

**FOR  
LEASE**

**Bellevue Restaurant Space**  
**Available (1,500 sq ft)**

10901 SE US-441  
Bellevue, FL 34420



**MOVE IN READY RESTAURANT SPACE**

- **Prime location on US-441 with 250 feet of frontage**
- **High daily traffic count (~35,000 VPD)**
- **1.32-acre lot with ample parking**
- **Zoned B4 (Commercial) – suitable for restaurant or other retail uses**
- **Move-in Ready: New floors & Lighting (2026)**
- **Two bathrooms Updated in 2026**
- **Hood & Grease Trap Installed – in place for restaurant setup.**
- **Walk in Freezer and Cooler – cold storage for food inventory.**
- **New HVAC units per suite – tenant-controlled for optimal comfort**
- **Monument and building signage available**
- **Main Retail Corridor: Surrounded by shopping centers, retail businesses, and restaurants**

**LEASE TERMS**

- **Lease rates starting at \$30.00 NNN + \$5.84 per sf (OPEX)**
- **Minimum lease term of 5 years**

**CONTACT**

David Brim  
412-445-8960 *mobile*  
David@ResultsREpartners.com

**Results Real Estate Partners, LLC**

*Licensed Commercial Real Estate Brokers*  
365 International Parkway  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

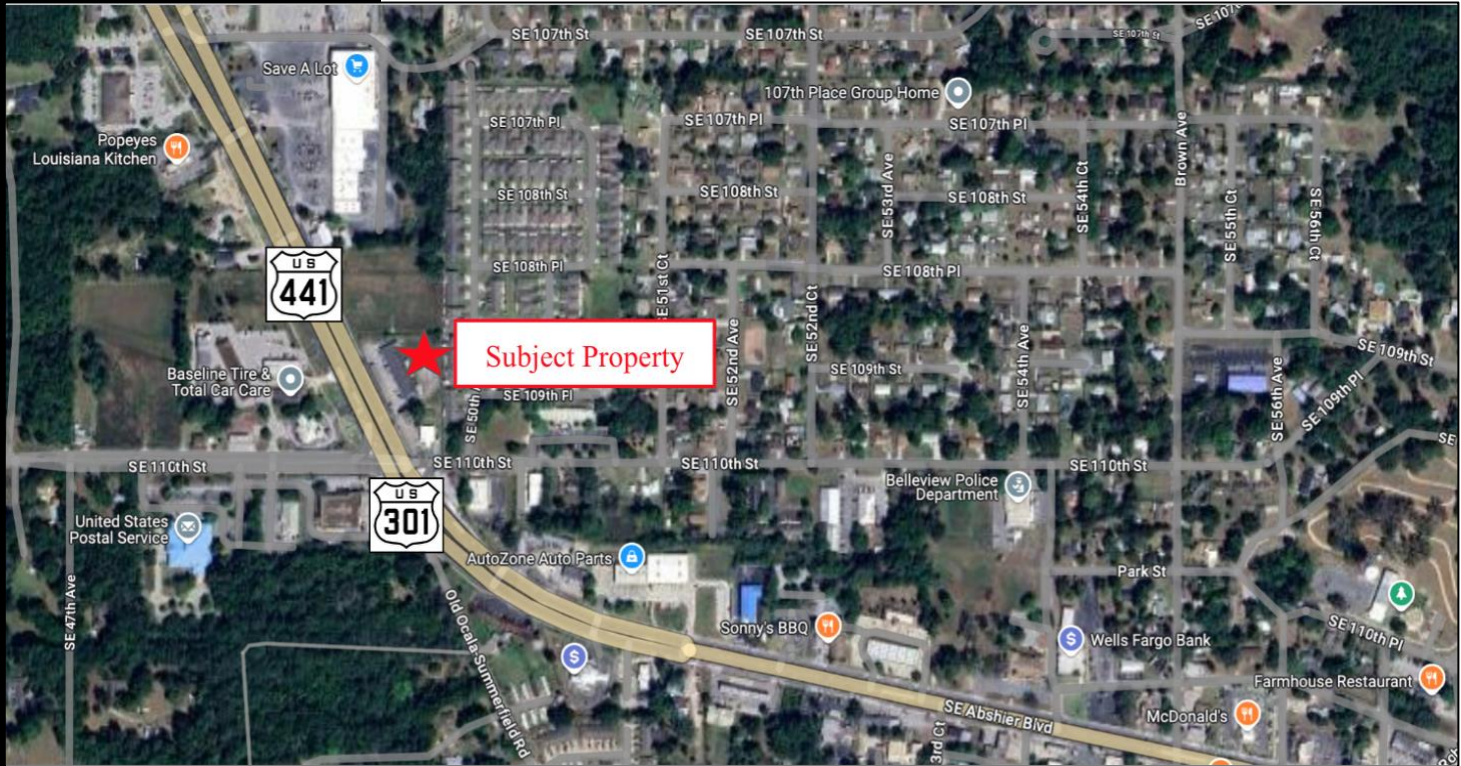
**www.ResultsREPartners.com**

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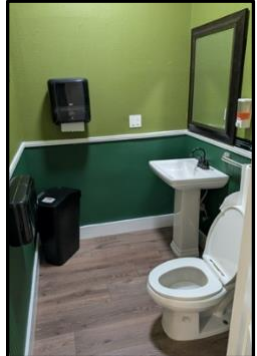
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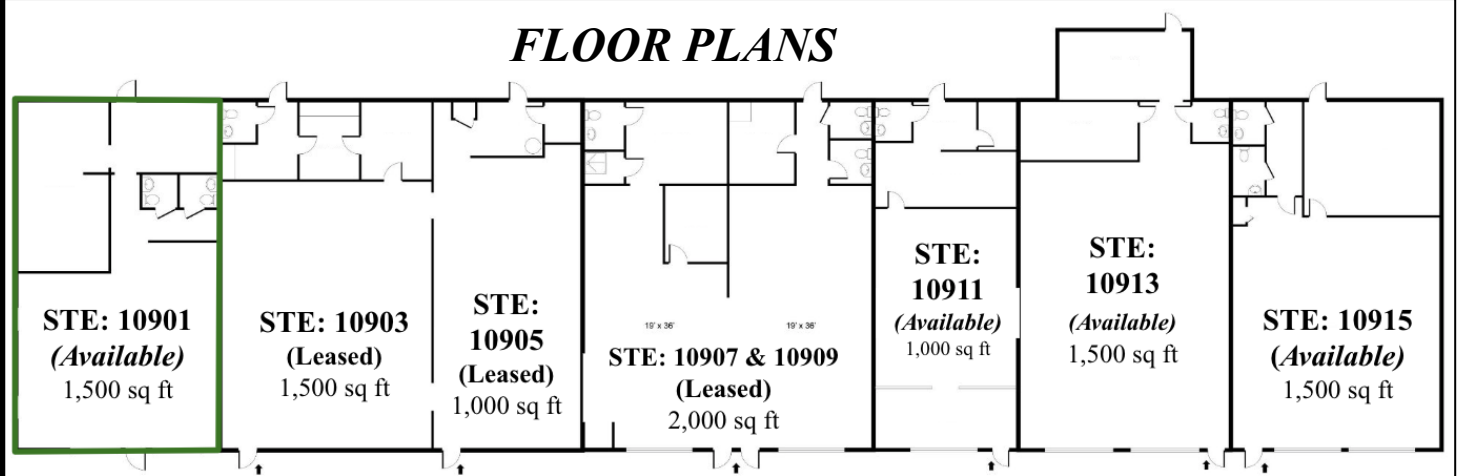
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### **FLOOR PLANS**



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