

3754 SE Ocean Blvd,
Sewall's Point, FL 34996

UPSCALE HIGH-VOLUME
RESTAURANT



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

6,758 SF UNDER AIR + COVERED
OUTDOOR BAR & PATIO

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

3754 SE OCEAN BLVD, SEWALL'S POINT, FL 34996 | UPSCALE HIGH-VOLUME RESTAURANT

SPECS

Unit Size: 6,758 SF Under Air + Covered Outdoor Bar & Patio
Price: \$20 Per SF / GROSS / NO CAM
FF&E Price: Contact Listing Broker
Total Plaza Size: 65,756 SF
Lot Size: 4.95 AC

SEATING CAPACITY:

Inside Dining: 114
Inside Bar: 25
Banquet Room: 70
Outside Bar: 16
Outside Dining: 34
TOTAL: 259

PROPERTY OVERVIEW

Upscale High-Volume Restaurant available in desirable and affluent Sewall's Point, Florida! This Turn-Key Opportunity was Beautifully Renovated top to bottom in 2021 with No Expense Spared! This is the "Crown Jewel" and anchor space of Harbour Bay Plaza, a High-End Boutique Retail Shopping Plaza with well-known Co-Tenants such as Chico's, J.McLaughlin, Evelyn & Arthur, Kemp's Shoes, and more! This is an opportunity for an Experienced Operator to capitalize on the \$2.2M+ investment completed into the space in one of Martin County's most coveted and desirable locations. Features include a Beautiful Entry into a Large Open Bar with 32 Beer Taps and Layered Liquor Shelving with surrounding Bar Seating, Multiple Dining Areas with a mix of Built-In Booths and Tables for larger parties, Private Banquet Room w/River Views and Projector Screen for events, Kid's Gaming Area, Pool Table Area, and Outdoor Covered Bar & Patio with 16 Beer Taps and Layered Liquor Shelving w/separate Walk-In Cooler. Beautiful High-End Finishes throughout using a mix of darker Mahogany Style Wood and lighter Beach Wood which creates an ideal vibe of Cozy Tavern and Coastal Flare. Full-Service High-Volume Capacity Kitchen with Newer Equipment accentuates this Tremendous Business Opportunity! Please contact Listing Broker to schedule a Private Tour.



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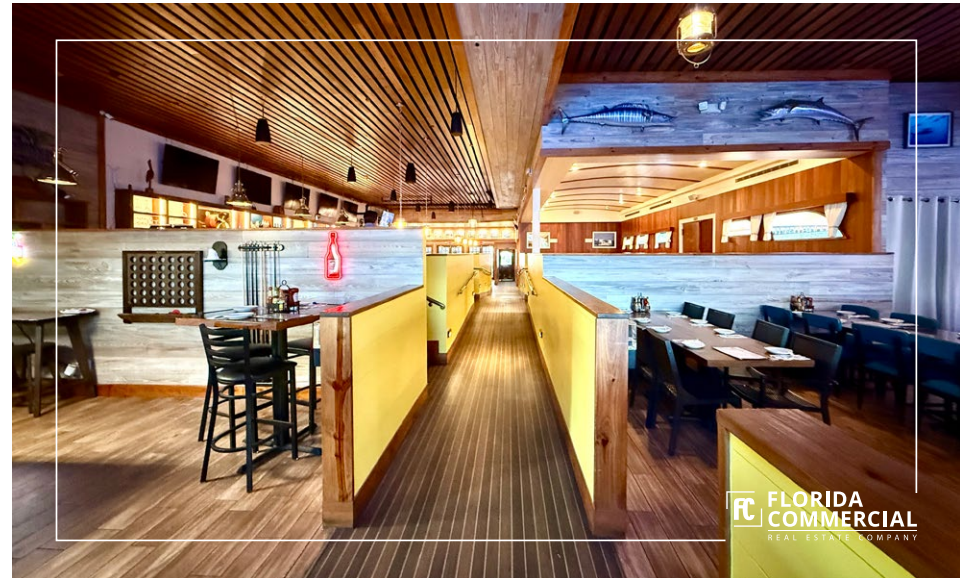


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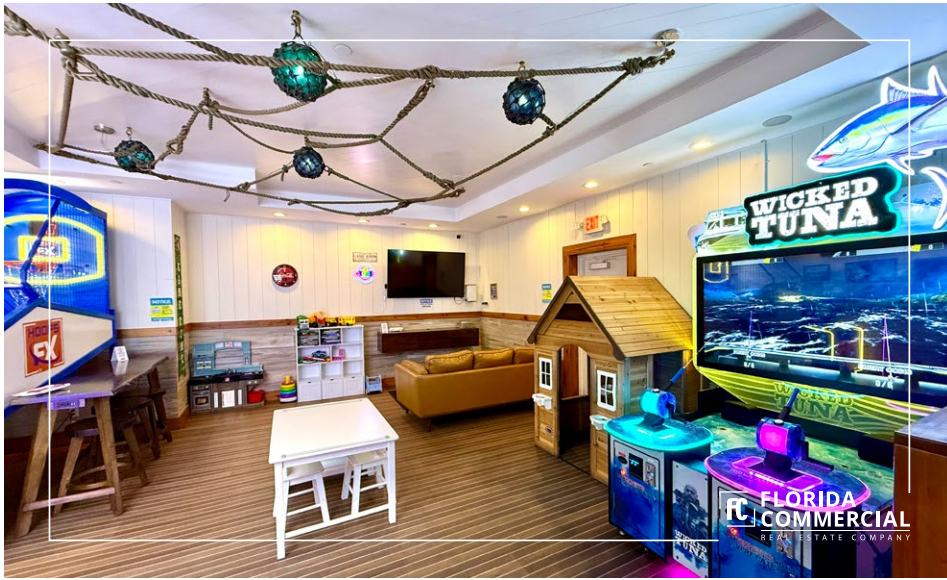


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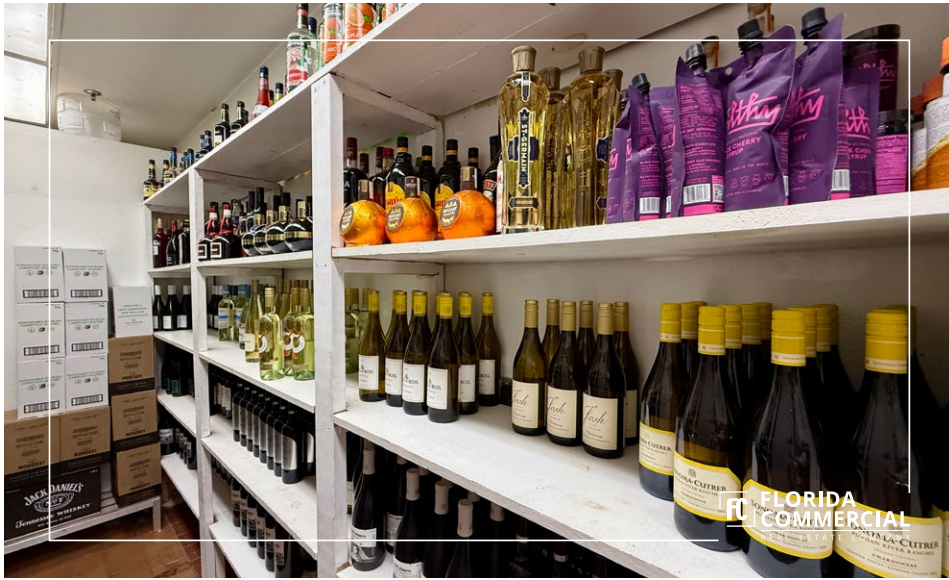


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SITE PLAN

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harbour bay plaza *in the heart of sewall's point*



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MAP & REPORT

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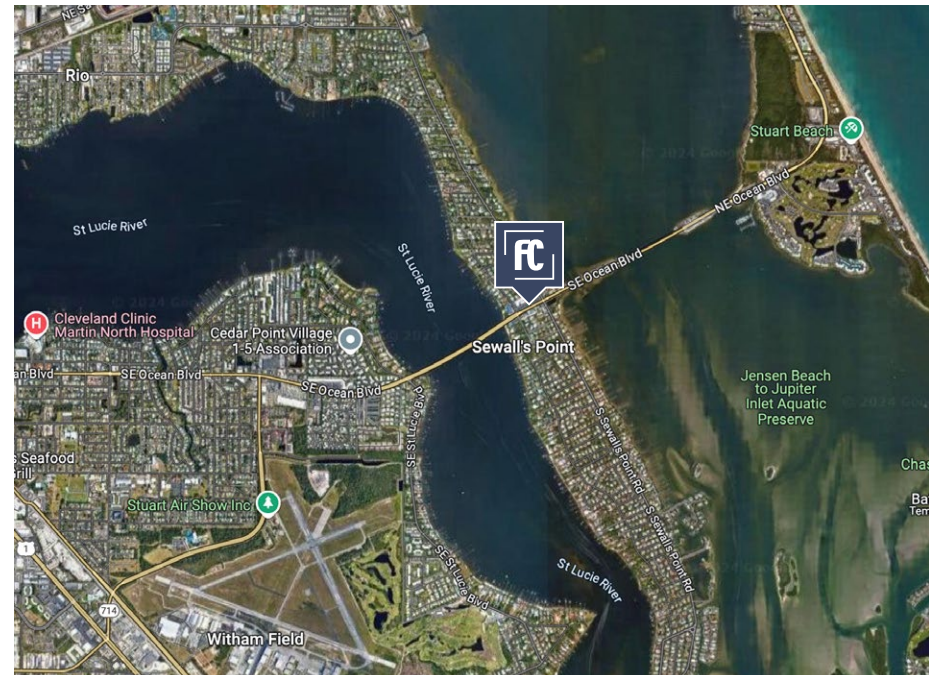
POPULATION

	1 MILE	3 MILES	5 MILES
Population	10.3K	43.2K	110.7K
Median Age	65.7	55.2	53.9



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.2K	13.2K	34.4K
# of Employees	9.7K	38.1K	96.3K
Average HH Income	\$85.7K	\$72.5K	\$7.4K

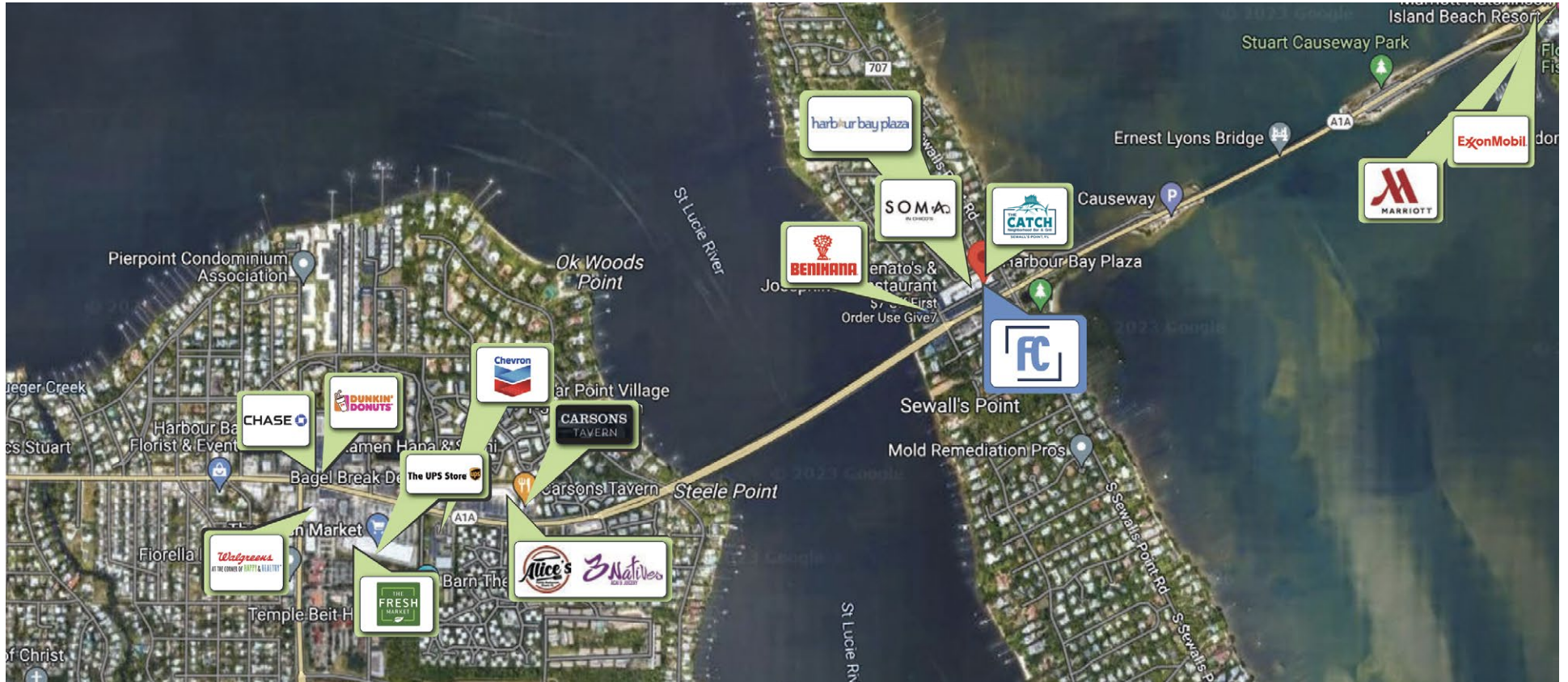


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RETAIL MAP

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