

# FREE STANDING FORMER BRANCH BANK OFFICE FOR SALE



**1352 Main Street  
Dunedin, FL 34698**

- Bank Drive-Thru
- 2,450 SF
- 23 Parking Spaces (9.4 / 1,000 SF)
- Drive-Thru at Signalized Intersection
- Perfect for Retail, Restaurant, Professional or Medical Office
- Zoning: FX-M
- Large pylon sign
- Price: \$1,125,000



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# PROPERTY OVERVIEW

**ADDRESS:** 1352 Main Street  
Dunedin, FL 34698

**LAND AREA:** 23,100 SF ±

**DIMENSIONS:** 140' x 165'

**IMPROVEMENTS:** 2,926 Gross SF  
2,450 Heated SF

**YEAR BUILT:** 1979

**PARKING:** 23 spaces

**PRESENT USE:** Former Branch Bank

**MORTGAGE HOLDER:** None

Price: \$1,125,000

**LOCATION:** North side of Main Street (S.R. 580)  
on NE corner of Lake Haven Road

**ZONING:** FX-M, Urban Center Zone  
City of Dunedin

**LAND USE:** CG

**FLOOD ZONE:** "X" – Non Flood Zone

**UTILITIES:** City of Dunedin – Sewer & Water  
Duke Energy – Electric

**TAXES:** \$9,453 (Paid with 4% Discount)

**PARCEL ID #:** 26/28/15/00000/130/1100

**TERMS:** Cash

*Great building with huge profile on Main Street in Dunedin. Perfect for a Free Standing Restaurant, Retail, Professional of Medical Office. Existing Drive-Thru is a huge plus.*

## DEMOGRAPHICS

(2019)	1 Mile	3 Miles	5 Miles
Population	14,256	96,154	221,006
Median Age	58.2	53.7	50.5
Average Income	\$63,537	\$71,983	\$75,467



**Shot from east of Valley Bank heading west right hand reader/ also shows east side of pylon sign**

  
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Call Listing Agent to arrange showing

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