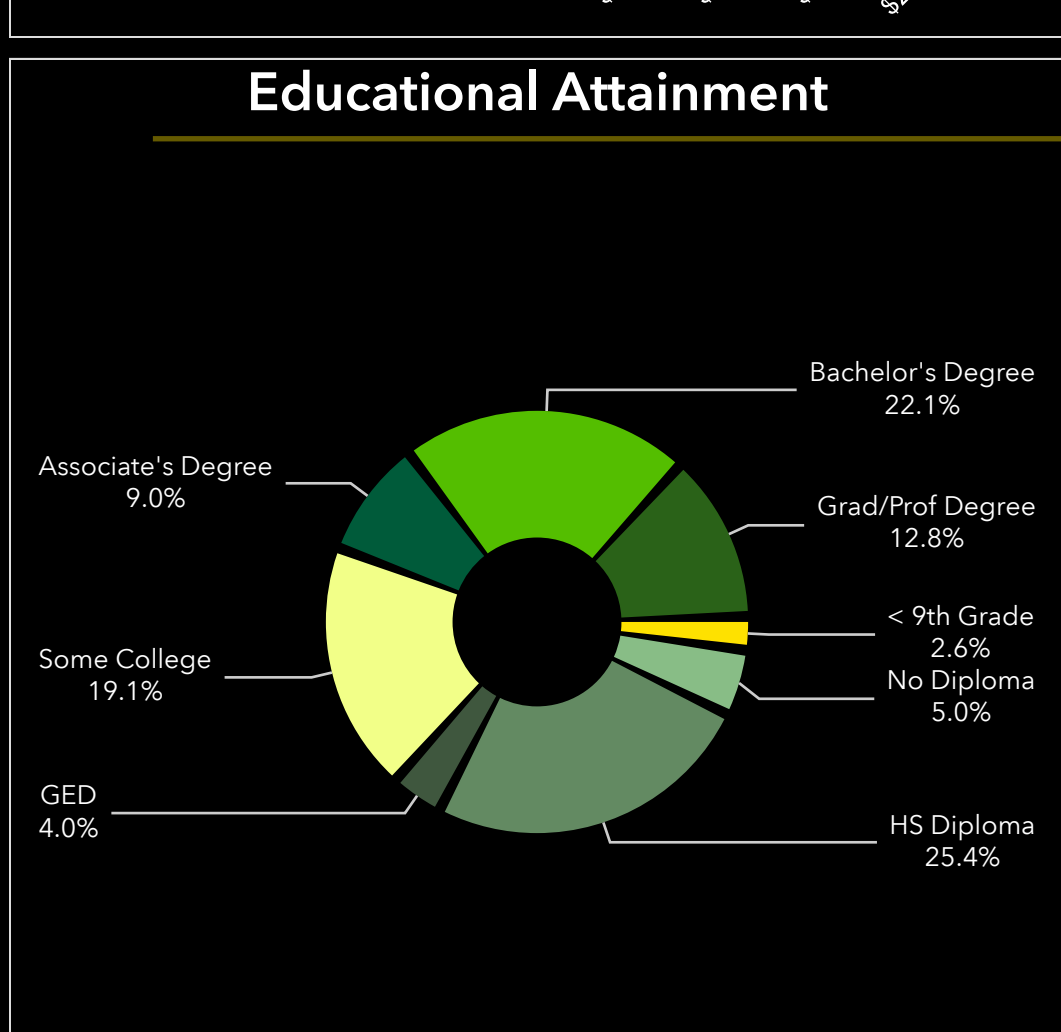
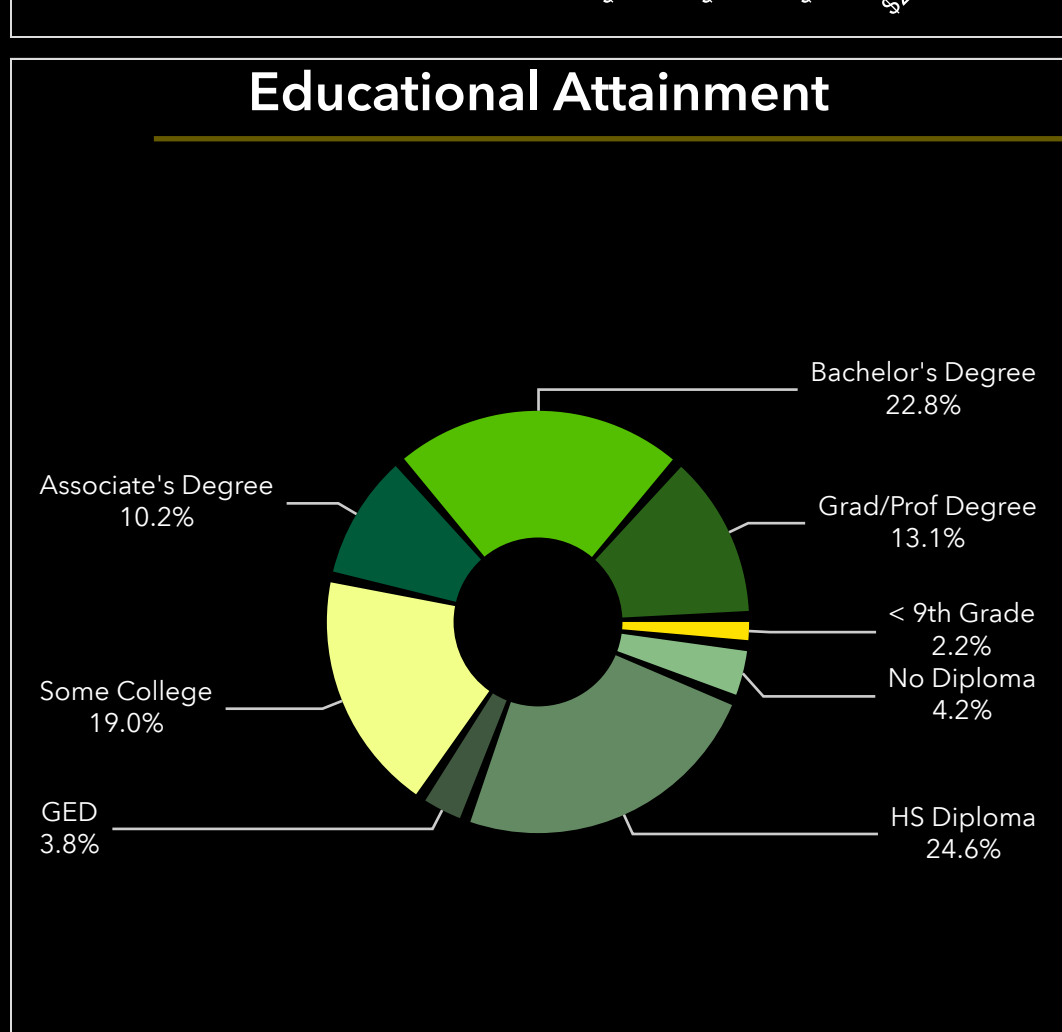
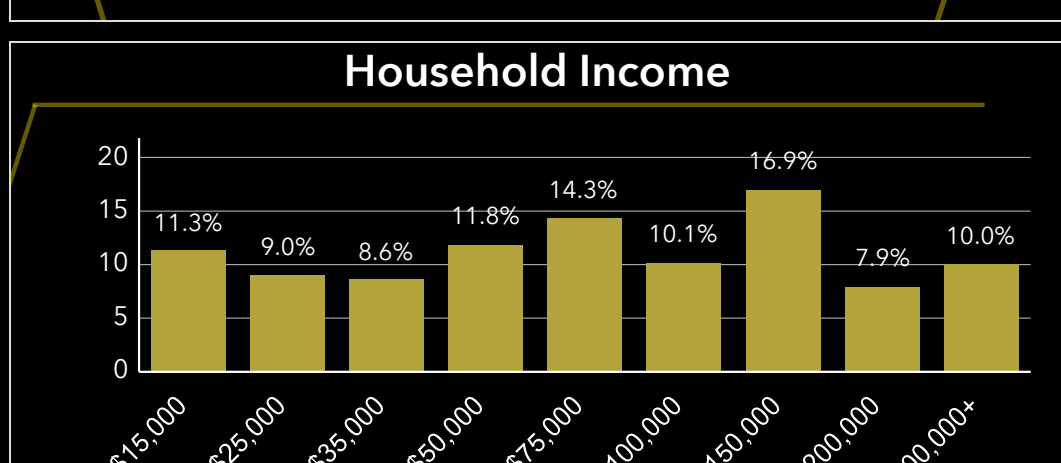
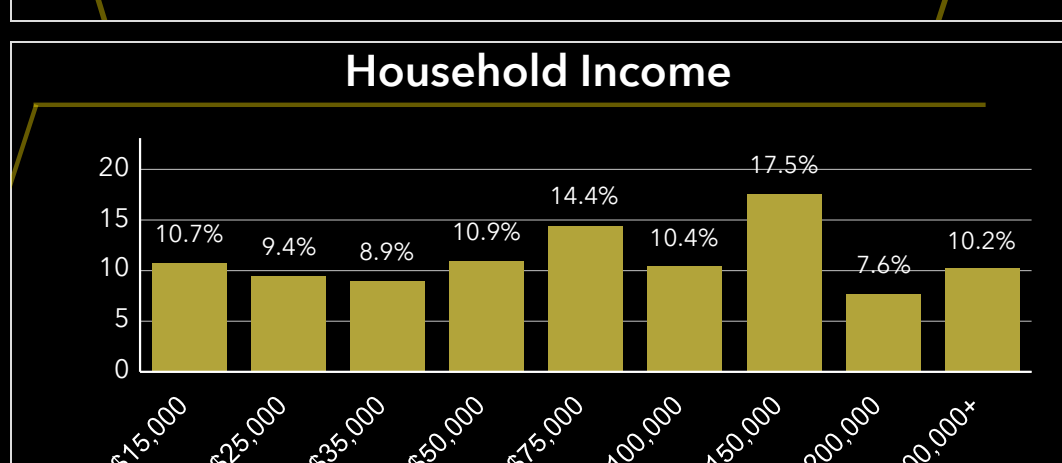
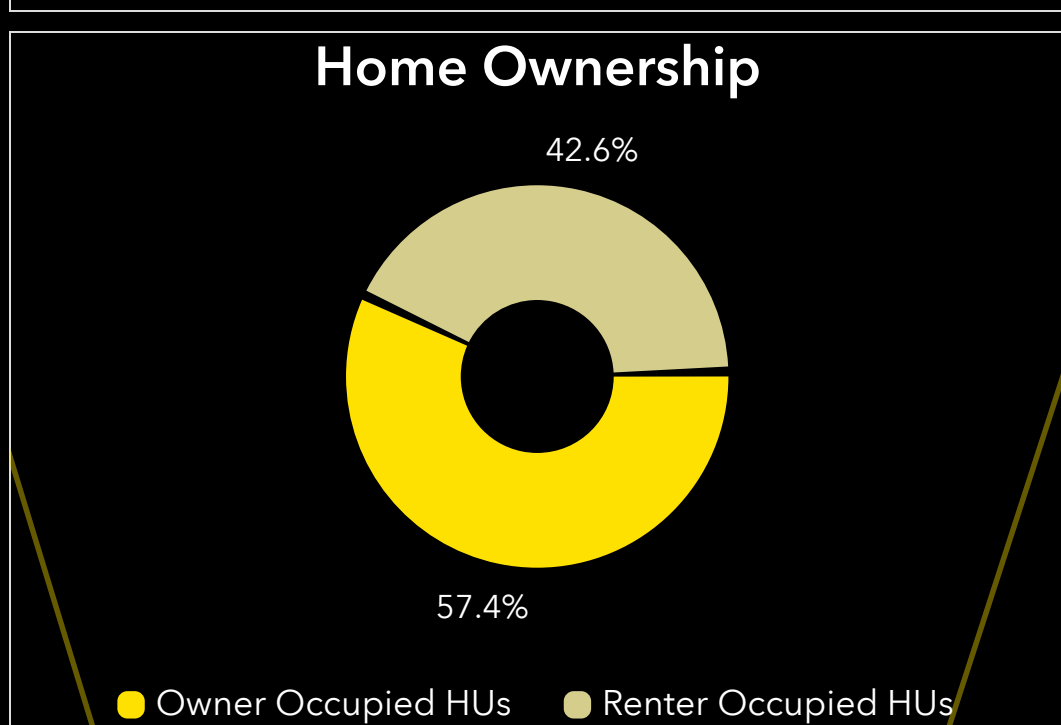
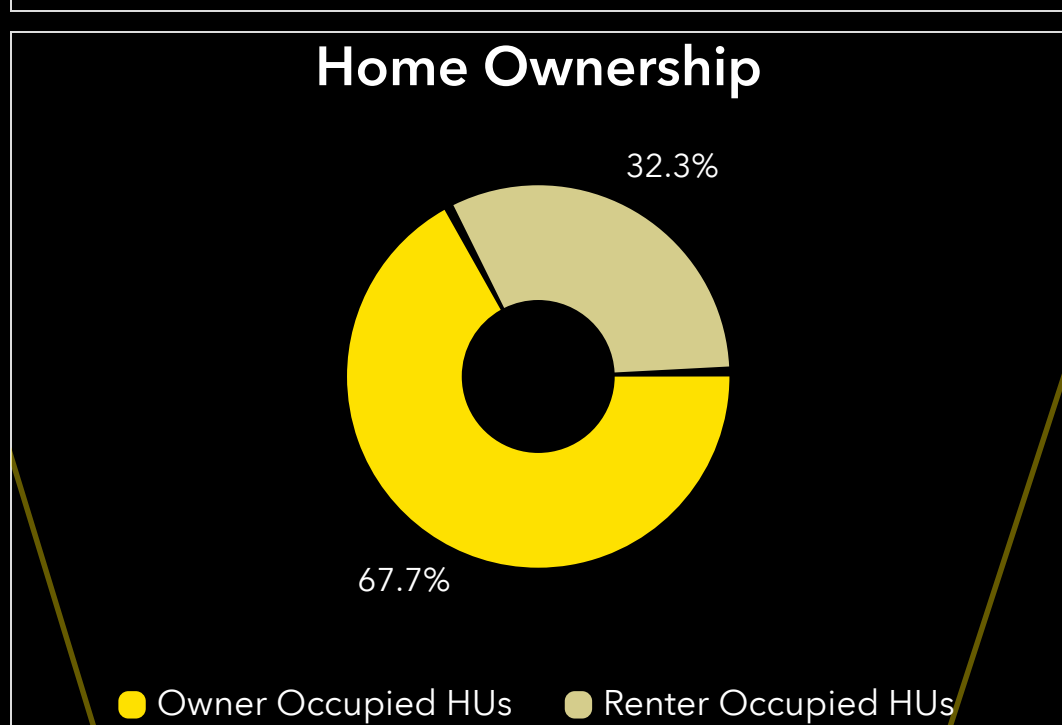
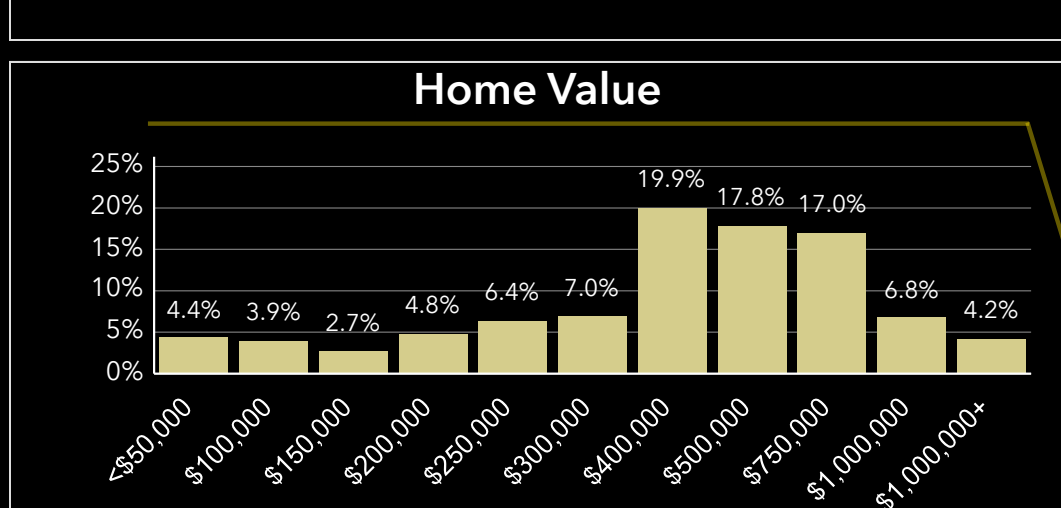
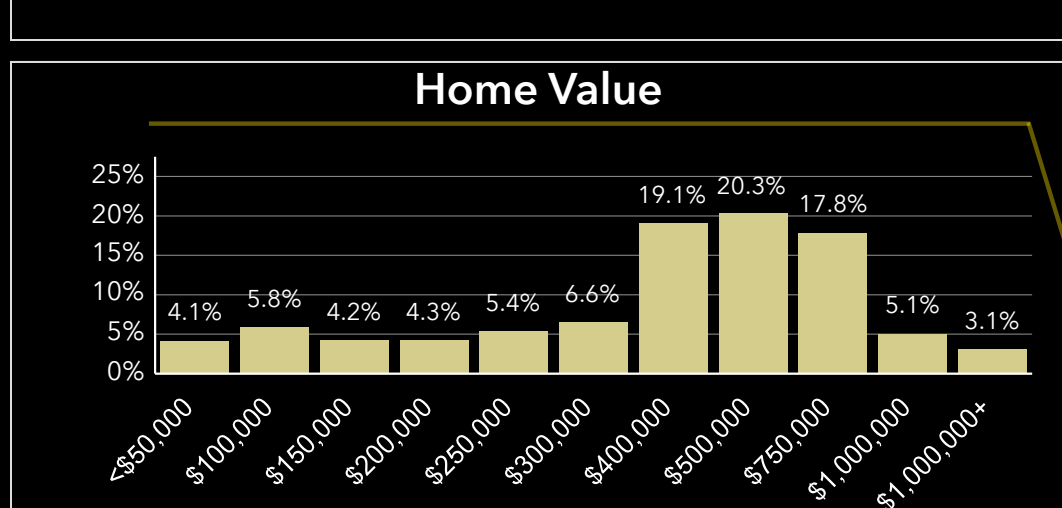
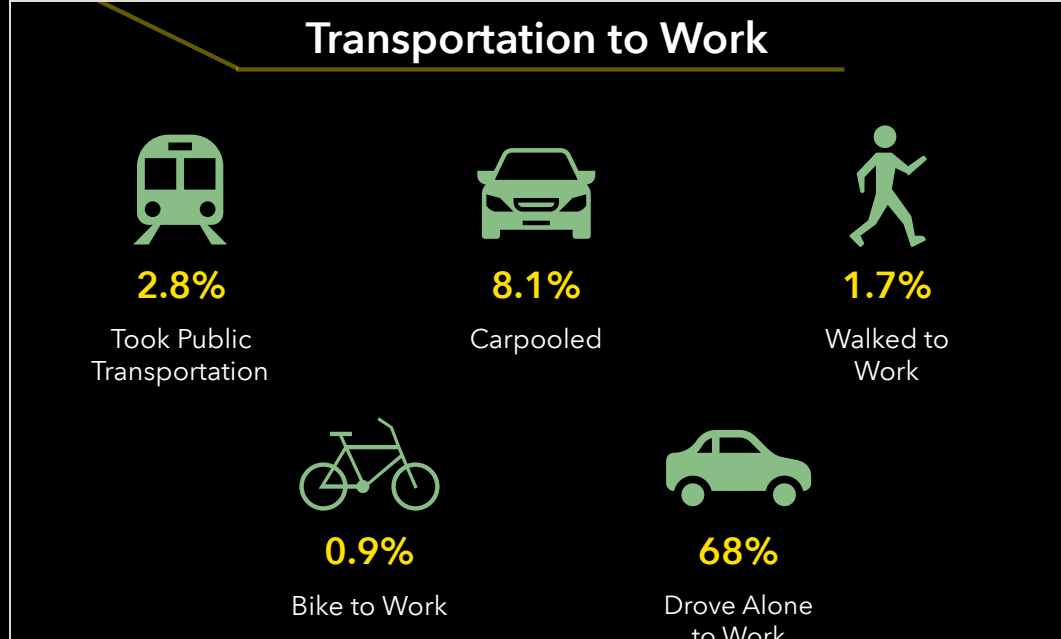
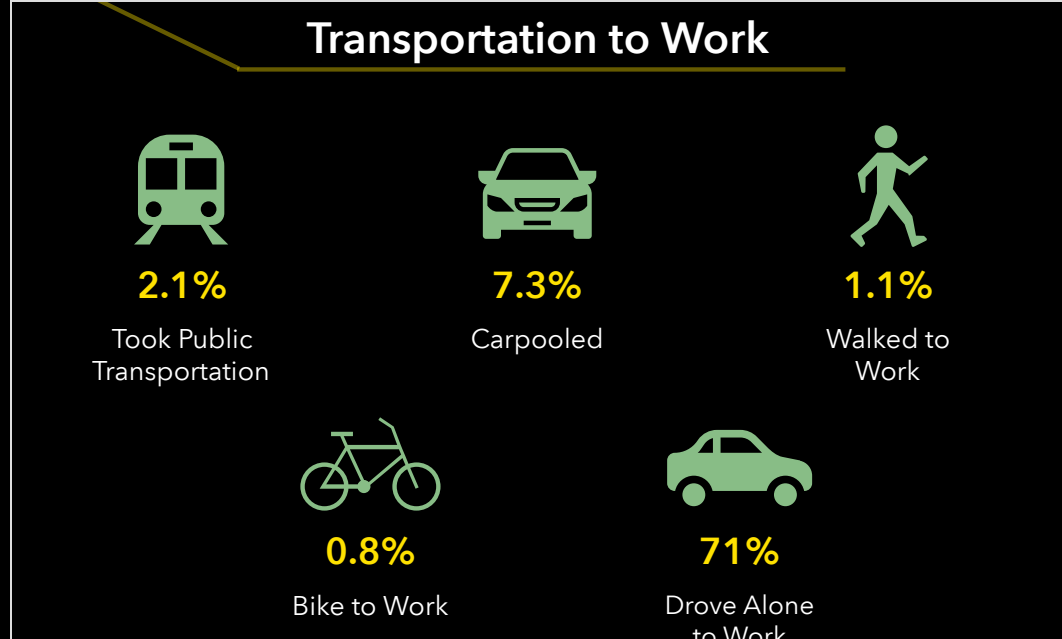
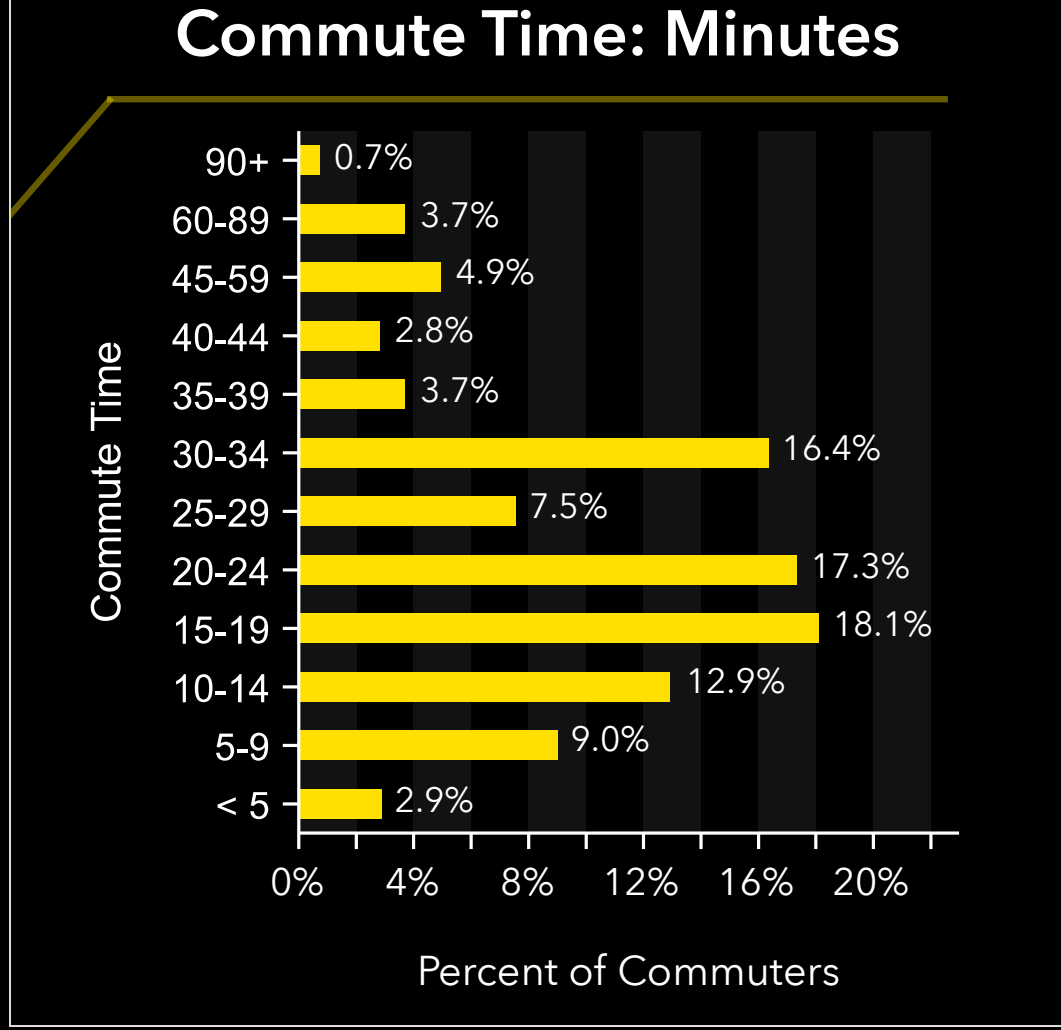
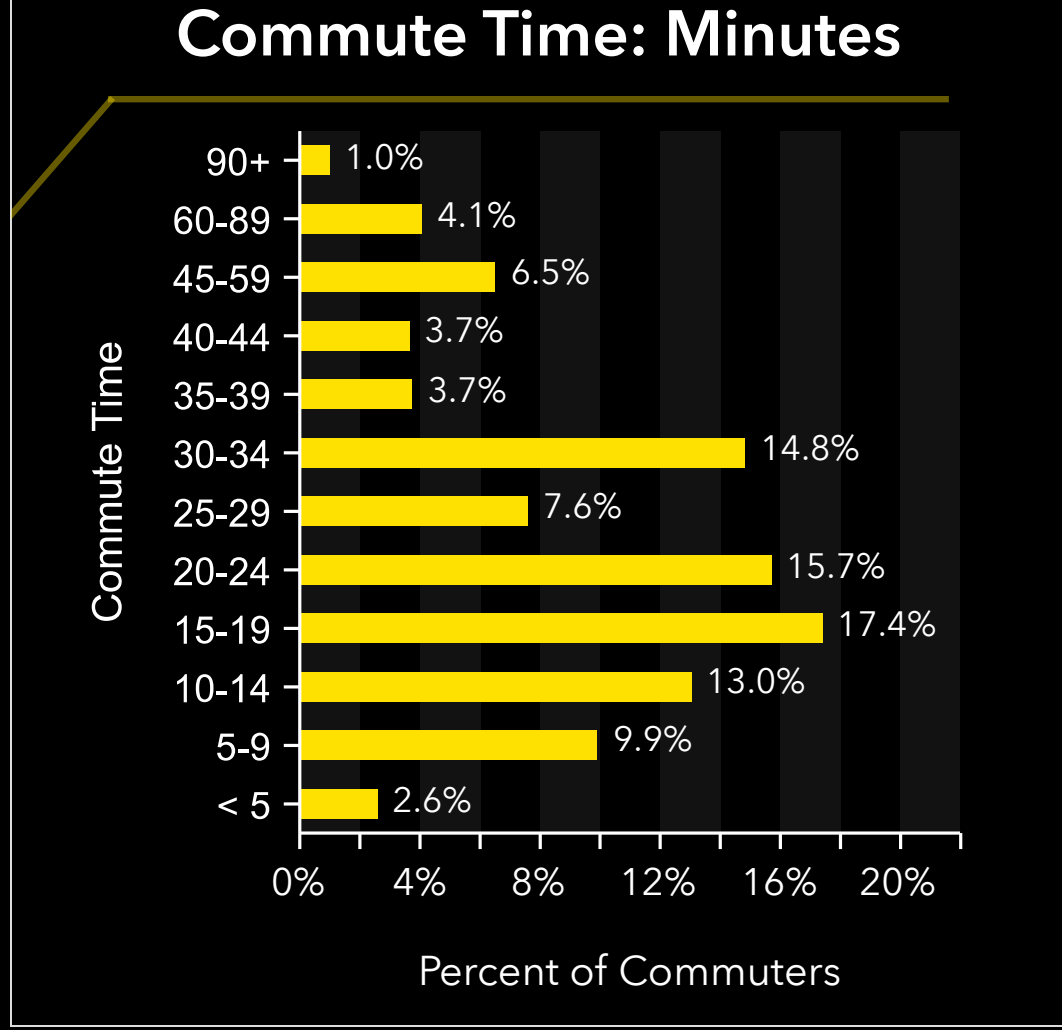
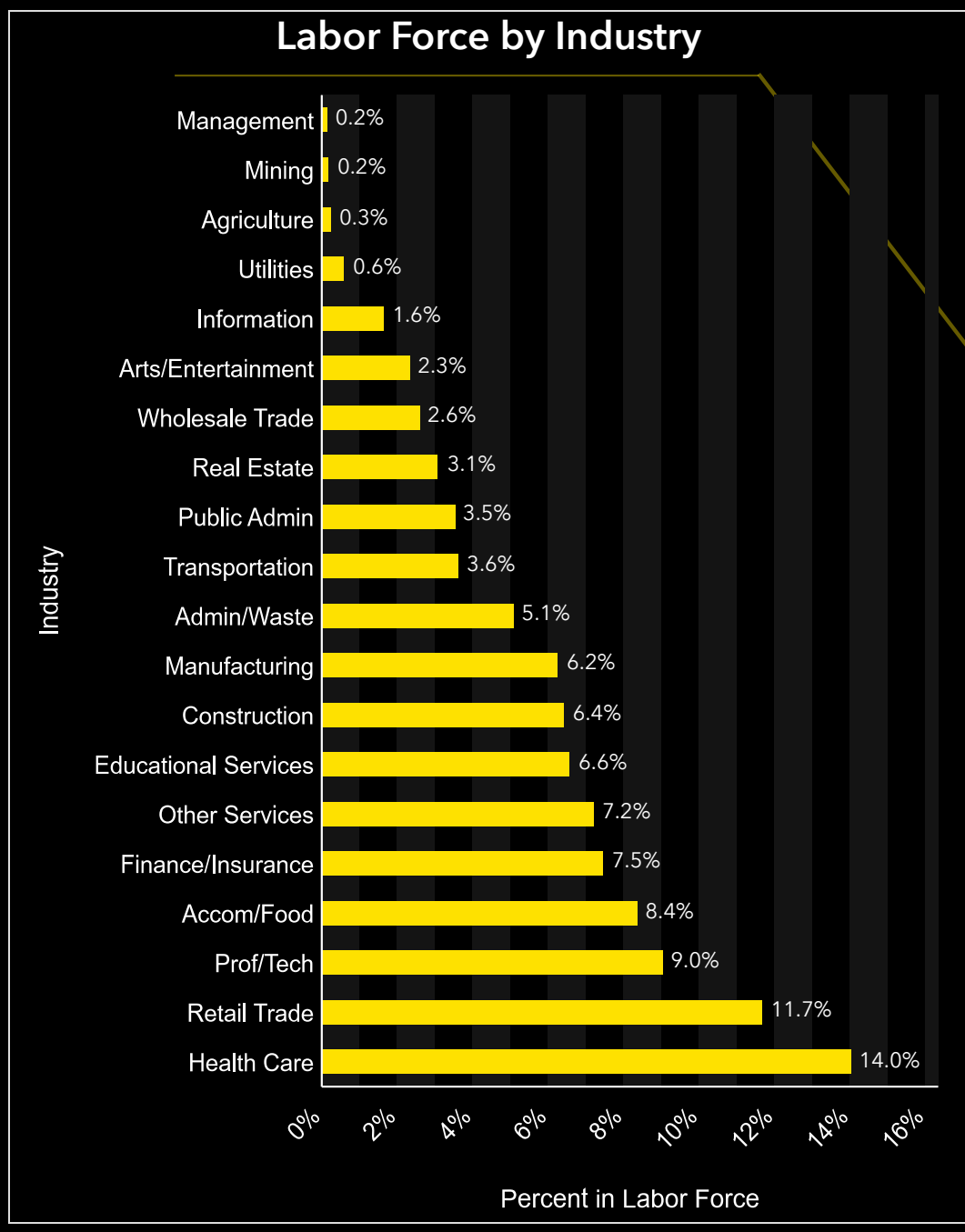
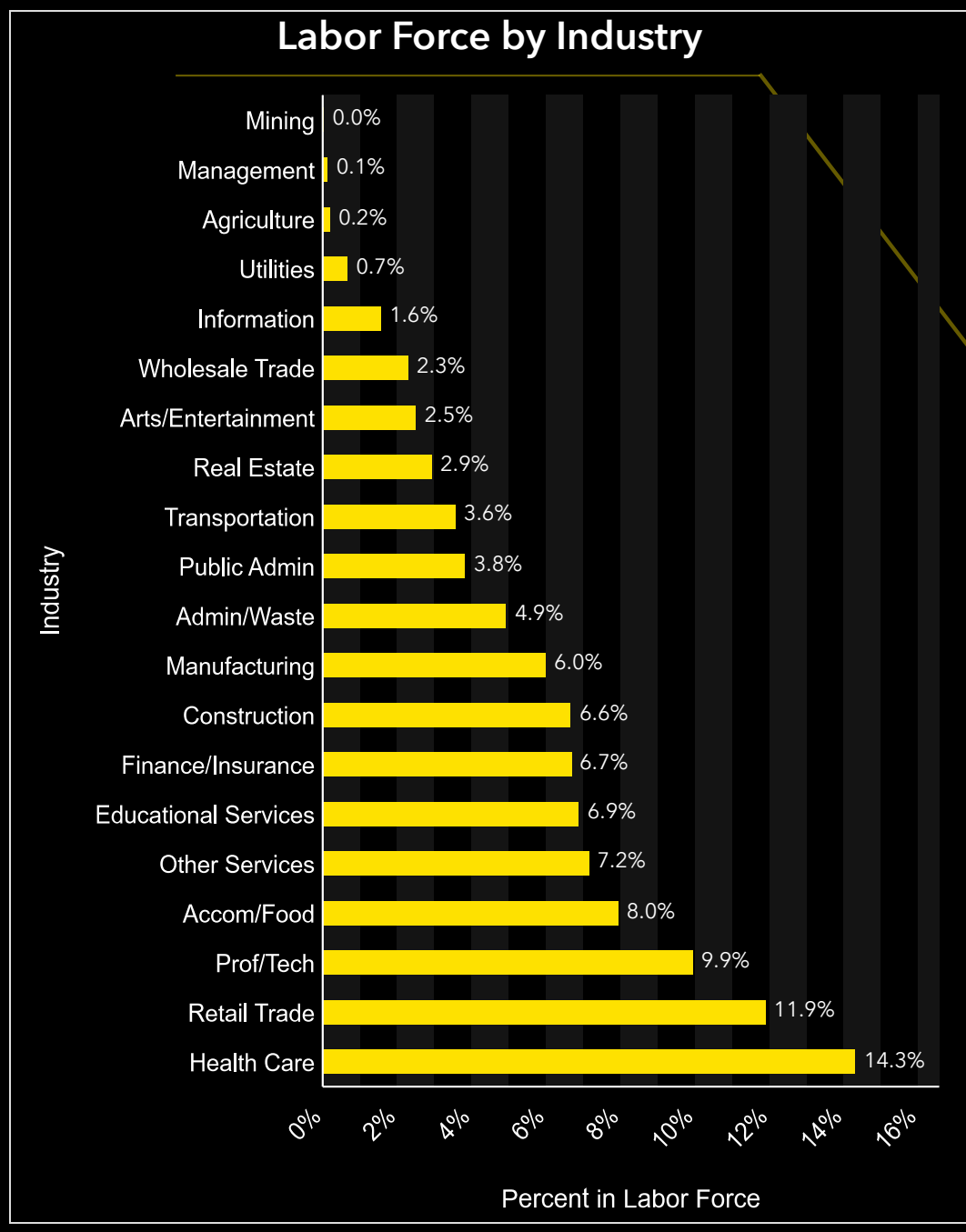
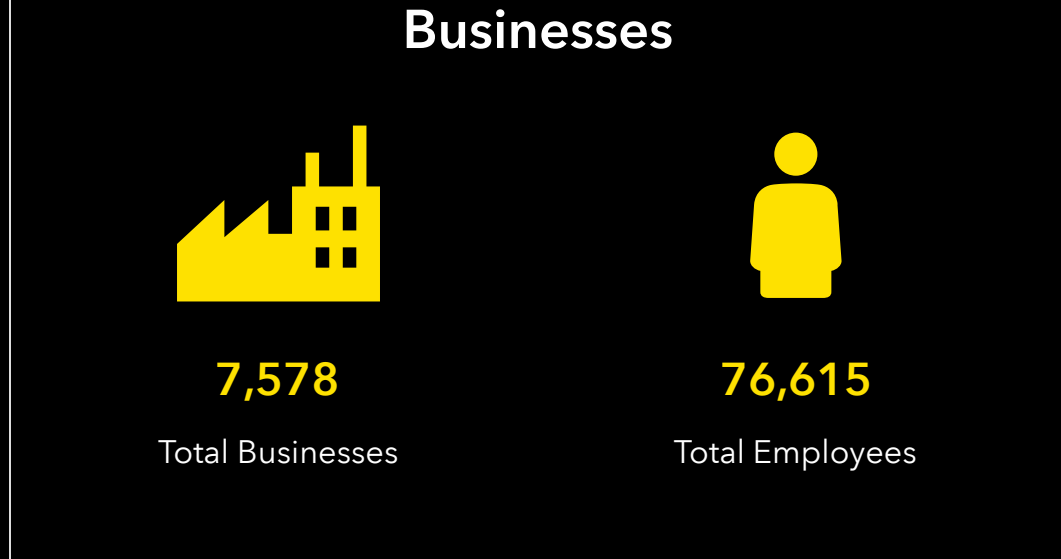
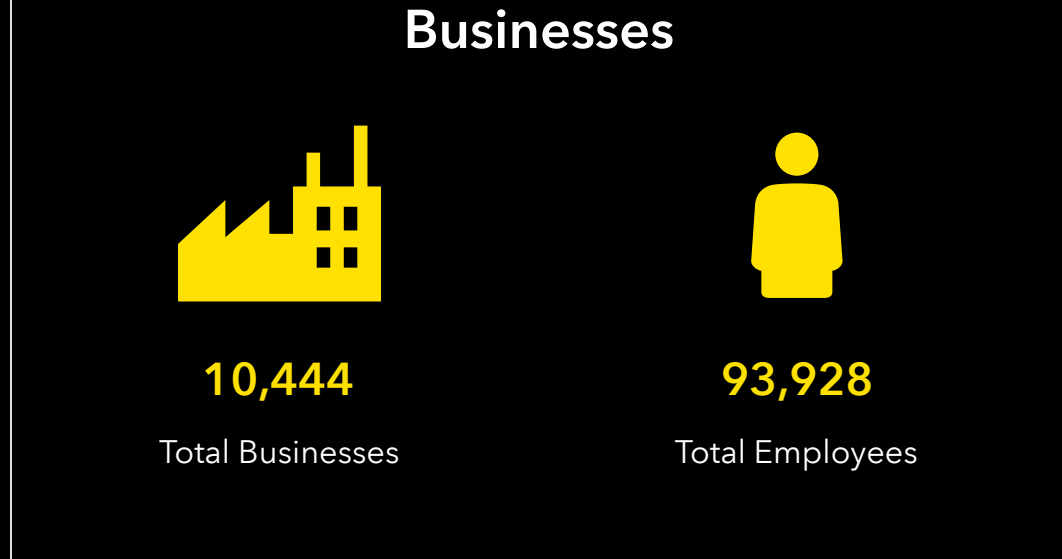
Demographics data derived from AlphaMap



990 Broadway, Dunedin, Florida, 34698

5 miles

Clearwater City, FL

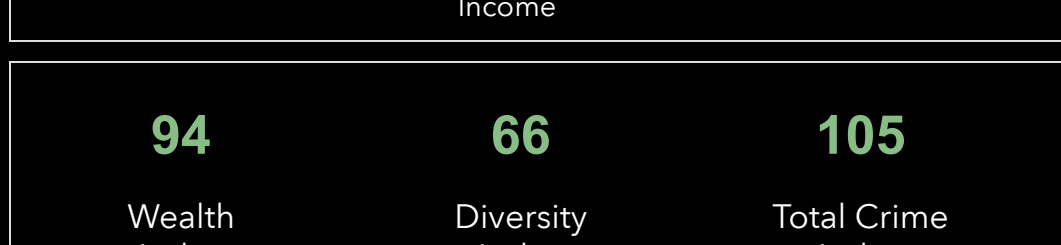
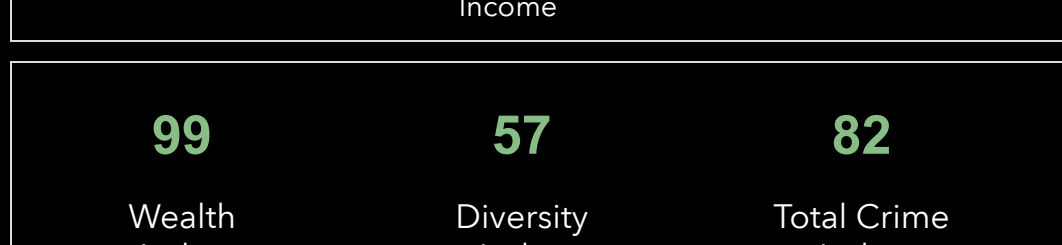
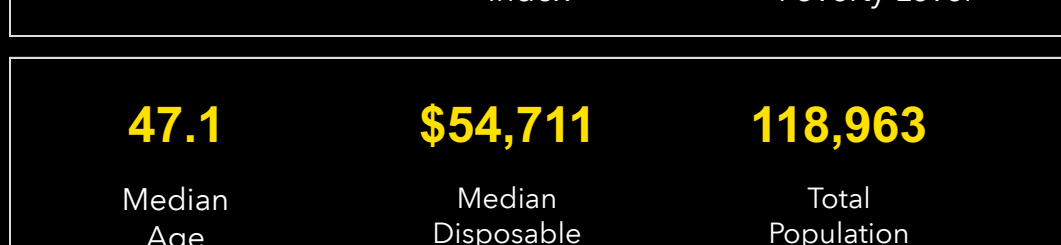
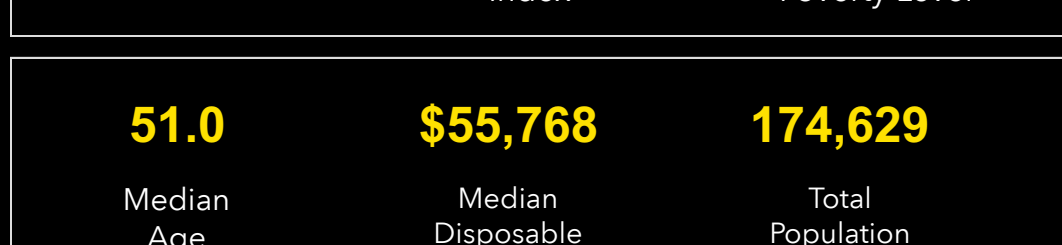
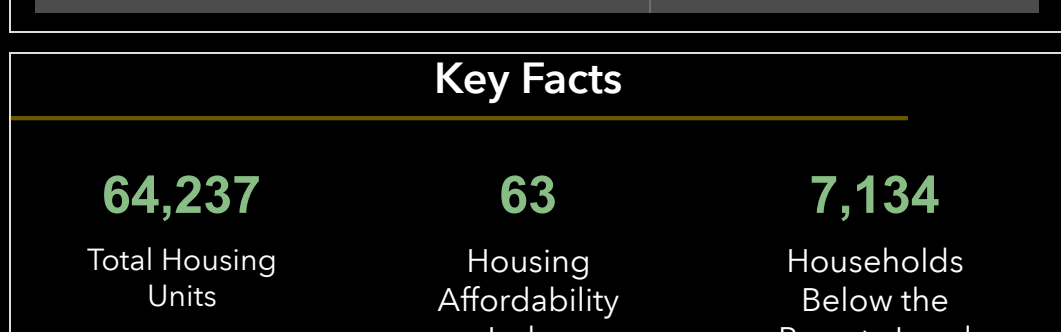


Tapestry segments

9C	<b>The Elders</b> 7,931 households	<b>9.8%</b> of Households
9D	<b>Senior Escapes</b> 6,217 households	<b>7.7%</b> of Households
5E	<b>Midlife Constants</b> 6,213 households	<b>7.7%</b> of Households

Tapestry segments

9E	<b>Retirement Communities</b> 5,463 households	<b>10.2%</b> of Households
9B	<b>Golden Years</b> 4,544 households	<b>8.5%</b> of Households
5C	<b>Parks and Rec</b> 3,966 households	<b>7.4%</b> of Households



990 Broadway, Dunedin, Florida, 34698

5 miles

Clearwater City, FL

Key Facts

174,629

Population

51.0

Median Age

2.1

Average Household Size

\$65,612

Median Household Income

Key Facts

118,963

Population

47.1

Median Age

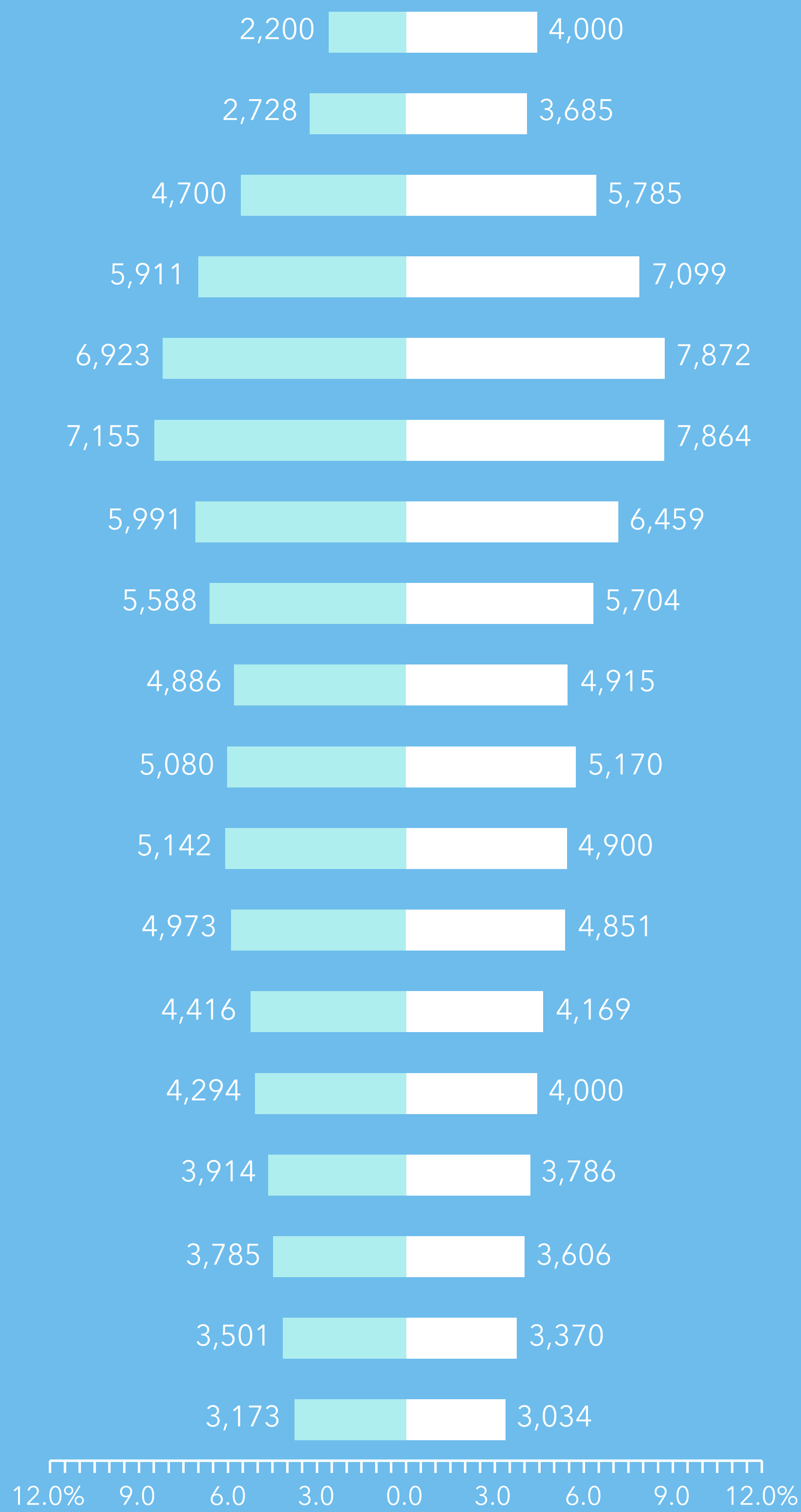
2.1

Average Household Size

\$64,179

Median Household Income

Age Pyramid



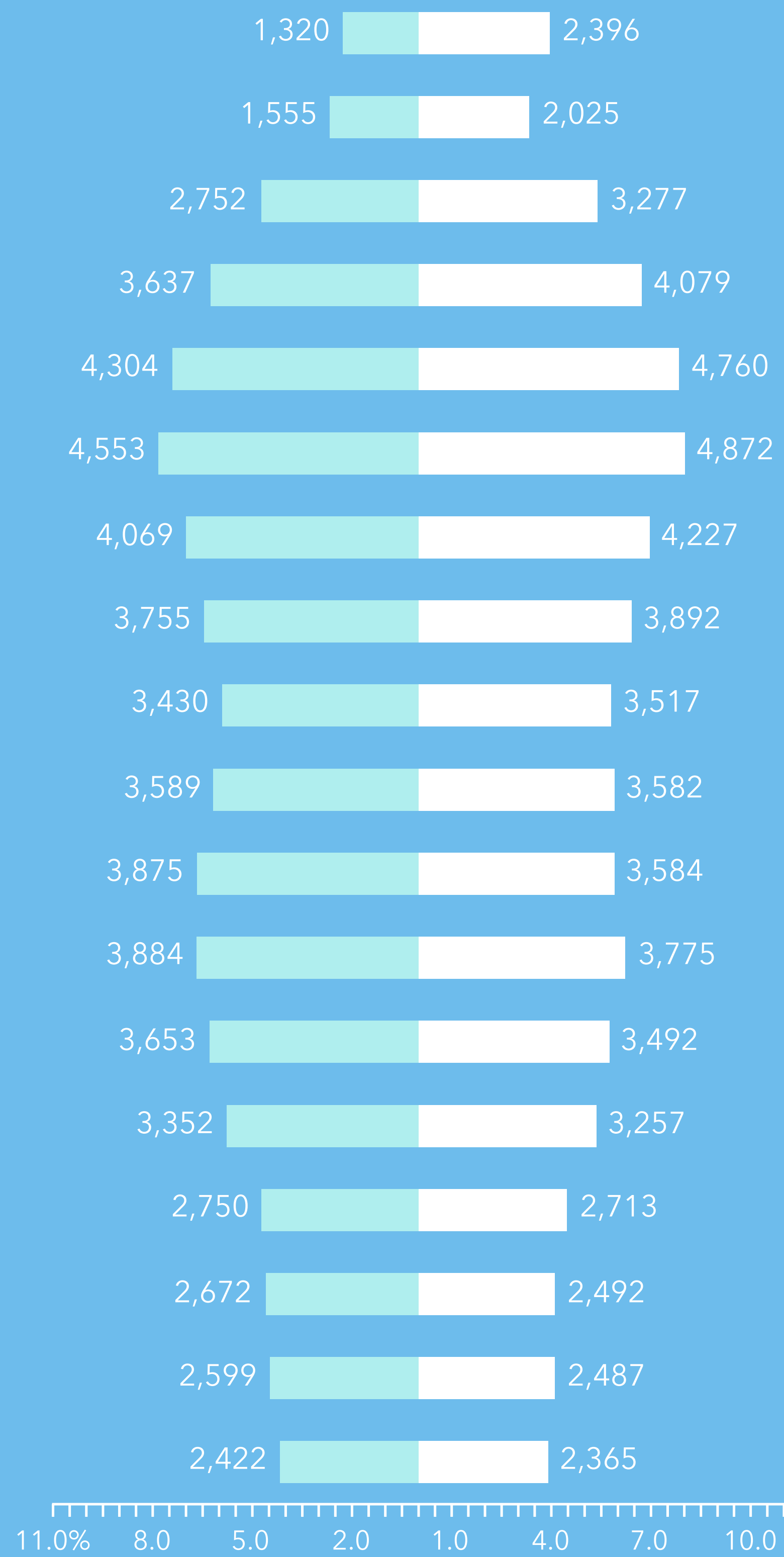
The largest group:

2024 Females Age 65-69

The smallest group:

2024 Males Age 85+

Age Pyramid



The largest group:

2024 Females Age 60-64

The smallest group:

2024 Males Age 85+

Annual Lifestyle Spending



\$2,684

Travel



\$71

Theatre/Operas/Concerts



\$54

Movies/Museums/Parks



\$66

Sports Events



\$8

Online Games



\$125

Audio

Annual Lifestyle Spending



\$2,658

Travel



\$70

Theatre/Operas/Concerts



\$55

Movies/Museums/Parks



\$67

Sports Events



\$8

Online Games



\$127

Audio

Tapestry segments



The Elders  
7,931 households

9.8%  
of Households



Senior Escapes  
6,217 households

7.7%  
of Households

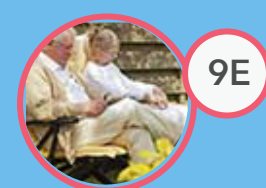


Midlife Constants  
6,213 households

7.7%  
of Households

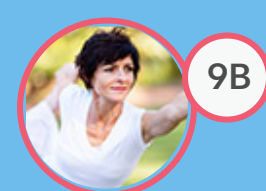


Tapestry segments



Retirement Communities  
5,463 households

10.2%  
of Households



Golden Years  
4,544 households

8.5%  
of Households



Parks and Rec  
3,966 households

7.4%  
of Households



## ADVISOR BIOGRAPHY



**SID BHATT, CCIM, SIOR**

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### PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

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## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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