

**401 Second Street East
Indian Rocks Beach, FL 33785**



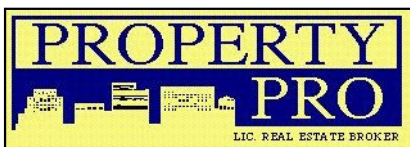
**For Lease
10,000 SF
Restaurant with
3,500 SF Patio**

- Restaurant is part of the Holiday Inn & Suites Harbourside & Marina on the Intracoastal water way at Marker 34. Boat Docks available for restaurant use. (Possible to do 2 restaurants in the 10,000 SF)
- Prior restaurant with all FF&E had 800 seats and zoning for sale of alcohol.
- Hotel has 164 rooms and 470 parking spaces. A 200 room hotel is planned for the south end of the property.
- Traffic Count: 20,000 VPD
- Jimmy Guana's Waterfront Restaurant has been at the south end of the resort for over 13 years and has sales in excess of \$3.5 per year. We would like a complimentary restaurant.



2010 Demographics

	3 Miles	5 Miles	7 Miles
Population	46,746	116,464	212,794
Avg. HH Income	\$72,230	\$62,248	\$62,156
Households	20,532	54,145	97,539

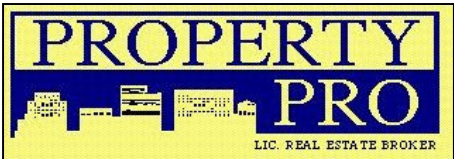
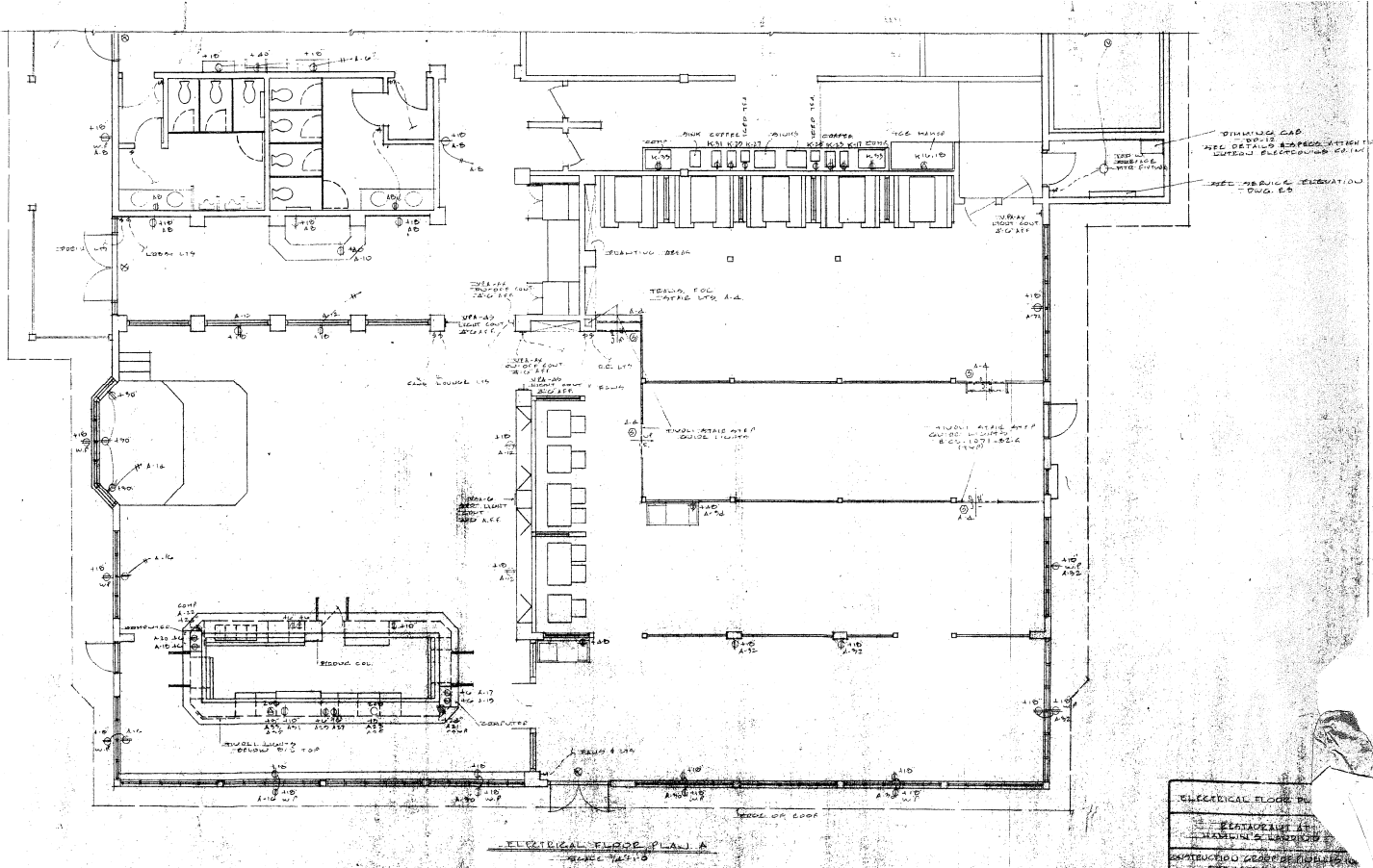
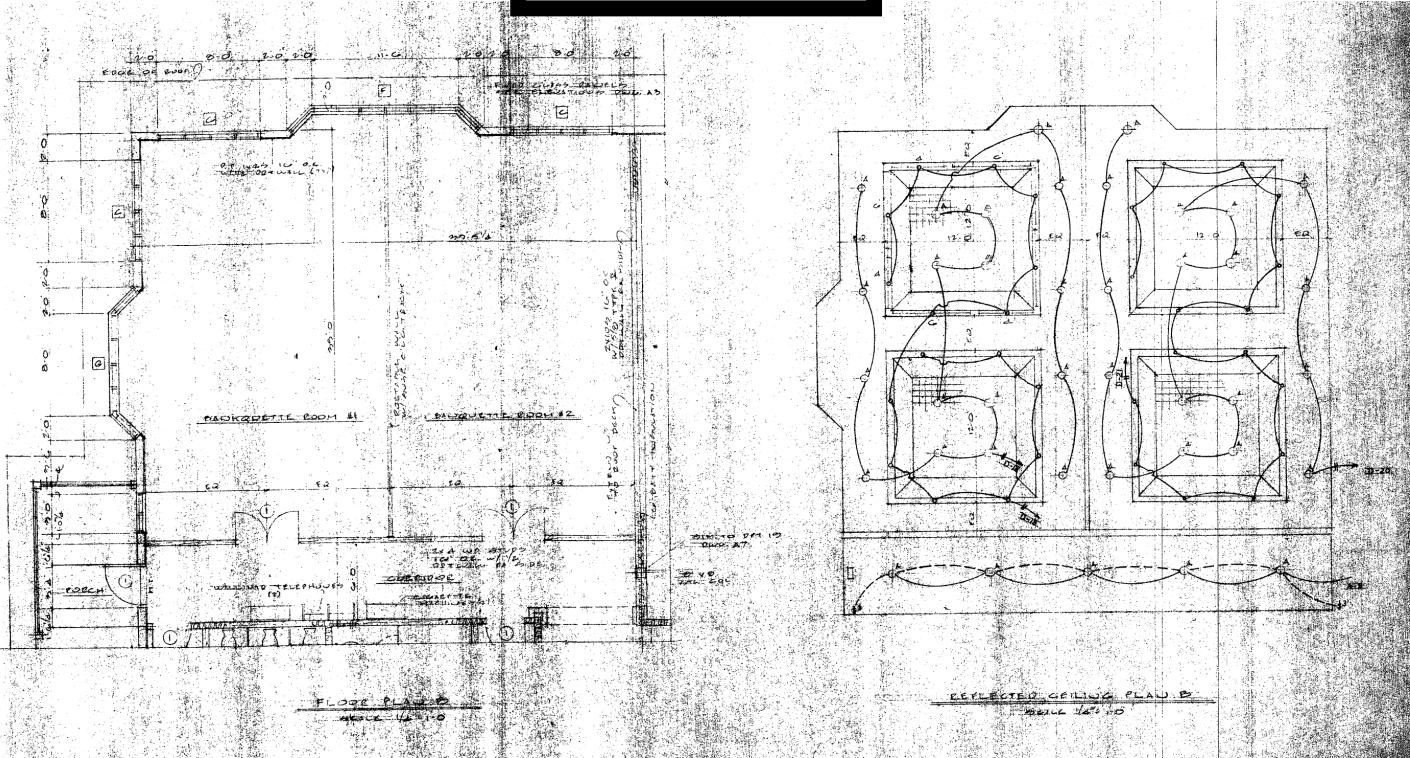


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Floor Plans



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