

Waterfront Restaurant

4054 Shoal Line Boulevard, Hernando Beach, FL 34607



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- Turn-Key Operating Restaurant Including all FF&E, Fully Equipped Kitchen & 4COP License
- 5,698± Square Feet with Banquet Room, Formal Dining Room, Outdoor Patio and Casual Indoor Tiki Room
- 1.04± Acres on Six Commercial Lots with Water Views
- Restaurant was Featured on the Food Network During an Emeril Lagasse's "Waterfront Favorites" Episode
- Located in the Heart of Hernando Beach, the Location Attracts Many Locals as well as Out of Town Visitors
- Sale Price: \$850,000

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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

41,659

Population

57.7

Median Age



Average Household Size

\$44,782

Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,545
Apparel & Services



\$118
Computers & Hardware



\$2,596
Eating Out



\$4,000
Groceries



\$5,042
Health Care

EMPLOYMENT



62%
White Collar



19%
Blue Collar



19%
Services

8.1%

Unemployment Rate



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