

**FOR
LEASE**

**Bellevue Second Generation
Restaurant Space Available**

10911 - 10915 SE US-441
Bellevue, FL 34420



**END CAP UNIT (FORMER
RESTAURANT) WITH EXISTING
HOOD, GREASE TRAP & GAS AT
PROPERTY**

1,500 – 4,000 SQ FT AVAILABLE



Location & Property Highlights

- Second-generation restaurant space with existing hood, grease trap, and gas service in place
- 1,500 -4,000 SF of contiguous space available
- Prime US-441 location with approximately 250 feet of frontage
- High visibility corridor with approximately 35,000 vehicles per day
- 1.32-acre site with ample on-site parking
- Zoned B4 Commercial allowing restaurant and many retail uses
- Two restrooms already in place within the 1,500 SF restaurant space, with additional restrooms available in the contiguous units
- New tenant-controlled HVAC system installed in 2024
- Monument and building signage opportunities available
- Positioned among established shopping centers and national/regional retailers
- 5 year minimum lease term
- Lease rates from \$24-\$30 NNN + \$5.84 per sf (OPEX)

CONTACT

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