



Retail Property For Sale

US 19 / Clearwater - 3.2 Acre Restaurant & Sports Pub

28795 US Hwy 19 N, Clearwater, FL 33761

For More Information:

813-254-6756 | EXT 50

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	140,580 SF
Year Built:	1994
Building Size:	6,676 SF
Zoning:	CP-1
Submarket:	Tampa-St Petersburg- Clearwater

PROPERTY OVERVIEW

This 3.2 acre high visibility US Highway 19 restaurant / redevelopment site was the former home of Brickhouse Tavern and sits adjacent to a national restaurant chain, Kobe Japanese Steak House. The site boasts 150 parking spaces and a well designed 6,676 sf nearly turnkey, restaurant & sports bar in a prime, high traffic, high visibility location which is exposed to over 89,000 vehicles per day in Florida's most densely populated county. The restaurant has much of the equipment in place and was set up as a brew-house/sports bar concept with a 279 person occupancy. The building has a fully integrated lighting system, fire sprinklers, is wired for sound with speaker system in place, and currently over 25 wired television mounts in place throughout the bar and dining room. There is a large, horseshoe bar area featuring a full beer cooler island, two bottle / ice chillers and four glassware wash stations, and a 32 beer tap capacity with lines running to a walk-in beer keg cooler with ample room for storage and expansion. The extended bar & dining room currently has 10 high top tables in place, 14 booths and many movable lounge benches. The kitchen includes a large (30 ft long) hood and ansul system, a dishwashing station, walk-in cooler and freezer, mop bucket sink, hand-washing sinks, ice maker, two and three stage wash and sanitation sinks, multiple prep tables, and monitor and data wired food prep station for outbound meals. This site offers a potential tenant minimal investment and downtime between lease execution and opening.

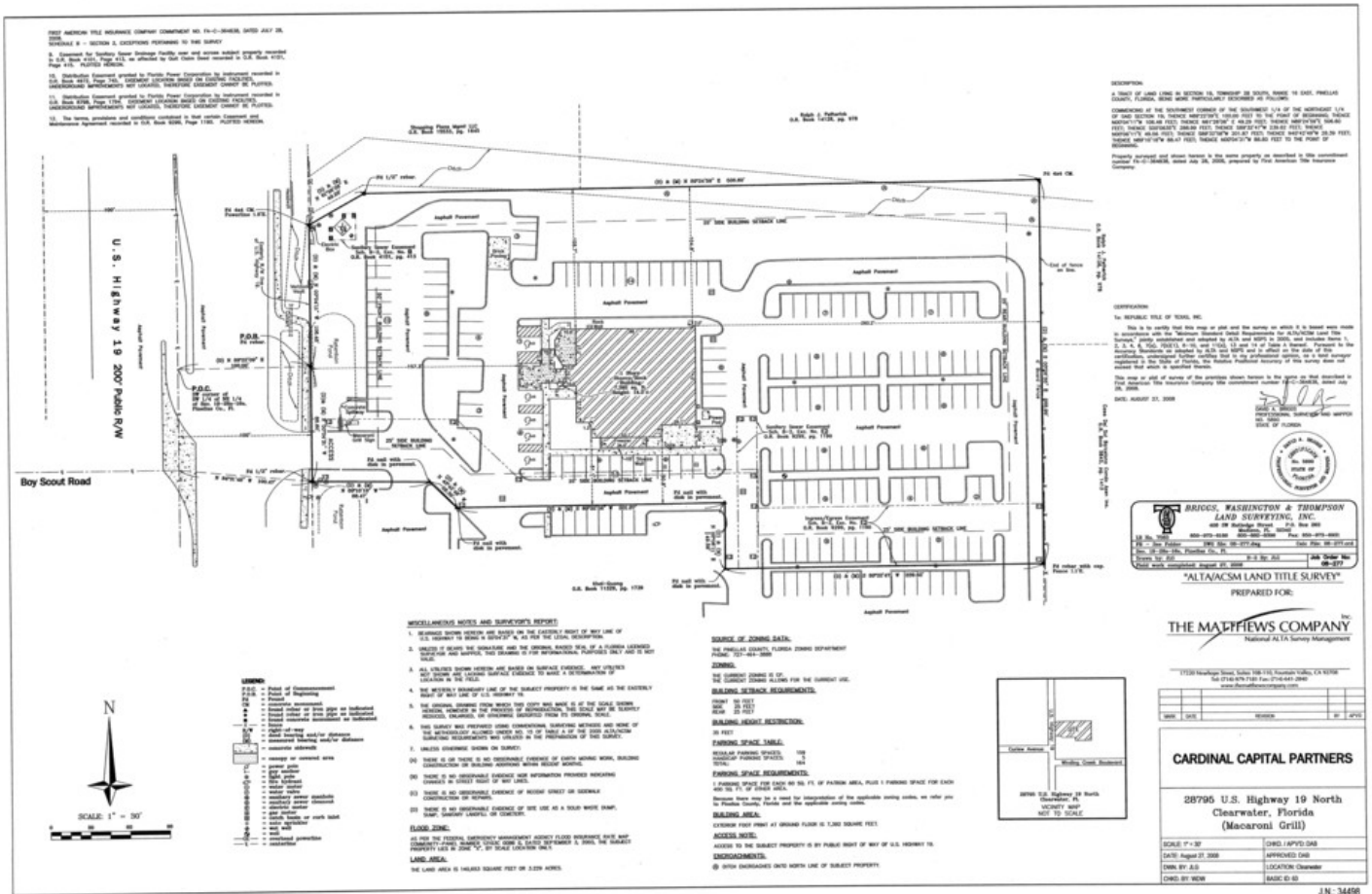
Located on the northbound side of US Highway 19 North in Clearwater between Curlew Rd and SR 580.



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Site Plan



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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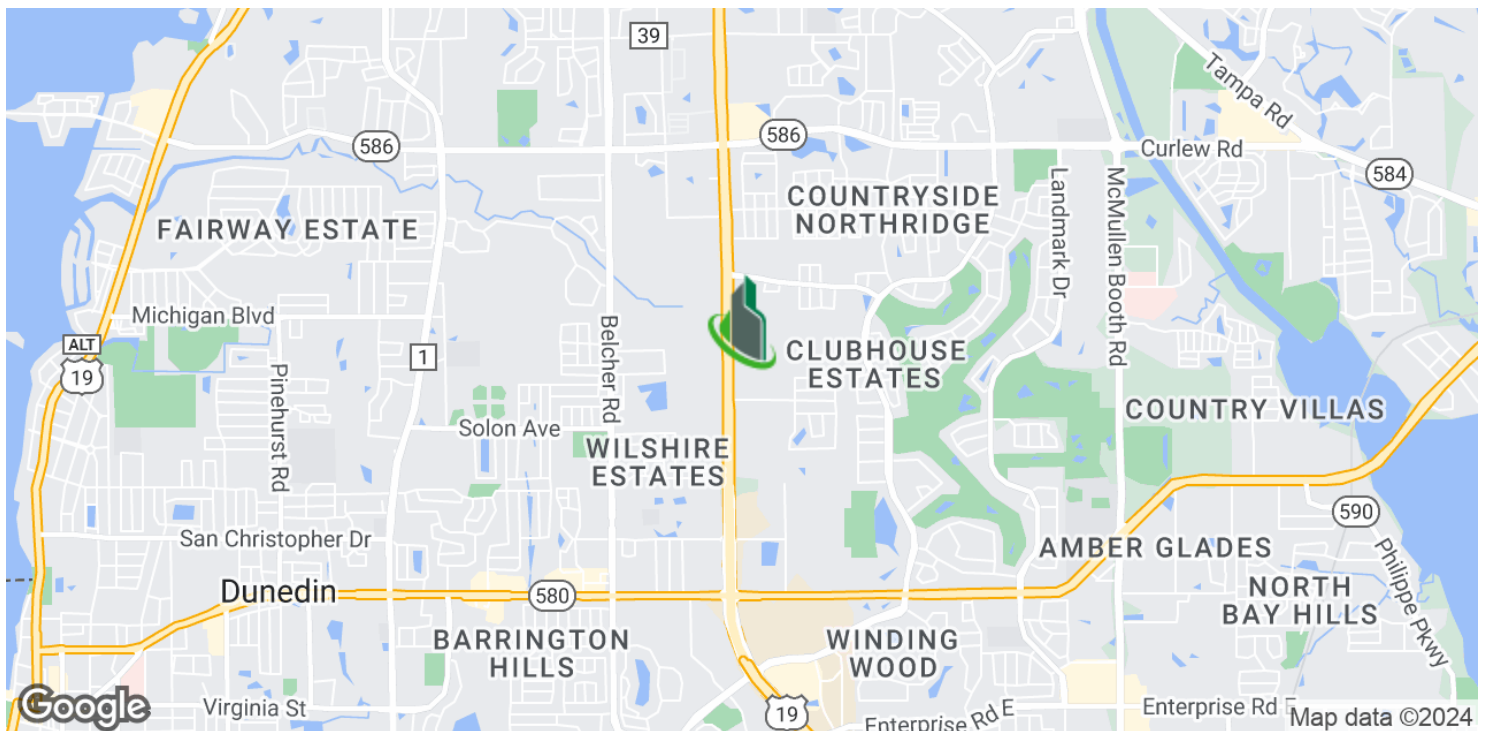




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Location Maps



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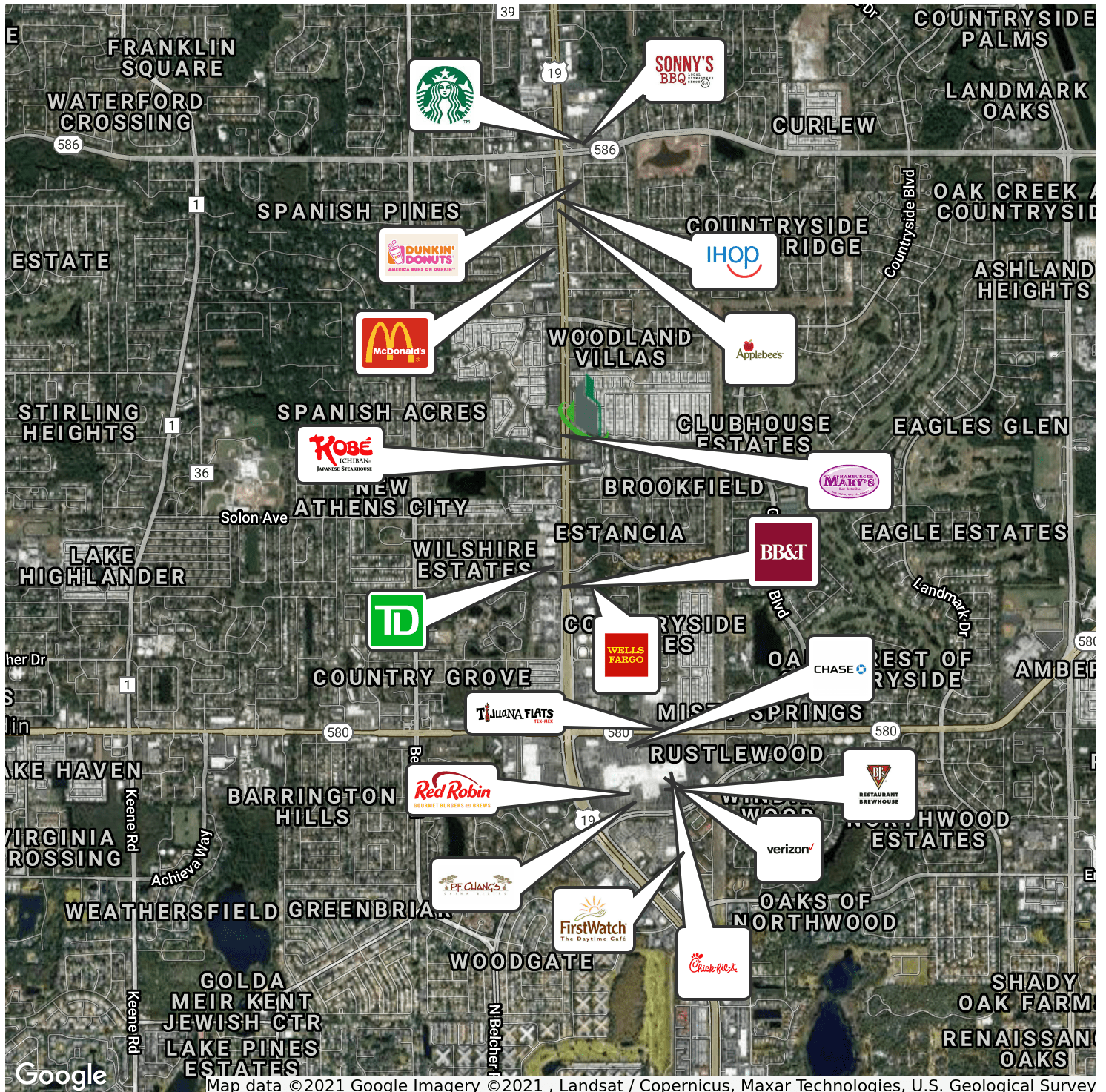




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Retailer Map



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Aerial Map



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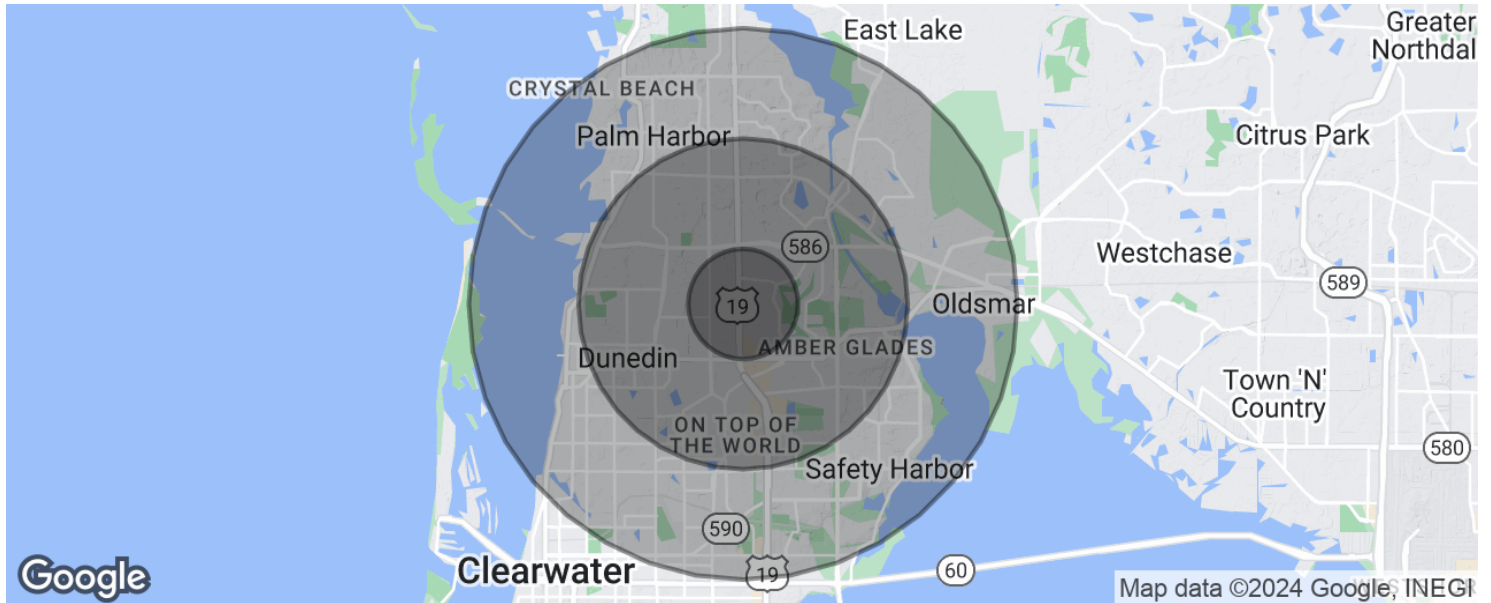




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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,007	100,848	214,043
Median age	47.9	50.5	47.2
Median age (Male)	46.2	48.8	45.8
Median age (Female)	49.3	51.7	48.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,078	46,215	94,098
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,864	\$64,751	\$66,243
Average house value	\$285,078	\$229,180	\$238,425

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,748	93,482	193,512
Total Population - Black	466	2,452	9,158
Total Population - Asian	335	2,264	4,449
Total Population - Hawaiian	0	81	199
Total Population - American Indian	11	167	500
Total Population - Other	150	863	2,850

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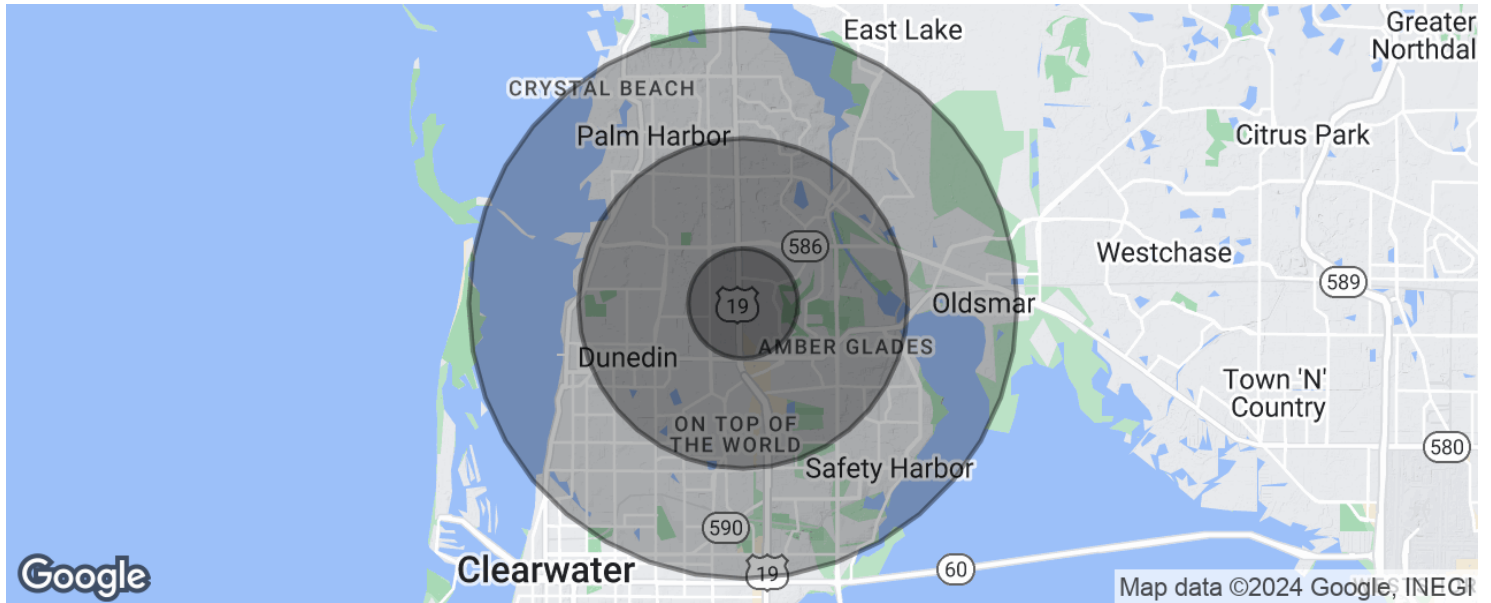
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** Demographic data derived from 2020 ACS - US Census*