

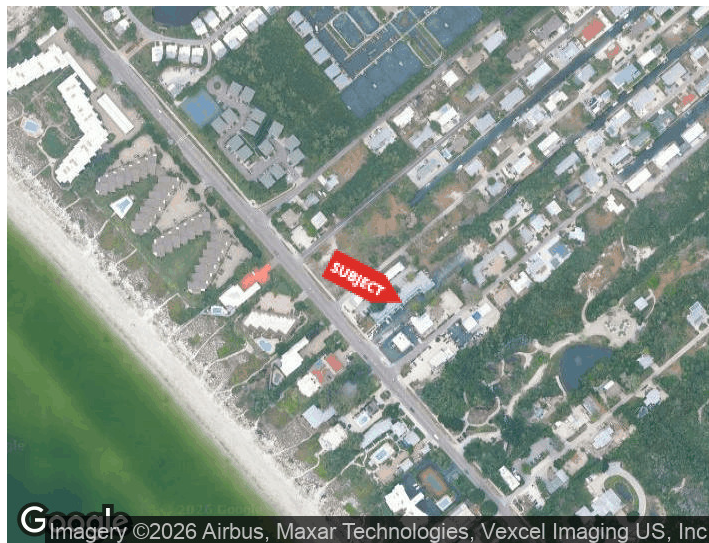


**PARADISE ISLE PLAZA
ON LONGBOAT KEY**

5610 GULF OF MEXICO DR
LONGBOAT KEY, FLORIDA 34228

PROPERTY HIGHLIGHTS

- ±1,973 SF anchor restaurant/retail opportunity
- Prime frontage on Gulf of Mexico Drive
- Potential exclusive outdoor patio + bar area
- Gas service already connected
- Open floor plan with two entry points
- Tenant improvement allowances negotiable
- Ample on-site parking
- Located in the heart of Longboat Key's coastal corridor



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	33	111	412
Total Population	54	182	687
Average HH Income	\$241,264	\$237,084	\$226,514

For More Information

ADAM DOAK

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OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	9,611 SF
Available SF:	1,973 SF
Year Built:	1986
Renovated:	2024
Zoning:	C-1

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Paradise Isle Plaza – 5610 Gulf of Mexico Dr, Longboat Key, FL

Property Type: Restaurant / Retail Space for Lease
Available Size: ±1,973 SF

Rare opportunity to establish a signature restaurant concept along highly desirable Gulf of Mexico Drive on Longboat Key. Ownership is specifically seeking a qualified food and beverage operator to bring a new dining experience to Paradise Isle Plaza, with the potential for an exclusive outdoor patio and bar area directly facing Gulf of Mexico Drive.

This highly visible anchor retail space offers exceptional frontage along one of Longboat Key's primary corridors and provides a unique opportunity to create an open-air coastal dining destination catering to both local residents and visitors. The existing layout features a mostly open floor plan with two separate entry points, allowing flexibility for a variety of restaurant concepts and service styles.

Although the space has not previously operated as a restaurant, ownership is open to negotiating tenant improvement allowances for the right operator and concept. The property also includes gas service already connected, providing added value for restaurant buildout potential.

Paradise Isle Plaza is home to a strong mix of established businesses and benefits from consistent traffic, ample parking, and proximity to surrounding residential and beachfront communities.

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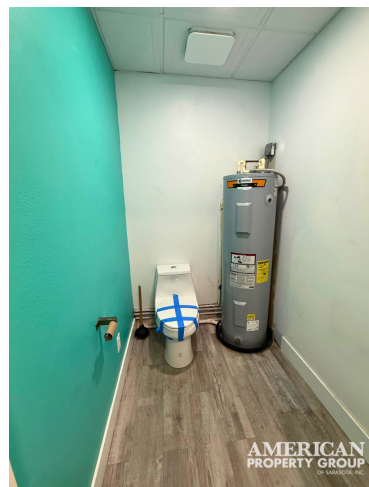


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5610 Gulf Of Mexico Dr

Conceptual rendering for illustrative purposes only. Actual improvements, design, permitting, and final construction may vary.

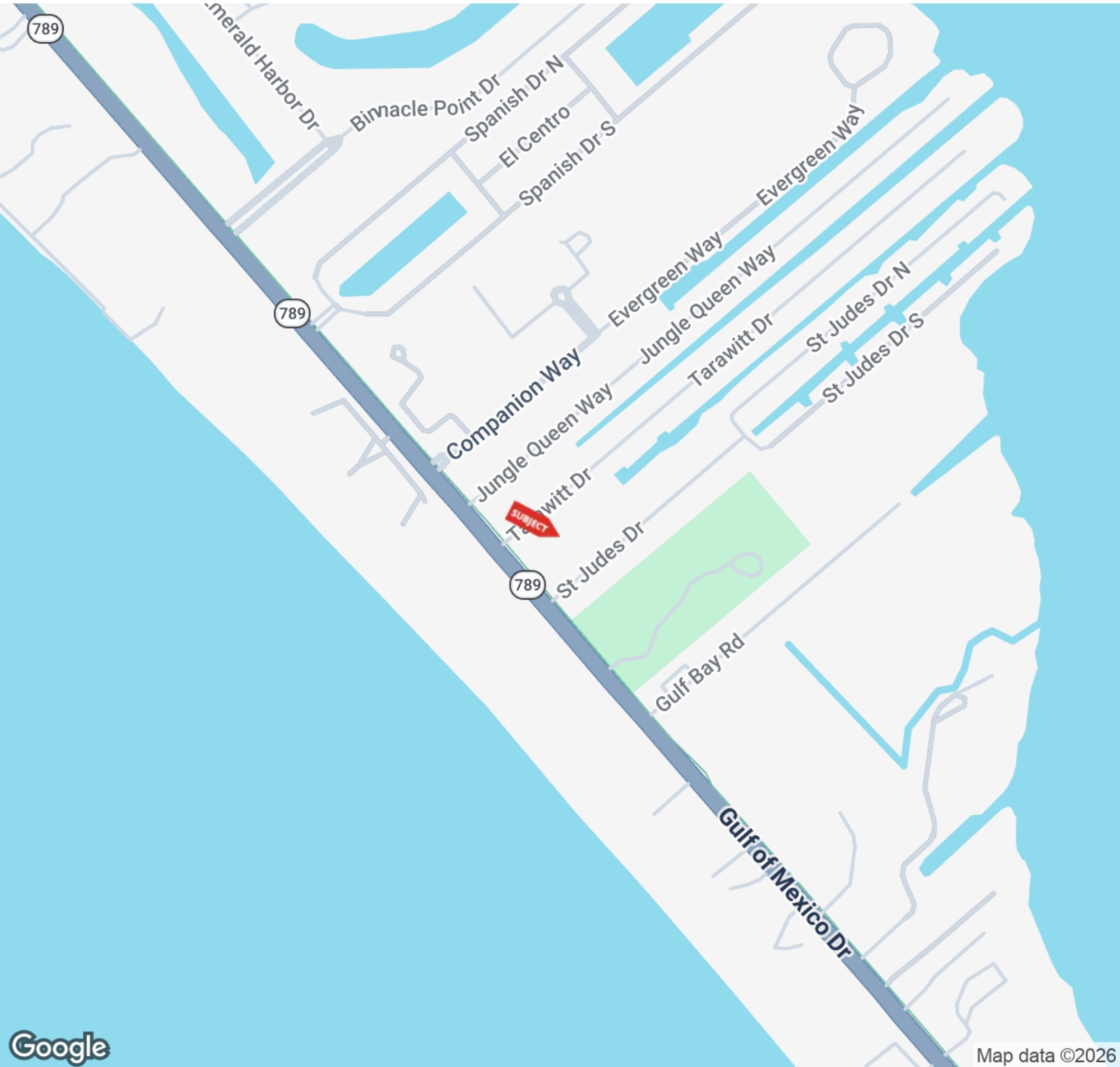


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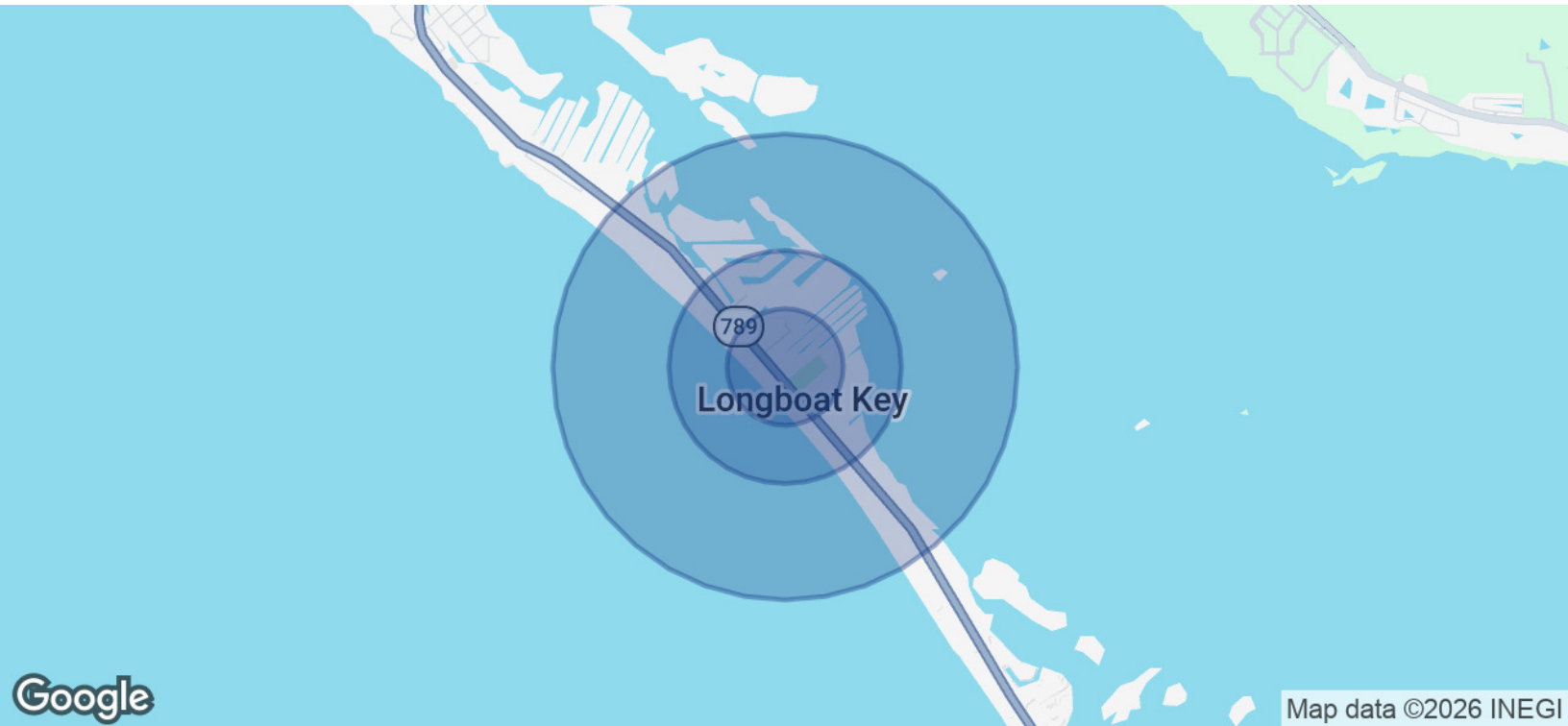


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	54	182	687
Average Age	70.8	69.8	68.4
Average Age (Male)	72.9	71.8	70.1
Average Age (Female)	69.8	68.8	67.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	33	111	412
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$241,264	\$237,084	\$226,514
Average House Value	\$1,006,610	\$999,536	\$956,787

2023 American Community Survey (ACS)

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