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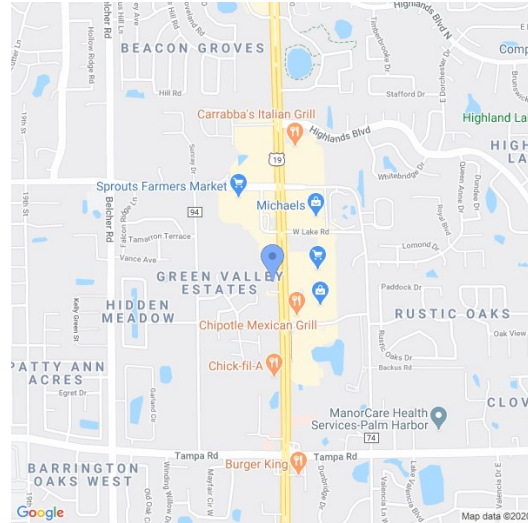


# Restaurant for Sale

33286 US HIGHWAY 19 NORTH, PALM HARBOR, FLORIDA 34684



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE **\$2,750,000 (\$294.46 /SQFT)**  
SALE TYPE **OWNER USER**  
ZONING **CP1**  
BLDG TYPE **SINGLE-TENANT**  
CLASS **B**  
STATUS **EXISTING**  
YEAR BUILT **1989**

STORIES **1**  
GROSS BLDG **9,339 SQFT**  
TOTAL AVAIL **9,339 SQFT**  
AVAIL **9,339 TO 9,339 SQFT**  
RBA **9,339 SQFT**  
LAND AREA **1.45 ACRES**  
MARKET **TAMPA/ST. PETERSBURG**  
SUB-MARKET **NORTH PINELLAS**

- 9,939 sf successful free-standing restaurant for sale with a capacity of 299 seats
- All furniture, fixtures and equipment included
- Property is located directly on US Hwy 19 in Palm Harbor with easy access, great signage and traffic counts in excess of 79,500± vehicles per day
- Zoned CP-1 (Commercial Pkwy.), with 115 parking spaces and 210± feet of US Hwy 19 frontage
- GREAT REDEVELOPMENT OPPORTUNITY!

This very large and successful restaurant currently operating as Leo's Italian Grill, serves great Italian cuisine and incredible pizza. The subject property is located on US Hwy 19 in Palm Harbor offering high visibility in a desirable location. The restaurant has 3 dining rooms and a stage for entertainment. In addition, there is a smoking bar / additional dining with TV's for patron's use and enjoyment. The new owner can continue operating as an Italian restaurant or open their own unique concept. Other retail uses would also do well in this area. Property is located next to another successful restaurant, The Lucky Dill, and is also across the street from Publix and surrounded by other quality retail and office properties.

Palm Harbor is an extremely desirable area in northern Pinellas County. The city is located just 35 miles north of St. Petersburg and known for the championship golfing at Innisbrook Resort & Golf Club, historic downtown Main Street, and nearby beaches.

