

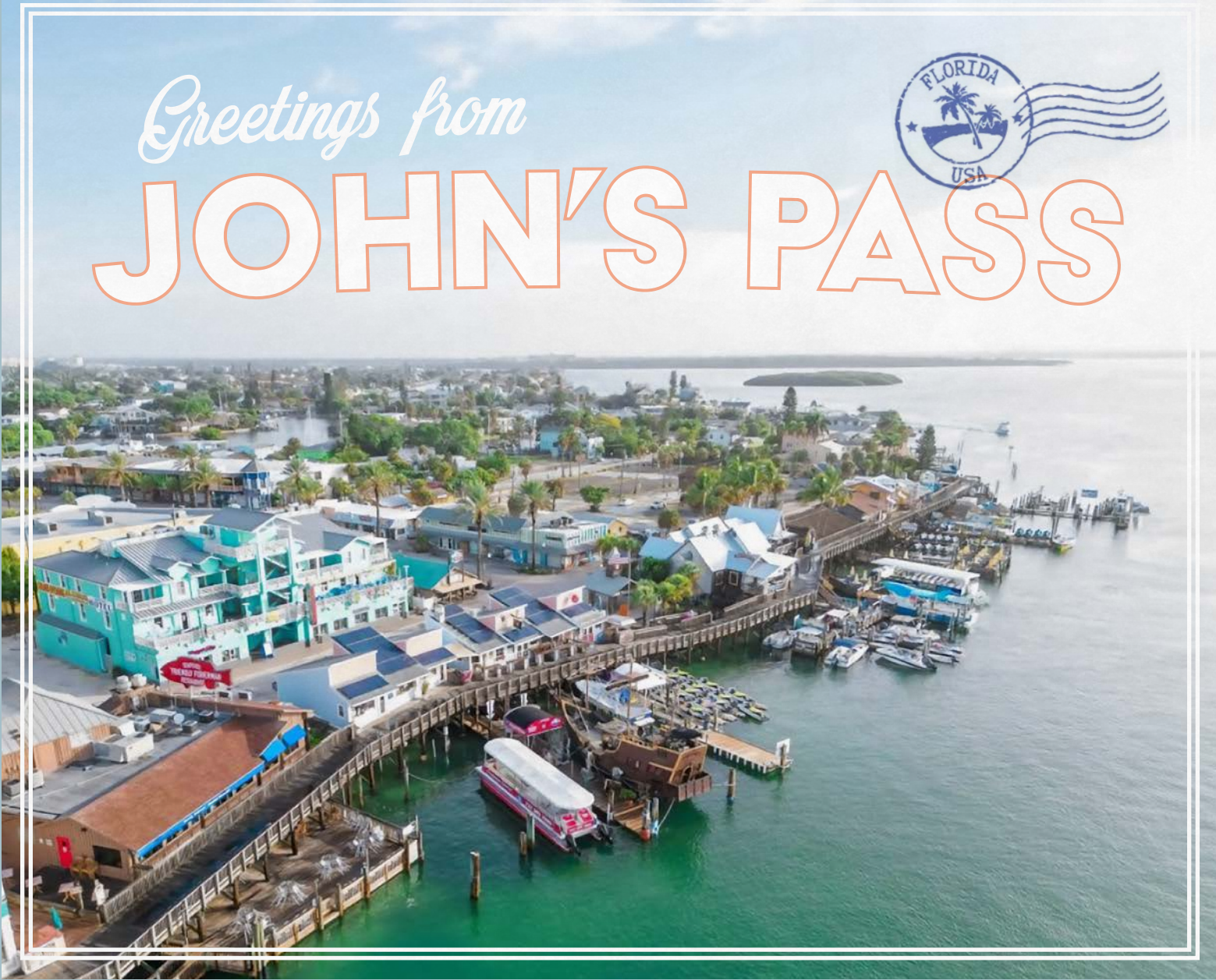
JOHN'S PASS



VILLAGE & BOARDWALK

111 BOARDWALK PLACE WEST • MADEIRA BEACH, FLORIDA

Greetings from JOHN'S PASS



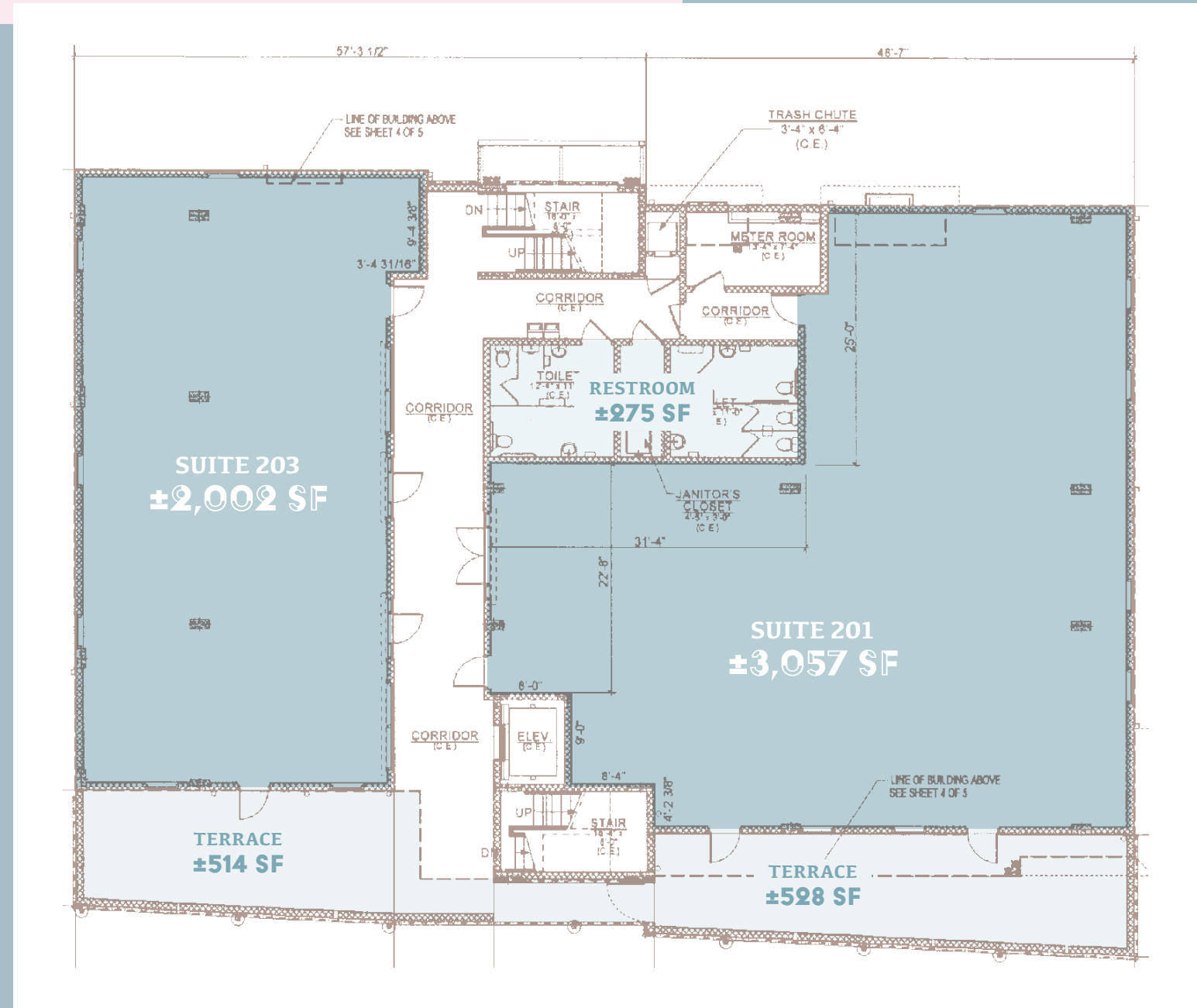
JOHN'S PASS

The "Pass", as locals refer to it, was created by a hurricane on September 27, 1848. A pirate, John LeVique, made the first passage through the newly created pass. Hence the name, John's Pass. Located on the waterfront at John's Pass, this quaint turn-of-the-century fishing village is **Pinellas County's #1 tourist attraction**. Over one hundred merchants inhabit the Village with unique retail shopping, a variety of restaurants, the local fishing fleet, dolphin watching and shelling tours, boat rentals, parasailing and jet skiing. Plenty of parking: There is metered on-street parking located conveniently throughout the Village, as well as a new state-of-the-art multi-level parking garage adjacent to Bubba Gumps. The beach is a short stroll away. Conveniently located near St. Petersburg, Clearwater and Tampa, and just a short drive to the Orlando area.

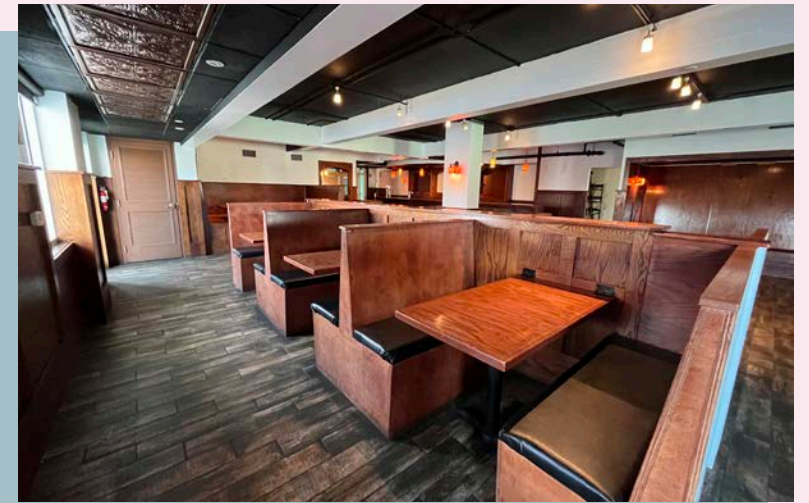
PROPERTY AVAILABILITY

Second generation restaurant, suites 201 & 203 can be leased together for approximately 6,101 SF restaurant with outdoor terrace seating and captivating views of the Gulf Of Mexico. Spanning approximately 1,042 square feet, the patio creates a fun, welcoming Florida lifestyle atmosphere with views of the John's Pass inlet.

Furthermore The kitchen is outfitted with two ventilation hoods, two walk-in freezers, and an industrial dishwasher ready for utilization. Access to the upper floors is facilitated by two staircases or a convenient elevator, ensuring smooth operations and easy accessibility.



SUITE 201





In 2023, John's Pass Boardwalk & Village welcomed in excess of 1.6 million distinct visitors, totaling over 2.4 million visits. With an average dwell time exceeding one hour, patrons have ample opportunity to develop an appetite during their visit.



JOHN'S PASS VILLAGE ROSTER

DINING

BAMBOO BEACH BAR & GRILL	V
BUBBA GUMP SHRIMP COMPANY	B
CADDY'S JOHN'S PASS	F
CUBAN PARADISE CIGAR & CAFÉ	R
DELOSA'S PIZZA AND RESTAURANT	J
FRIENDLY FISHERMAN RESTAURANT	C
HOOTERS	B
HOUSE OF SWEETS	P
KILWINS CHOCOLATES & ICE CREAM	D
KOHR FAMILY FROZEN CUSTARD	L
LLAMA JAVA CAFÉ	B
MAD BEACH CANTINA	W
MAD BEACH PUB CRAFT BREWING	S

SHOPPING

\$10 JEWELRY OUTLET	T
BAUBLES & BAGS	I
BEACH BRAIN	F
BEEF JERKY OUTLET	A
BEST GIFT IDEA EVER	B
BIG DICKS SALTY SEAMAN SHOP	A
CARIBBEAN JUBILEE	T
CELEBRITY	B
COOL STYLES	Q
CUPS	U
DD COLLECTIBLES	J
DEL SOL	U
ENGLISH ROSE	A
FANTASIA'S BOUTIQUE	Q
FANTASY PLANET SWIMWEAR	O
GRAY JEWELERS	B
GYP-SEA BEACH LIFE	T
HIPNAUTICAL	R
ISLAND ATTITUDE	U
ISLAND RAGS & GIFTS	S

ENTERTAINMENT

ALLIGATOR & WILDLIFE DISCOVERY	Q
CALYPSO BREEZE	C
DEEP SEA FISHING HIBBARD'S MARINA	C
DOLPHIN QUEST	E
DOLPHIN WATCH HUBBARD'S MARINA	C
DON'S DOCK	G
E WATERSPORTZ	L
FLORIDA TIKI TOURS	G

MAD PUB	R
MR P'S ICE CREAM	G
PIRATES PUB N GRUB	E
SALTY SISTERS- GOURMET POPCORN	L
SCULLEY'S WATERFRONT RESTAURANT	F
SIP & SCOOP & ICE CREAM	U
SUGAR DADDY'S	E
THE BOARDWALK GRILL	G
VFW	N
WALT'Z FISH SHAK	H
YOGURT CITY	J
ZENO'S BOARDWALK SWEET SHOP	G

JOHN'S PASS TRADING COMPANY	Q
LANDING COMPANY	T
LORI'S SOAP AND SPONGE MARKET	Q
MADE IN THE SHADE	L
OVERHEAD SURF SHOP	T
PALM PALMS SHOES & ACCESSORIES	Q
PAW PAWS	B
SAND & SOUL	R
SINBADS	D
SURF STYLE	N
THE BRONZE LADY	T
THE FLORIDA WINERY	S
THE SPICE & TEA EXCHANGE OF JOHN'S	L
THE ZONE	Q
THINGS ETC.	U
THREE COCONUTS CLOTHING CO	A
WILD STYLE USA	I
WILD TIME CARIBBEAN TRADING CO.	P
ZENO'S WINE SHOP	G

FLY-N-HIGH WAVERUNNERS	G
GATORS PARASAIL	F
JACK'S MARINA	E
THE PIRATE SHIP/SCENIC TOURS	E
THE SHARK BOAT/SCENIC TOURS	F
VX ARCADE	B
WOODY'S WATERSPORTS	F
SAND & SOUL	R





INDIAN ROCKS BEACH



INDIAN ROCKS BEACH

INDIAN SHORES



INDIAN SHORES

REDINGTON SHORES



REDINGTON SHORES

REDINGTON BEACH



REDINGTON BEACH

MADERIA BEACH



MADERIA BEACH

TREASURE ISLAND



TREASURE ISLAND

ST. PETE BEACH



ST. PETE BEACH

GULF BOULEVARD

Stretching along Gulf Boulevard, the coastline is peppered with more than a hundred unique restaurants, offering locals and tourists an abundance of options to savor drinks, meals, and breathtaking sunsets over the Gulf of Mexico. This tight-knit community of eateries even facilitates bar hopping via trolley, connecting visitors to various participating venues.

PINELLAS COUNTY

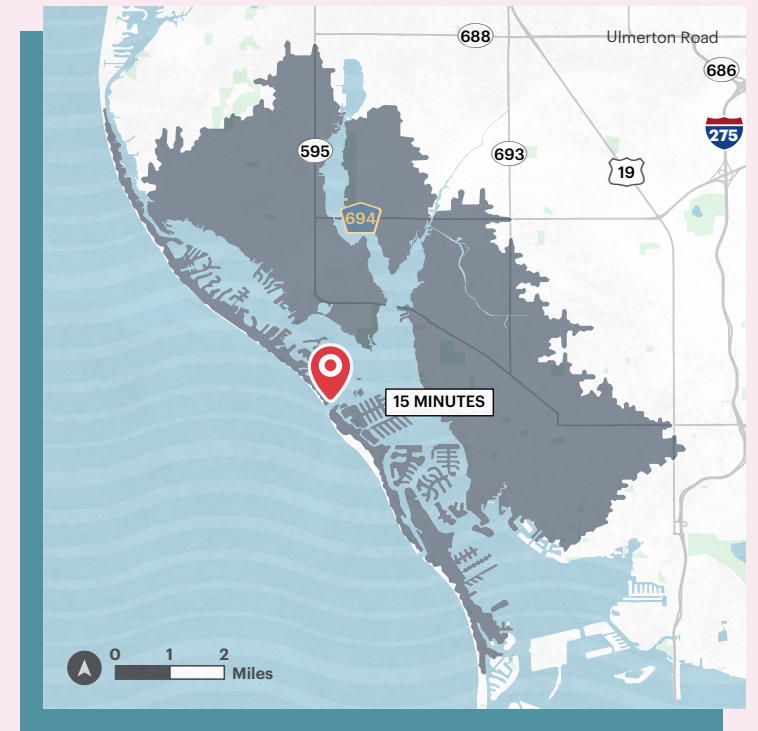
Pinellas County, situated along Florida's Gulf Coast, thrives as a tourism hotspot, renowned for its stunning beaches and diverse culinary offerings. Each year, millions of visitors flock to destinations like St. Petersburg Beach, Clearwater Beach, and Treasure Island to soak up the sun and enjoy a plethora of recreational activities. The county's picturesque coastline provides the backdrop for an array of water sports, fishing charters, and eco-tours, driving significant economic activity and sustaining a vibrant tourism industry.

Amidst the coastal beauty, Pinellas County's culinary scene stands out as a major draw for tourists and locals alike. From waterfront seafood eateries to upscale dining establishments in downtown St. Petersburg, the county offers a rich tapestry of flavors and dining experiences. This diverse culinary landscape reflects the area's cultural diversity and commitment to providing exceptional gastronomic adventures for visitors seeking to tantalize their taste buds.



Among the county's prized assets are the beaches along the Treasure Coast, including Honeymoon Island State Park and Caladesi Island State Park. These pristine stretches of sand and sea offer idyllic settings for relaxation, sunbathing, and wildlife observation. Together, the allure of Pinellas County's beaches, coupled with its vibrant restaurant scene and array of recreational activities, cements its status as a premier destination for travelers seeking coastal bliss and unforgettable experiences along Florida's Gulf Coast.





2023 DEMOGRAPHICS

WITHIN A 15 MINUTE DRIVE

TOTAL POPULATION	170,763
TOTAL HOUSEHOLDS	81,655
AVERAGE HH INCOME	\$102,217
MEDIAN HH INCOME	\$67,662
CONSUMER SPENDING	
FOOD AWAY FROM HOME	\$283.7 M
ALCOHOLIC BEVERAGES	\$54.1 M
TOTAL ANNUAL BUDGET	\$7.218 B



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

 **EQUITYMANAGEMENT**
PARTNERS