

santek
management, llc

BAR, RESTAURANT, AND RETAIL SPACE FOR LEASE

990 BROADWAY AVE – DUNEDIN, FL 34698

Will Kochenour III

Director of Acquisitions/ Lic. Real Estate Broker

Santek Management, LLC

C:727.314.5689

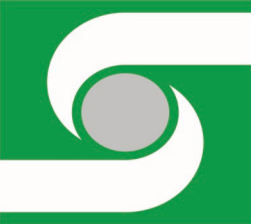
wkochenour@santekmanagement.com



Property Highlights

- Rare Downtown Dunedin Bar, Restaurant, and Retail Opportunities
- Situated in the heart of Downtown Dunedin on Broadway Avenue
- Just steps from Main Street and the Pinellas Trail
- Surrounded by popular shops, breweries, and cultural attractions
- High visibility and steady pedestrian traffic
- Anchor opportunity available (ideal for a brewery, cafe, or bar)
- Multiple suites available for lease
- Part of Dunedin's emerging "West End" cultural district
- Walkable, bike-friendly, and inviting atmosphere





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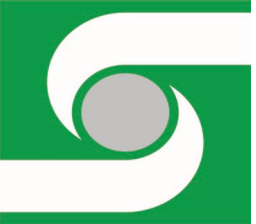


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COMMERCIAL
Real Estate



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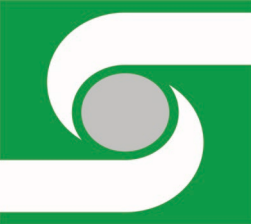




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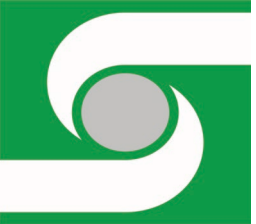
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Charming, Small-Scale Space – Ideal for Wine Bar, Cigar Lounge, or Cocktail Spot

Perfect for a cozy, curated concept. Great visibility, intimate vibe, and walkable location.



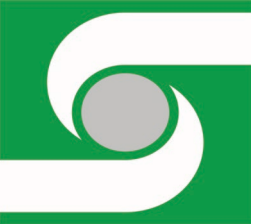


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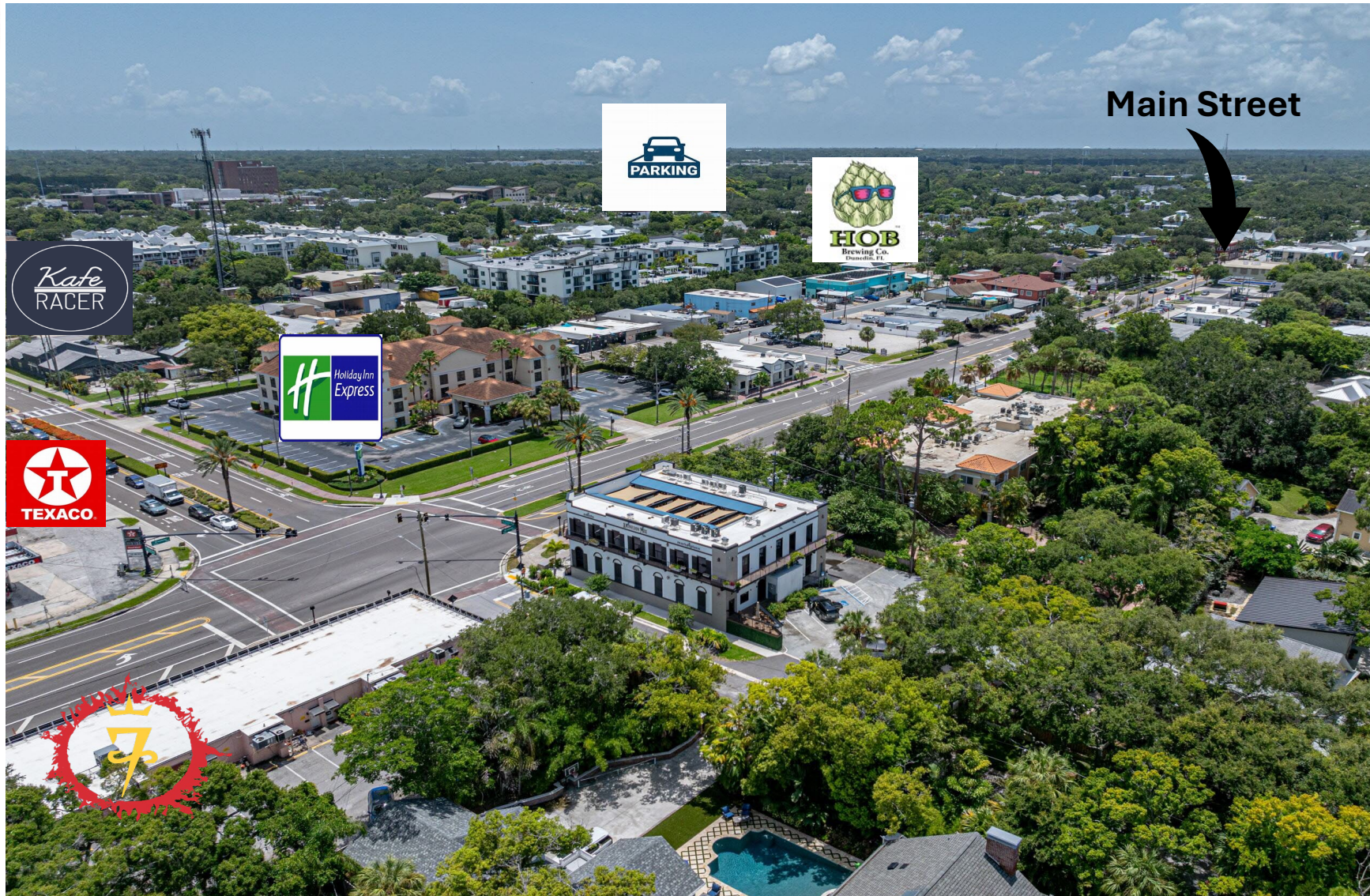


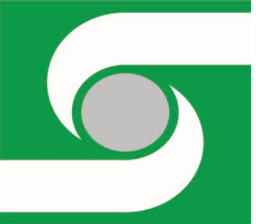
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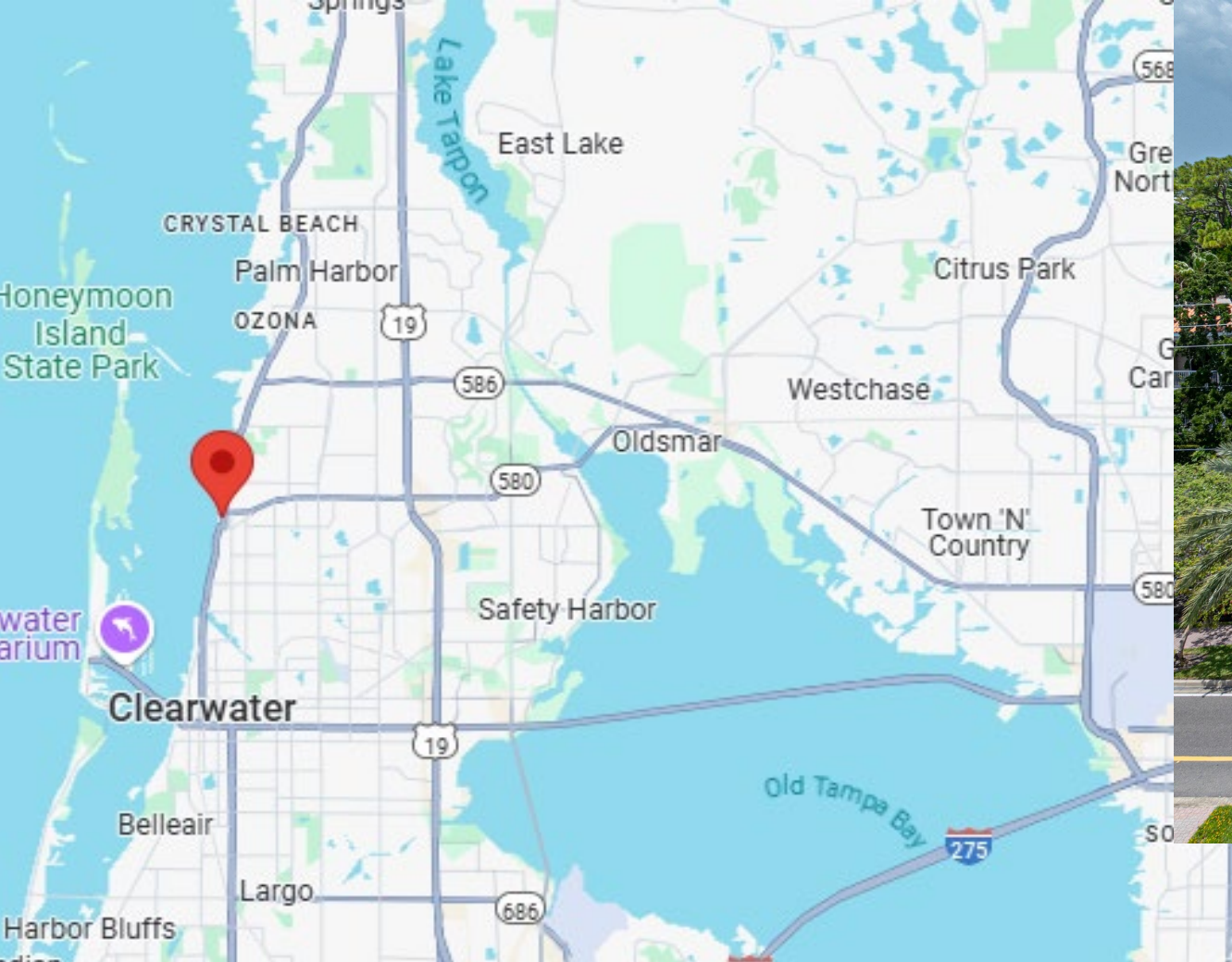


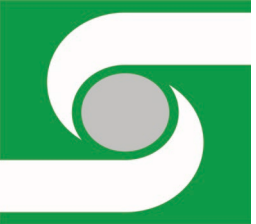
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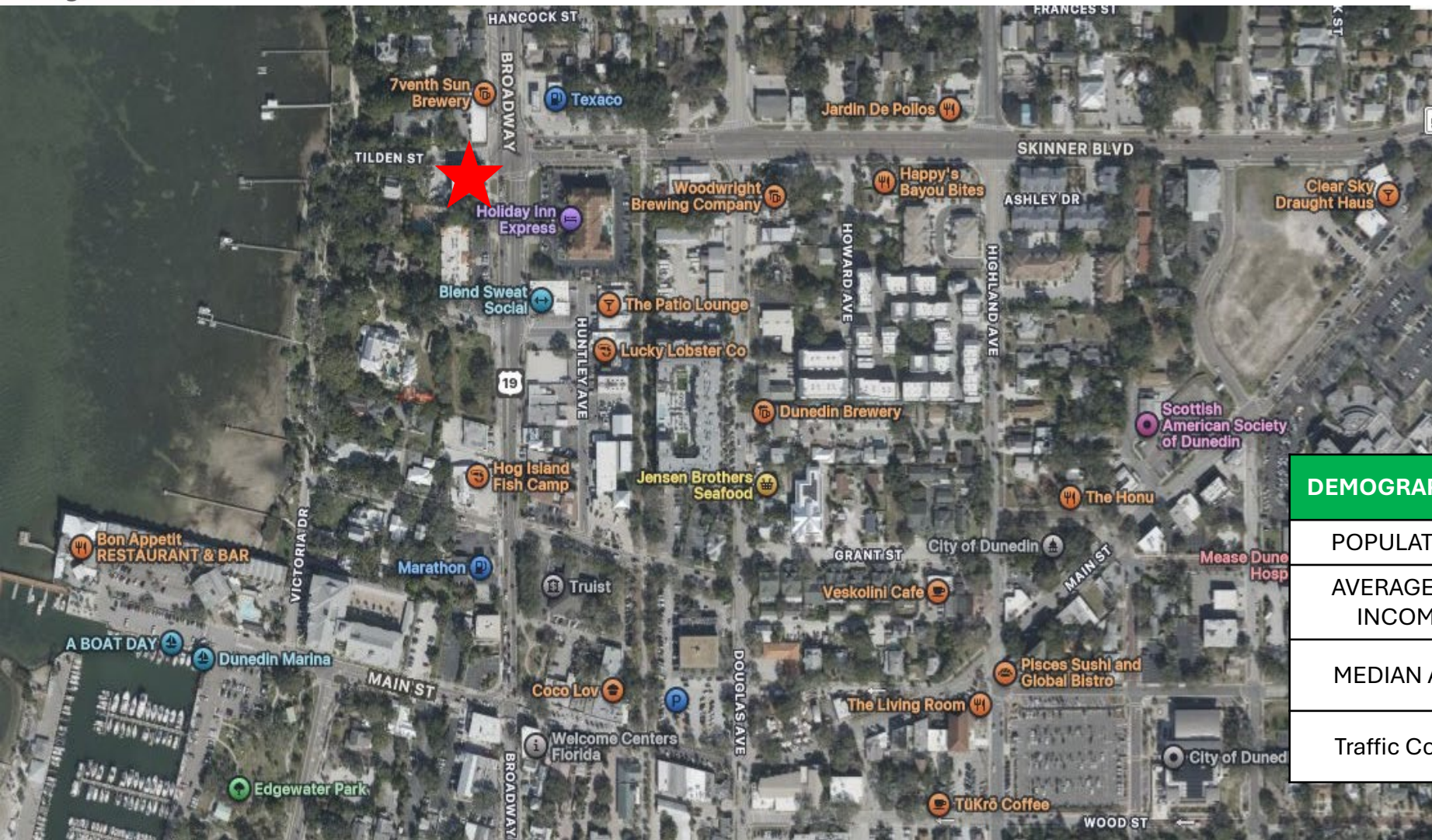


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- Located in the heart of downtown Dunedin, surrounded by local breweries, restaurants, and shopping.
- Easy to walk or bike anywhere—with a public parking garage just steps away.
- All set in the charm of downtown Dunedin.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,797	69,766	173,104
AVERAGE HH INCOME	\$66,553	\$75,524	\$79,386
MEDIAN AGE	52	50.4	50
Traffic Count	17,100 AADT		



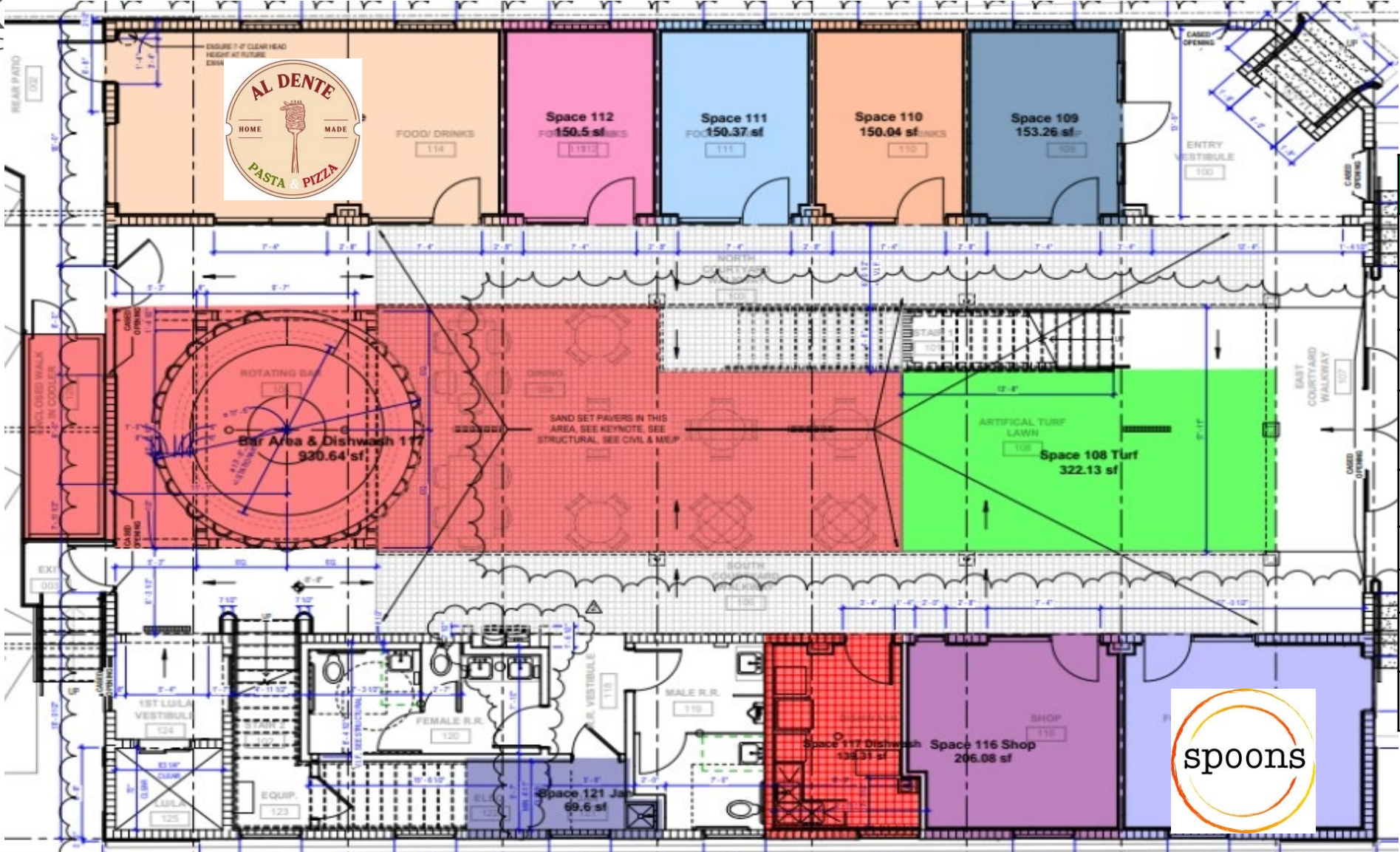
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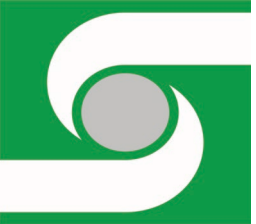


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UNIT	TENANT	SF
105	AVAILABLE BAR AREA	1,070
109	AVAILABLE FOOD/RETAIL	153
110	AVAILABLE FOOD/RETAIL	150
111	AVAILABLE FOOD with HOOD	150
112	AVAILABLE FOOD/RETAIL	151
114	AL DENTE	385
115	SPOONS	245
116	AVAILABLE FOOD/RETAIL	205
Total		2,509

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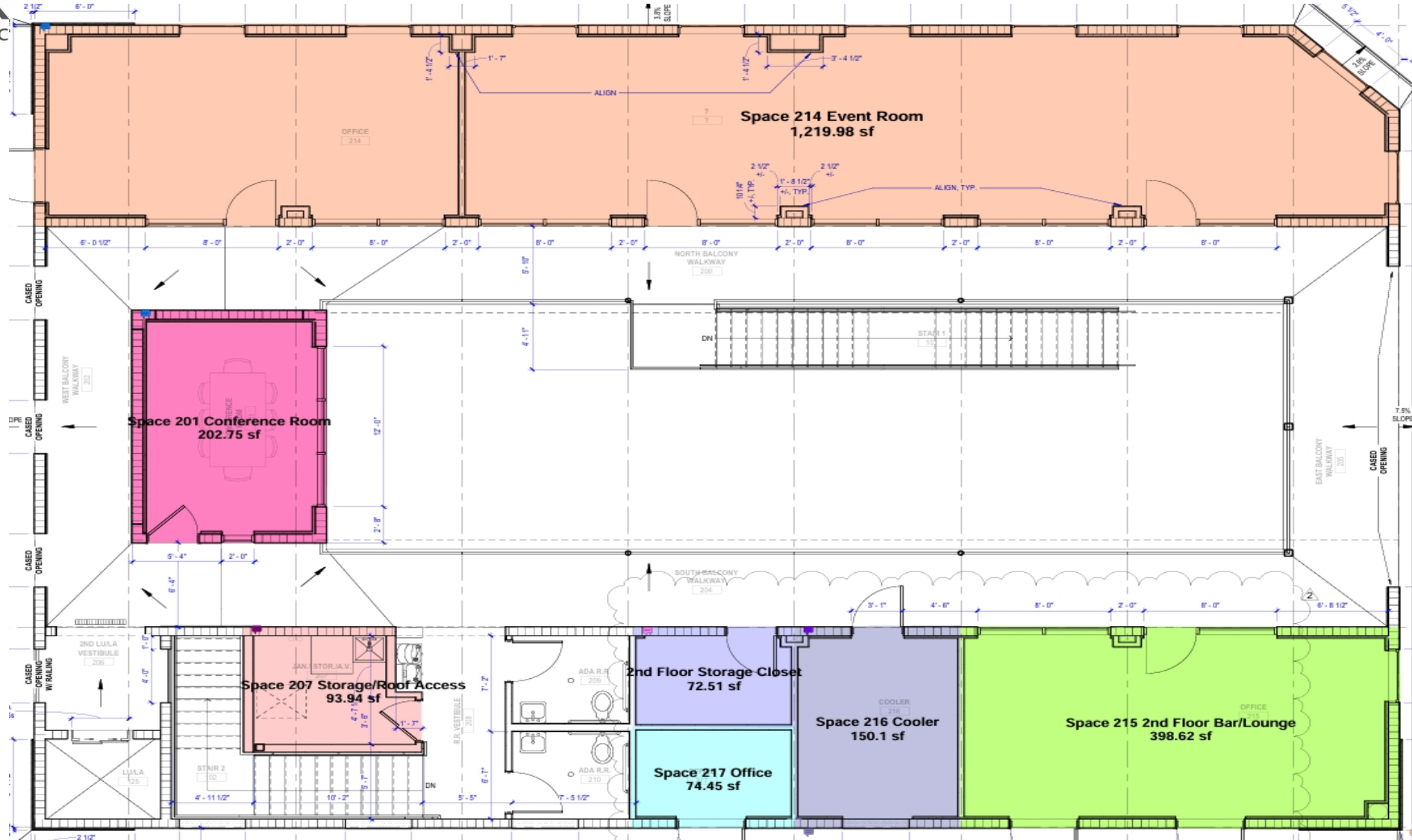
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UNIT	TENANT	SF
201	AVAILABLE WORKSPACE	203
2nd FL	AVAILABLE STORAGE	73
214	AVAILABLE EVENT ROOM	1,220
215	AVAILABLE BAR/ LOUNGE	399
216	AVAILABLE COOLER	150
217	AVAILABLE OFFICE	75
Total		2,120