

Tampa, FL – February, 2020

FOR IMMEDIATE RELEASE

Owner Retires After 37 Years – Turnkey Restaurant/Lounge For Lease!



Hampton Plaza – 2790 Gulf to Bay Blvd., Clearwater, FL 33759

Features:

- 3,500/SF 2nd Generation Restaurant/Bar space available immediately in Hampton Plaza - a highly visible retail strip center located at the signalized NW corner of Gulf to Bay Blvd. and Hampton Rd.
- Center has excellent visibility with 283' of frontage on busy Gulf to Bay Blvd. with average annual daily traffic counts of 56,000 per day
- Upscale interior buildout with Kitchen and ADA bathroom
- Commercial Kitchen Vent Hood with fire suppression in place
- Walk-In Cooler in place
- Location has Wet Zoning for Liquor sales
- Parking ratio of 5/1,000
- Asking rental rates of \$18.00/SF NNN with 2020 estimated operating expenses of \$6.25/SF

Interior Pictures:



About Elliott M. Ross, CCIM

Elliott is best known for his expertise in the sales and acquisition of commercial investment properties and consistently ranking among the top commercial dealmakers in West Central Florida. Elliott was recently recognized by the Florida Gulfcoast Commercial Association of Realtors at the annual Pinnacle Awards celebration. His 2017 transaction totals placed him 2nd in Retail and 3rd in Investment sales within Regional Companies.

His 45+ years of experience in Tampa Bay and his commitment to providing best-in-class client services have resulted in numerous multimillion-dollar transactions. Elliott represents financial institutions, owners' associations and individual investors in all types of commercial real estate transactions.



Elliott M. Ross, CCIM

CONTACT:

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