

LAKE CHAPMAN PLAZA
TURN KEY RESTAURANT

16319 N Florida Ave, Lutz, Fl 33549

4,200 + 1,500 sf
\$20.00 psf/yr



TURN KEY—5,700 sf space & you only pay for 4,200 sf. The covered porch with paver floors & beautifully built-out wine cave inside can be included for the right party. Immediate occupancy with kitchen equipment, coolers, 2 ADA bathrooms, upstairs storage, & a corner location in a well-designed and architecturally pleasing building & site. Inside space is 4,200 finished square feet & outside dining & wine cave adds another 1,500 sf. of usable space at N/C to tenant. The rental rate is \$20.00 sf. Could be retail, office, or medical. Additional units are also available. Also offered on this site are two outparcels for your business to be built here. CAM can be included in rent for right tenant.



Ted Hager
Commercial Specialist
RECS, GRI, BSIE, ME, SSRS, BBF

Email: tedhager@teamhager.com
Office Phone: (813) 586-3230
Cell Phone: (813) 294-0404



www.TeamHagerCommercialRealEstate.com

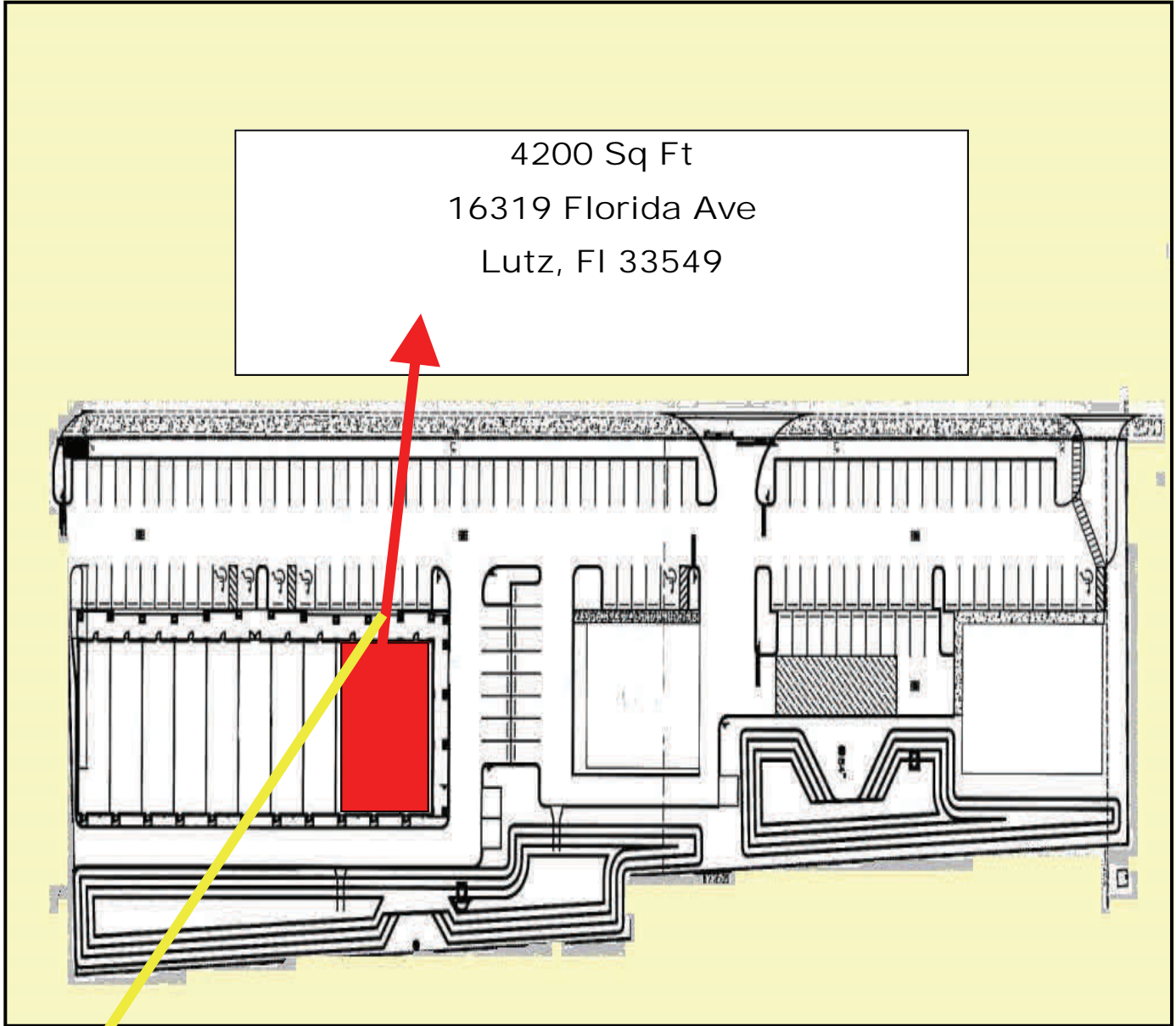
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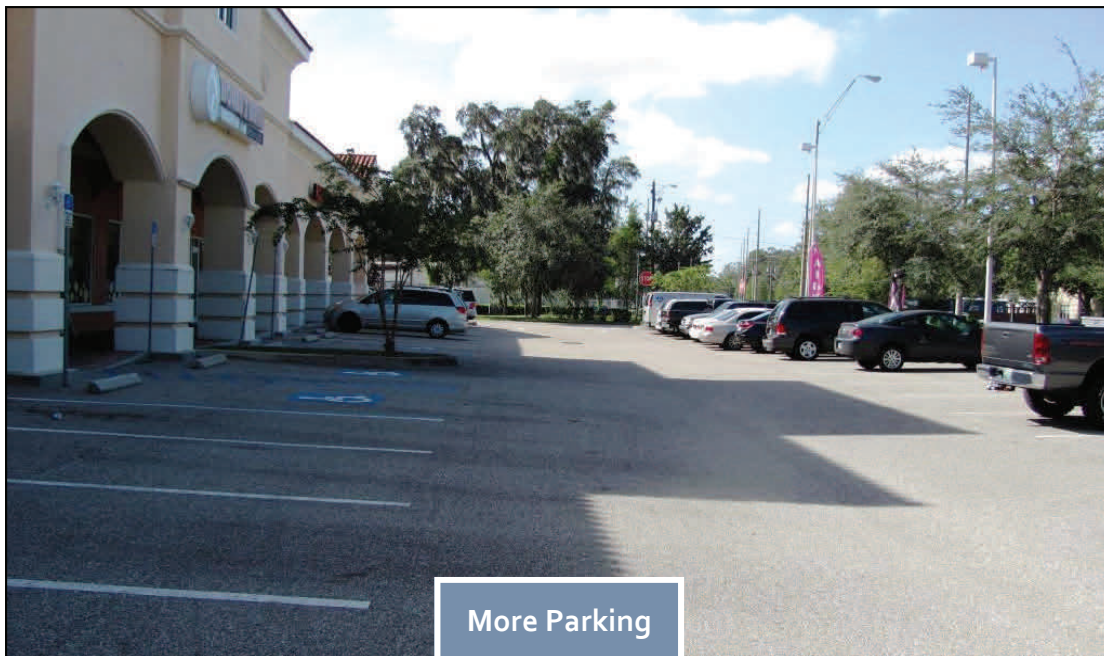
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Ample Parking



More Parking



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Class "A"
Construction



Patio Area



Restaurant Bar



Patio Area



Walk In Cooler



Kitchen



Maitre D



Restroom Area



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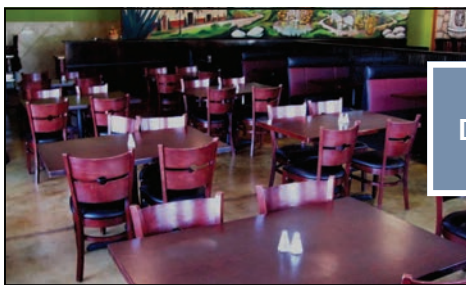
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Dining



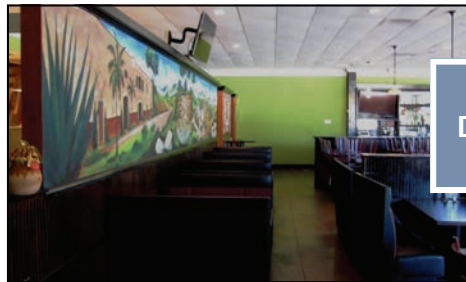
Office



Dining Tables



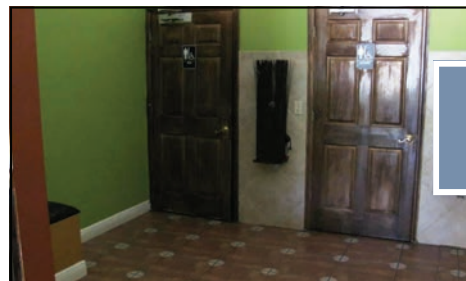
Dining Booths



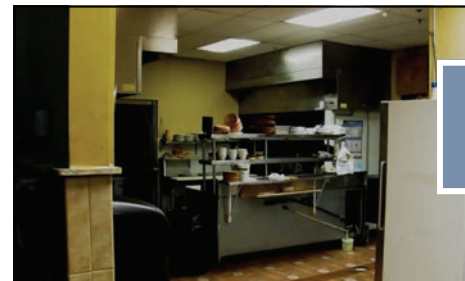
Dining Booths



Fountains



Bathrooms



Kitchen Equipment



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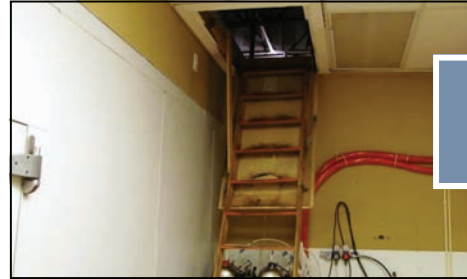
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Upstairs Loft



Attic Stairs



Large Ansul Hood



Small Ansul Hood



Mop Sink



Prep Area



Triple Sink



Storage



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