

#### SP

| c i        | 20 S 1 e<br>F ri i , F o |
|------------|--------------------------|
|            | i i e                    |
| P          | 1 7 0 001 02 1           |
| S re Fee   | 2,                       |
| S e Price: | \$ , 00,00               |
| P/PSF:     | \$1,270                  |

S

• Sale Price: \$3,300,000

• P/PSF: \$1,270

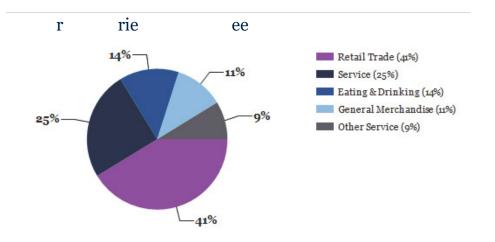
• SFT: 2,598

- Freestanding retail/restaurant space, built in 1988
- Drive-thru lane (fits ~20 vehicles)
- 36 dedicated parking spaces
- High visibility on US-1, near Florida Keys Outlet and multiple fast-food chains
- Only restaurant listing available in 33034 ZIP Code

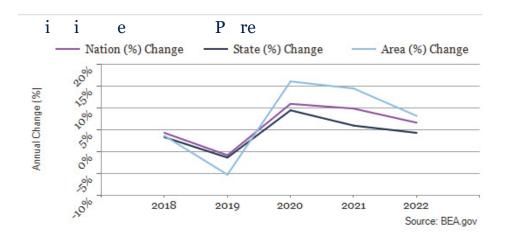
| P F | )    |              |   |    |     |       |   |    |     |     |  |
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|     | S    |              |   |    |     |       |   |    |     |     |  |
|     |      | 1 00         |   |    |     | 00    |   |    | 00  |     |  |
|     |      | <b>\$7</b> , |   |    |     | \$7 , | 2 | \$ | ,   |     |  |
|     |      | F S          |   | S  |     |       |   |    |     |     |  |
|     |      | 1 00         |   |    | 00  |       |   |    | 00  |     |  |
|     | , 77 |              |   |    | 2 , | O     |   | ,  |     |     |  |
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|     | SF   |              |   |    |     |       |   |    | 2,  |     |  |
|     | SF   |              |   |    |     |       |   |    | 7,  | О   |  |
|     |      |              |   |    |     |       |   |    | 1   |     |  |
|     |      | P            |   |    |     |       |   |    |     | 2   |  |
|     |      | SS           |   |    |     |       |   |    |     |     |  |
| SS  |      |              |   |    |     |       |   |    |     |     |  |
|     |      | FS           | S |    |     |       |   |    |     | 1   |  |
|     |      | F            |   | S  |     |       |   |    |     | 1   |  |
|     |      | FP           |   | SP | S   |       |   |    |     |     |  |
| P   |      |              |   |    |     |       |   | 1  | 1,0 | 000 |  |

#### e e S r

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  i i i i e S i i e r ic e c rri r



| r e er        |        |
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| i i e         | 2 , 02 |
| S e er er e   | 1 ,200 |
| F ri e er e   | 17,100 |
| c e S e       | , 00   |
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Pr er P



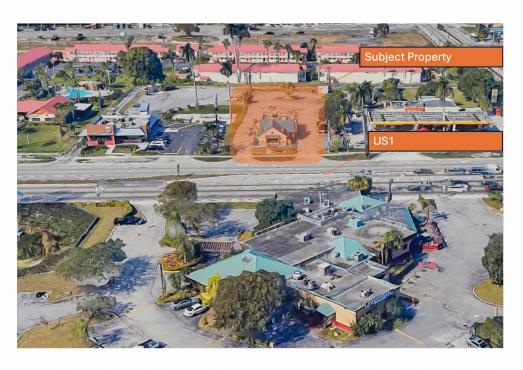








### eri P









#### LEGEND

Sprinkler Control Valve

| 2        | Electric Box            | 3                 | Storm Sewer Manhole       |                             |
|----------|-------------------------|-------------------|---------------------------|-----------------------------|
| •        | Ground Lamp             | U                 | Telephone Riser           | PALM DRIVE (5,W, 344th ST.) |
| _        | Sign                    | 1                 | Telephone Manhole         | PROJECT<br>LOCATION         |
| =        | Drainage Inlet          | W                 | Water Heter               | 1 10                        |
| <b>O</b> | Fire Hydrant            | <b>\( \phi \)</b> | Water Valve               | U.S. HWY                    |
| <b>©</b> | Gas Meter               | 8                 | Found "X"                 | "                           |
| ø        | Gas Valve               | 8                 | Cut "X"                   | (30) 57<br>S                |
| Δ        | Guy Wire                | 0                 | Set 3/8"Iron Pin & Cap    |                             |
| 0        | Light Pole              | 0                 | Found 1/2" Iron Pin & Cap | i i                         |
| <b>©</b> | Power Pole              | 0                 | Set PK/Shiner             |                             |
| •        | Samitary Sewer Cleanout | 0                 | Found PK Nail             | LOCATION MAP I" = 2000"     |
| •        | Sanitary Sewer Manhole  | •                 | Driveway Access           | LOCATION WAF 1 = 2000       |

BASIS OF BEARINGS;

COUNTY TOWNSHIP MAP.

NORTH LINE OF NW/4 OF SEC. 30 BEARS N 89°30'38" E PER DADE





DAVID WHITE LONG JOHN SILVER'S 20 SE FIRST AVE FLORIDA CITY, FL 33034

SURV

SURVEYOR'S CERTIFICATE December 14, 1989

This survey is made for the benefit of:

Long John Silver's, Inc. Jerrico, Inc. Pisces, Inc. Manufacturers Hanover Trust Company, as Agent Lawyers Title Insurance Corporation and permanent lender to be named.

1, Estil Stidham, Registered Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above, that I have made a careful survey of a tract of land described as follows:

The South 100.00 feet of the North 350.00 feet of the West 300.00 feet of the East 358.00 feet of Tract 6, Block 2, Section 30, Township 57 South, Range 39 East, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida, less the East 17.00 feet thereof:

TOGETHER WITH: The South 75.00 feet of the North 250.00 feet of the West 100.00 feet of the East 358.00 feet of said Tract 6.

SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A part of Tract 6, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION as recorded in Plat Book 5, Page 10, Dade County, Florida, said part more particularly described as follows: Beginning at a point located South 00<sup>6</sup>41'52" East a distance of 350.00 feet and South 89030'38" West a distance of 75.00 feet from the northeast corner of said Tract 6, said point also being on the west right-of-way line of U.S. Highway 1 (State Highway 5); thence from said POINT OF BEGINNING South 89030'38" West a distance of 283.00 feet; thence along a line 358.00 feet west of and parallel with the east line of Tract 6, North 00041'52" West a distance of 175.00 feet; thence North 89030'38" East a distance of 100.00 feet; thence South 00°41'52" East a distance of 75.00 feet; thence North 89°30'38" East a distance of 183.00 feet to a point on said right-of-way line; thence along said right-of-way line South 00<sup>c</sup>41'52" East a distance of 100.00 feet to the point of beginning, containing 35,800 square feet more or less OR 0.8218 acres more or less.

#### I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in Lawyers Title Insurance Corporation Commitment No. BF 667466 dated October 31, 1989 and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.

2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1988 and meets the accuracy requirements of a Class A Survey, as defined therein, and including Items 1-5, 7-13, and 15 in Table 3 contained therein, and including those items within the Survey Requirements (I, II A-I, and III) for this transaction.

3. Said described property is located within an area having a Zone Designation AH by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0455F, with a date of identification of November 4, 1987 for Community No. 125098 in Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

4. All setback, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

5. The Property has direct access to U.S. Highway 1 (State Highway 5), a dedicated public street or highway.

6. The number of striped parking spaces located on the property is 36.

7. This property is currently zoned C-2 General Commercial.

UTILITY WARNING

PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

8. The items shown on survey as (plat) refer to the plat of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, recorded in Plat Book 5, Page 10.

And I, Estil Stidham, a Registered Land Surveyor, do also hereby certify that the survey shown hereon meets the minimum standards of Chapter 21HH-6 Florida Administrative Code pursuant to Chapter 472.027 Florida Statutes.

> Esice Sinelia Estil Stidham, Reg. L.S. No. 3582

Note: The 17 feet right of way along the West side of U. S. Highway I was condemned by Eminent Domain and recorded in Book 8091, Pages 617-625, and is shown hereon.

OF I

REV. 3-29-90 REV. 4-17-90 AS BUILT SURVEY 12-14-89 LONG JOHN SILVER'S Ind l., = 50, THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DRAWN BY SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND J.L.D. UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, COON ENGINEERING, INC. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER APPROVED BY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN E.S. ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONSULTING ENGINEERS CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE SHEET FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT

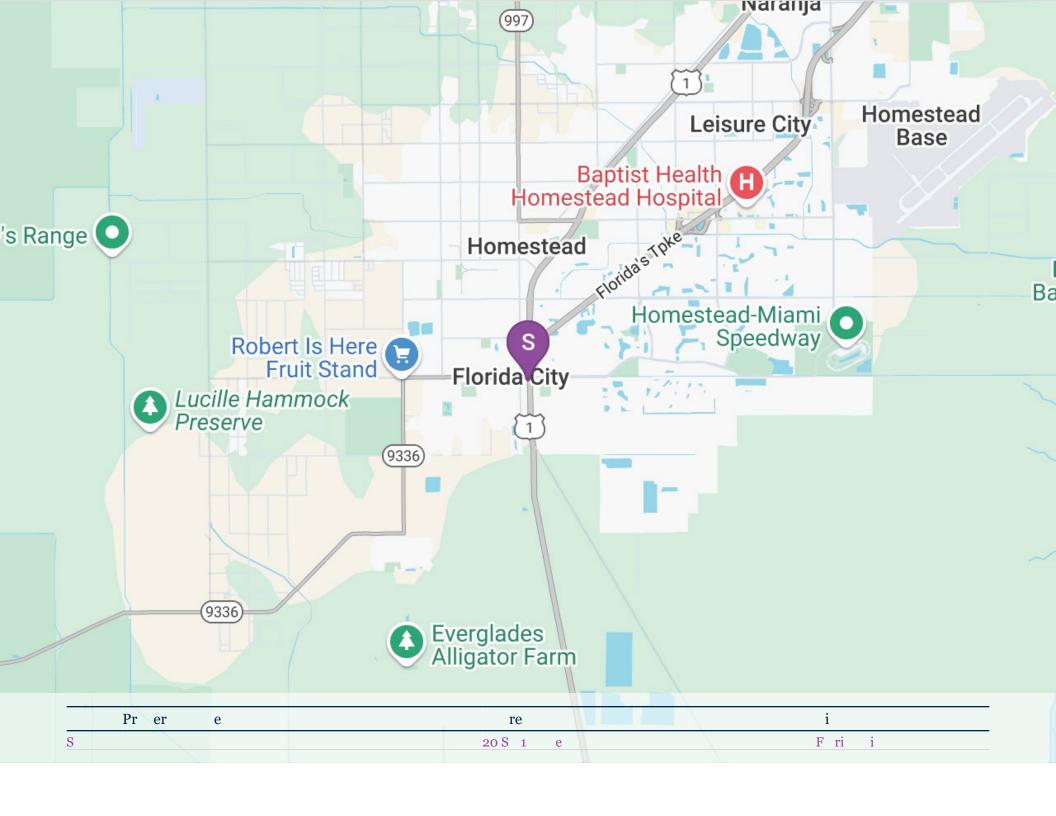
Oklahoma City, Okla.

405-842-0363

2832 W. Wilshire Blvd.

Suite No. 202

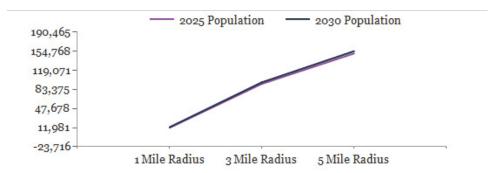
BOOK A-15, PAGE 33-34

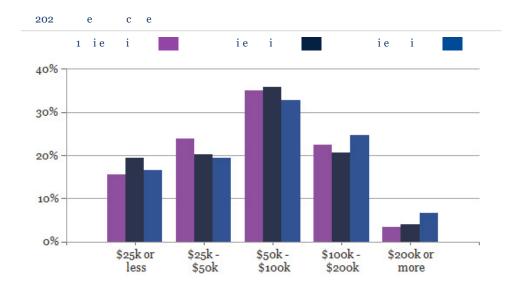


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| 2000 P | i    |       |   | , 2   | 7, 7 | 7 , 22  |
| 2010 P | i    |       |   | 7,2   | , 2  | 111, 70 |
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| \$7 ,000 \$ ,     | 2     | ,27     | , 2      |
| \$100,000 \$1 ,   | 1     | ,020    | 7, 2     |
| \$1 0,000 \$1 ,   | 207   | 1, 1    | , 72     |
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| er e c e          | \$7 , | \$7 , 2 | \$ ,     |
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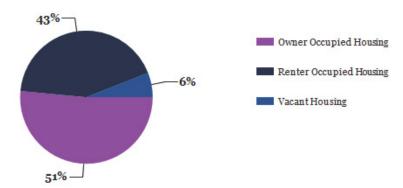
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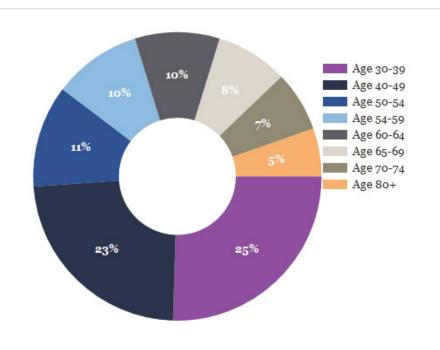
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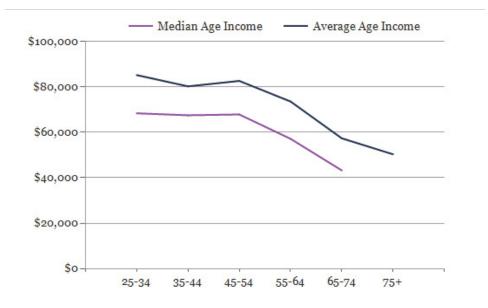
202



| 202 P P  |     |        | 1   |       |       |
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| 202 P    | i   | ео     | 7   | , 1   | 10, 0 |
| 202 P    | i   | е      | 720 | , 7   | ,     |
| 202 P    | i   | ео     | 72  | ,7 1  | ,     |
| 202 P    | i   | е      | 2   | , 1   | ,2    |
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| 202 P    | i   | ео     | 1   | 1, 1  | 2,0   |
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| e i  | e | c | е   | \$ 7,1   | \$ 0,    | \$ ,7    |
| er e | e | c | е   | \$7 , 20 | \$77, 7  | \$ ,712  |
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|      |   |   |     |          |          |          |





# ONE Sotheby's INTERNATIONAL REALTY Manny Chamizo III 786.453.3171 TheREbroker.com

i erci irec r

e i i e e rei i eroer rreie ee r er e e erie ce, e c i ec er i re i i i erci irec r, e c ire e e e e eriei ec erci re e e ie i S e i e e eci i er ici ri ec i e S e r eric i e r i F ri i i i e rec i e e i i e e r erie e er i e eriei er i ec i ri ec i i e r, e e er rii ее ii, e reree e er r er ie i S F ri ri ei e r i e c i i i c erci r er ie e i iii r ci e i er ree ec e e i er erci re e e, c eri re i, i i, e e e i е e i i er ec i erci e e e e ece ri rei e re ci eri r c ie i ii e ci rii cer eie re e e ee , ei er cc ier r i e e c ie ierirei iiei eeiree e, i r ce, c i i e e ce i eie i i eer Pi ee r cerice re e 2017 SrP er rer reir ci 200 ee ii, e i i e r ci i e e r erci i ce ier e r i F ri , rece rec i e e i erci e r e e r r i cce r i ii i er cc i ii eie cer 201 202 , e ee e 1 erci e i e 2022 202 r S e er i e e ri ei e i ric cie ercire e e i e i e r e i c e e e i r i e e i ec i e i c erci re e e e i r cec er e e r e i ec er i i i e e ie, e S Fri ie r



cie ree :

## Manny Chamizo III ONE Sotheby's International Realty Global Commercial Director (786) 453-3171 FLAcommercial@gmail.com



