

# Manolo's Restaurant And Retail For Sale

ZEPHYRHILLS, FL



OFFERING MEMORANDUM

**TAMPA, FL**  
1208 E Kennedy Blvd, Suite 231  
Tampa, FL 33602

*PRESENTED BY:*

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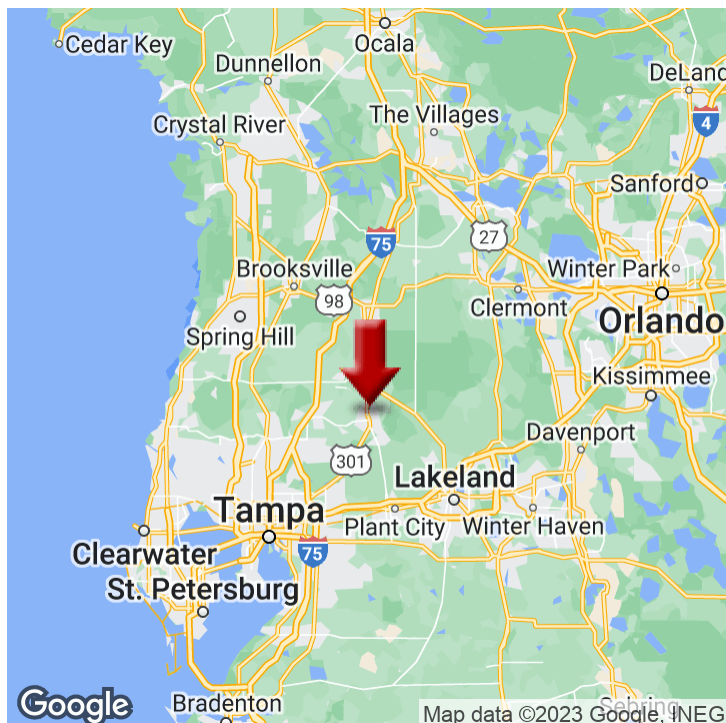
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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	7,000 SF
<b>BUILDING SIZE:</b>	9,350 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	C2
<b>MARKET:</b>	Tampa/St Petersburg
<b>SUBMARKET:</b>	Pasco Count, 7th St.
<b>PRICE / SF:</b>	\$106.42

## PROPERTY OVERVIEW

"The Friendly City of Pure Water"

Zephyrhills is one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep sea port as well as a the diverse, skilled workforce that powers businesses throughout the region.

High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county. I-4 corridor from Tampa to/from Orlando which in recent years has become one of the largest concentration of distribution centers in the Southeast, rivaling Atlanta.

Billionaires Bezos, Musk help to launch central Florida's Industrial Market

Along interstate 75, Ocala emerges as hubs for distribution centers and warehouses.

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# Location Overview And Highlights



**THE TAMPA-ST. PETERSBURG-CLEARWATER METROPOLITAN STATISTICAL AREA (MSA), WHICH ENCOMPASSES PASCO, HERNANDO, PINELLAS & HILLSBOROUGH COUNTY IS THE SECOND LARGEST EXPORTING METRO IN FLORIDA.**

- Florida is the 3rd most populous state in the U.S. and has the 4th best tax climate in the U.S.
- Access to over 33 million consumers within an 8-hour drive
- Port Tampa Bay is the largest seaport in Florida and closest deep-water port to the Panama Canal with two post-Panamax gantry cranes
- Non-stop air service to over 80 domestic and international destinations from Tampa International Airport
- Easy access to the Central & South American as well as Caribbean markets
- Large population of skilled workforce and Six major interstate corridors, including the I-4 warehouse and distribution logistics corridor

## MANOLO'S ITALIAN RESTAURANT

- Located in the Historic district of downtown
- Second floor available for new concept, bar, lounge, executive offices, etc.
- Well established 20 year Italian cuisine and pizza restaurant
- Loyal customer base
- Well-equipped restaurant for high volume
- Newly renovated 2019



# Property Details

**SALE PRICE****\$995,000****LOCATION INFORMATION**

Building Name	Manolo's
Street Address	38443 5TH AVE
City, State, Zip	ZEPHYRHILLS, FL 33542
County/Township	Pasco
Market	Tampa/St Petersburg
Submarket	Pasco Count, 7th St.
Cross Streets	Gall Blvd
Nearest Highway	Hwy 301 and Hwy 54
Nearest Airport	Tampa-St. Petersburg-Clearwater, FL

**BUILDING INFORMATION**

Building Size	9,350 SF
Price / SF	\$106.42
Year Built	1922
Last Renovated	2019
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	4,675 SF
Load Factor	Yes
Free Standing	Yes

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Street Retail
Zoning	C2
Lot Size	7,000 SF
APN#	11-26-21-0010-15300-0090
Submarket	Pasco Count, 7th St.
Corner Property	Yes
Waterfront	Yes

**PARKING & TRANSPORTATION**

Street Parking	Yes
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**UTILITIES & AMENITIES**

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

## Additional Photos





## Regional Map

