

THE WATERFRONT *Experience*

A LOCAL LANDMARK FOR DINING,
ENTERTAINMENT & WATERFRONT GATHERINGS



WATERFRONT DINING ROOM



Comfortable indoor seating with panoramic river views and an established reputation among locals and visitors alike.



THE HEART OF THE DESTINATION



Covered tiki bar, outdoor seating, waterfront decks, and live entertainment create a unique guest experience that extends far beyond traditional dining.



MORE THAN A RESTAURANT



A complete waterfront destination offering dining, entertainment, private events, and unforgettable sunset views.



LIVE ENTERTAINMENT



Live music and entertainment bring energy to the waterfront and keep guests coming back.



PROPERTY HIGHLIGHTS

- ✓ ±0.74 Acres Waterfront Site
- ✓ ±0.90 Acre Additional Easement Area
- ✓ Approximately 5,692 SF Combined Buildings
- ✓ Dock Infrastructure in Place
- ✓ Prime US1 Visibility & Accessibility
- ✓ Significant Parking & Site Improvements
- ✓ Potential Combined Area of Approximately 1.64 Acres



WATERFRONT DINING. LIVE ENTERTAINMENT. LASTING VALUE.

A PREMIER OPPORTUNITY ON THE INDIAN RIVER