

LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



Steven Silverman, MBA, CCIM

Tampa Commercial Real Estate

(813)785-3665

steven@tampacommercialrealestate.com



2

Property Info & Disclaimer

3

Property Description

5

Property Photos

9

Photo Walk-In Wine Cellar

10

Photos Kitchen Area

11

Photos Current Space

12

Aerial & Location Report

14

AADT

15

Demographic Analysis

TABLE OF CONTENTS

LAKE CHAPMAN PLAZA RESTAURANT



PROPERTY INFORMATION

ANNUAL RENT

\$22.00/ per SQ. FT.

PROPERTY ADDRESS

Suite 1631916319 N Florida Ave, Lutz, FL 33549

YEAR BUILT

2006

RENTABLE AREA

5,700 Sq. Ft.

LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave
Lutz, FL 33549

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Are you a food entrepreneur looking for the perfect space to bring your culinary dreams to life. Look no further because we have the perfect space for you! The multitenant plaza at our location offers a variety of amenities that will make your food business thrive.

First and foremost, the second-generation space already has a full kitchen. This reduces your set-up costs. A lot of what you need is already here. The property has plentiful parking and excellent visibility from the busy main road.

- Suite 16319 -

The space is for lease at \$22/sf NNN \$7.00 CAM est.

The estimated monthly cost is \$13,775 plus sales tax.



LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



PROPERTY DETAILS

The former home of Station House BBQ is a space that attracts clients from a wide geographic area and it is now available for new occupants. And what a space it is!

This space consists of two adjacent suites and offers a total of 5,700 square feet. The larger suite measures 4,200 square feet, while the smaller one measures 1,500 square feet. This makes it versatile and able to accommodate a variety of restaurants. The layout of the space offers endless possibilities for customization. . This allows for flexibility in terms of design and functionality. Whether you want an open-concept layout or separate rooms for different purposes, this space can accommodate your vision.

First and foremost, the space is second-generation restaurant space, which reduces the need to invest in expensive kitchen equipment; it's all here for you.

It has a full kitchen and boasts 2 kitchen hoods, a wine cellar, a walk-in cooler, a walk-in freezer, and an outdoor seating area.

One of the most attractive features of this space is its location. Situated in a prime area, it is easily accessible from different parts of the city. This means that it can continue to draw clients from a wide geographic area. It is just 15 minutes' travel time from downtown. There is ample parking and the average daily traffic count is around 24,000 vehicles per day. The site has strong demographics. 362,000 people live within a 15-minute drive-time from the site. 70% of the employed population are white collar. 63% of adults have college degrees.

The demographics are strong. Over 362,000 people live within a 15 minute drive time from the property. The people who live in the market area are mainly white collar with the majority having college degrees.



PROPERTY PHOTOS



LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



PROPERTY PHOTOS

LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



PROPERTY PHOTOS



LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



PROPERTY PHOTOS

LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL 33549



PHOTOS

Walk-In + Wine Cellar

LAKE CHAPMAN PLAZA RESTAURANT
16305 N Florida Ave, Lutz, FL 33549



PHOTOS

Kitchen Area



LAKE CHAPMAN PLAZA RESTAURANT

16305 N Florida Ave, Lutz, FL 33549



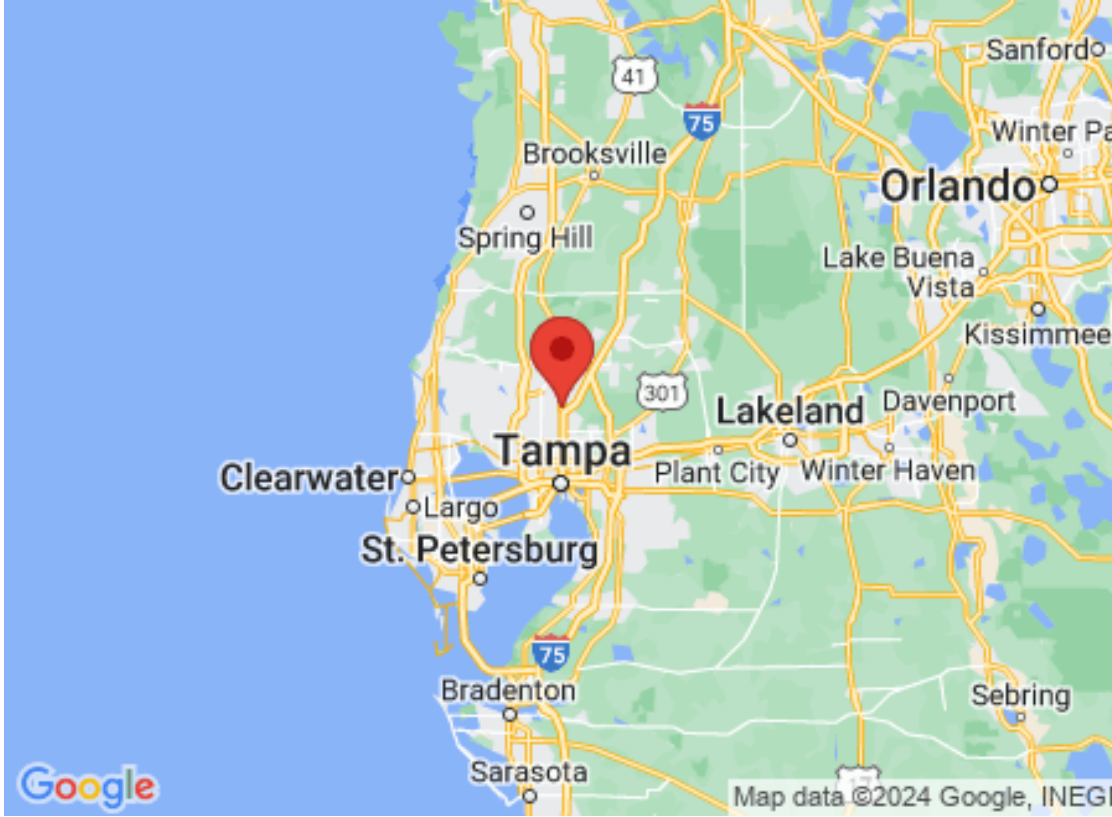
PHOTOS

Current Space

LAKE CHAPMAN PLAZA RESTAURANT
16305 N Florida Ave, Lutz, FL 33549



AREA LOCATION MAP

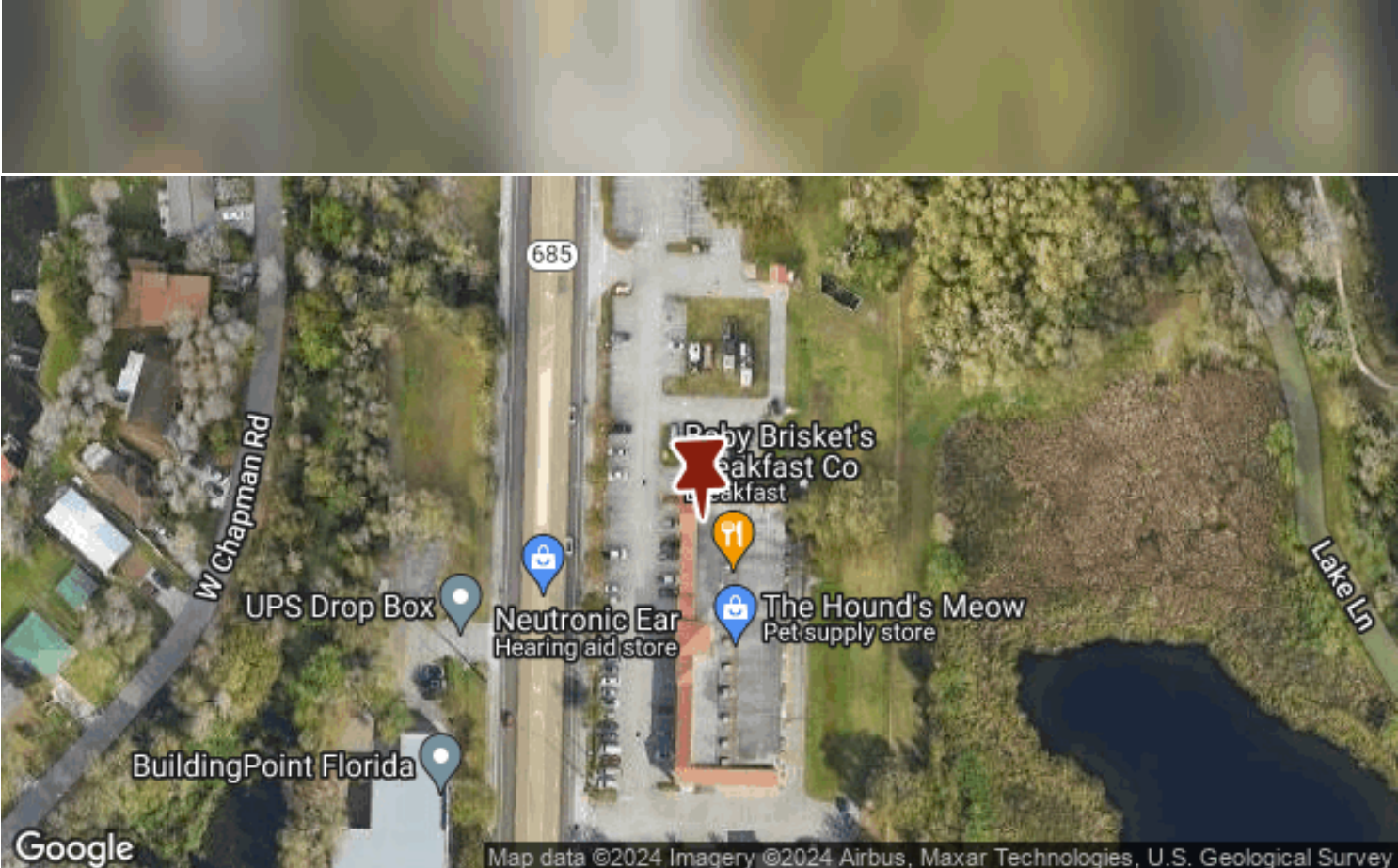


LAKE CHAPMAN PLAZA RESTAURANT

16319 N FLORIDA AVE, LUTZ, FL, 33549



AERIAL ANNOTATION MAP



LAKE CHAPMAN PLAZA RESTAURANT

16319 N FLORIDA AVE, LUTZ, FL, 33549



TRAFFIC COUNT

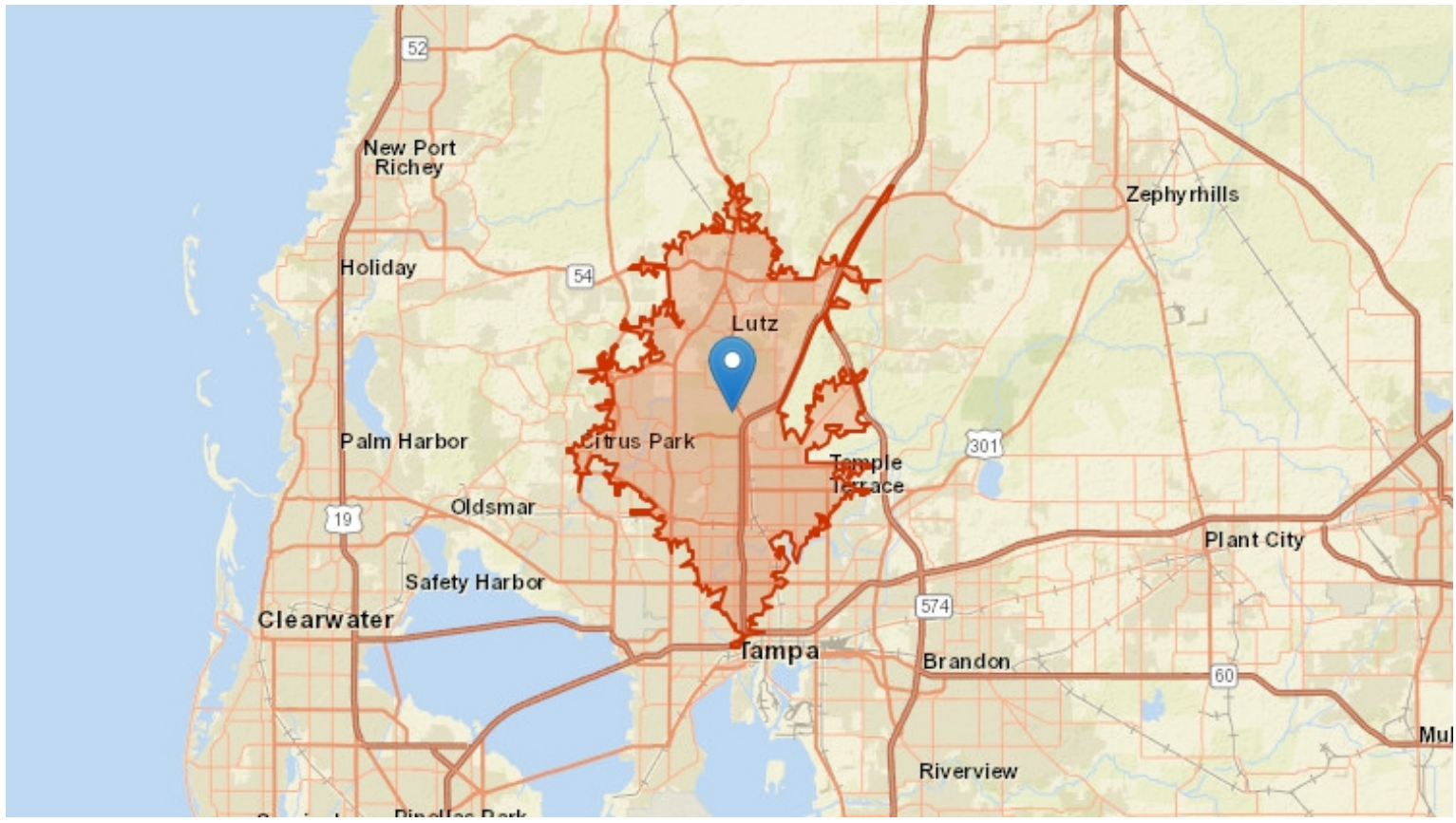
AADT



16305 N FLORIDA AV



LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave, Lutz, FL, 33549



CONTACT



Steven Silverman, MBA, CCIM

Phone: (813)785-3665

Email: steven@tampacommercialrealestate.com

LAKE CHAPMAN PLAZA RESTAURANT

16319 N Florida Ave
Lutz, FL 33549



(813) 785-3665 Steven Silverman



steven@tampacommercialrealestate.com



412 E Madison St, Suite 1206
Tampa FL 33602 United States



(239) 333-8982 Obed Santiago



obed@tampacommercialrealestate.com



412 E Madison St, Suite 1206
Tampa FL 33602 United States