



INVESTMENT OPPORTUNITY
REAL ESTATE ONLY

THE WHITE ELEPHANT PUB

1855 GULF BLVD.
ENGLEWOOD, FL 34223



**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

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Property Features

We are pleased to present this 300-seat waterfront restaurant property with boat docks (the White Elephant Pub) on Lemon Bay in Englewood, Southwest Florida. Under the same ownership for more than 20 years, this location represents a prime – and very rare – opportunity for a waterfront restaurant concept to capitalize on the prime location and local clientele, including boaters. Facilities include open-air, covered and indoor dining spaces. The gulfside beaches of Manasota Key are just a short walk away across Gulf Blvd.

Address: 1855 Gulf Blvd., Englewood, FL 34223

Strap Number(s): 411912403004
411912403002

Sale Price: \$8,950,000

Price Per SF: \$701.30

Property Type: Commercial (Restaurant)

Land Area: ±23,673 SF / ±0.54 AC
±8,414 SF / ±0.19 AC (Vacant Lot)

GLA: ±12,762 SF

Year Built: 1946

Zoning: CT

Parking: 45 Spaces Total

Submarket: Charlotte County



**EASY ACCESS TO THE INTRACOASTAL
WATERWAY IN ENGLEWOOD**



15 DEEP-WATER DOCKS

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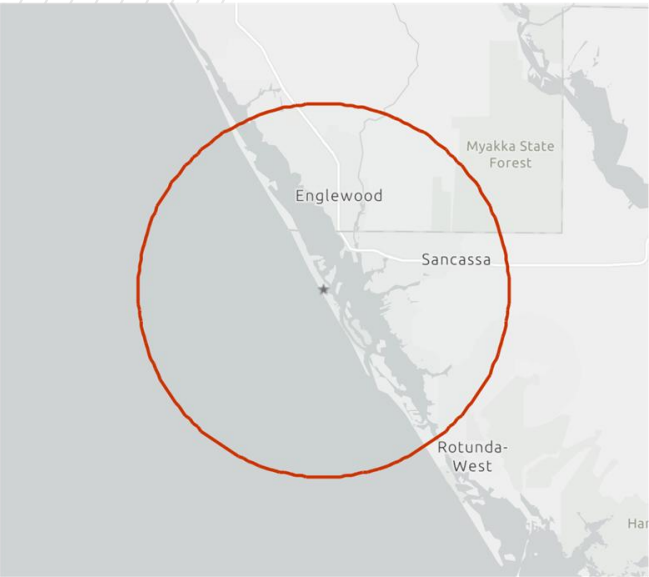


Property Highlights

- Located on Lemon Bay
- Seawall on Lemon Bay
- Frontage on Gulf Blvd
- 15 boat slips
- 45 parking spaces
- 300 seat restaurant
- 3 story 12,000 SF + building
- Kitchen equipment
- Roof and windows replaced 2023
- New P.O.S. system
- Elevator replaced 2021
- Built out indoor, covered and open-air dining

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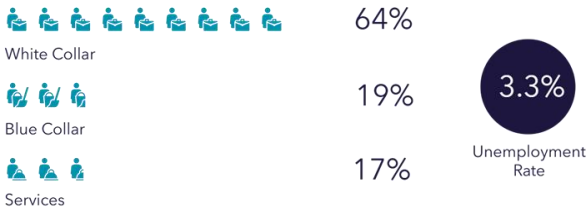


POPULATION TRENDS AND KEY INDICATORS

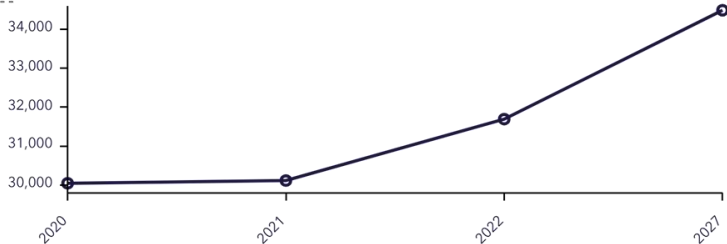
1855 Gulf Blvd, Englewood, Florida, 34223
Ring of 5 miles

31,693	16,565	1.89	99	62	21
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index

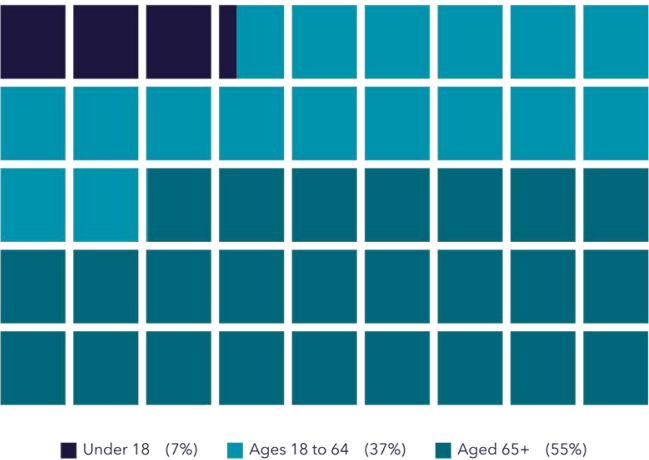
EMPLOYMENT



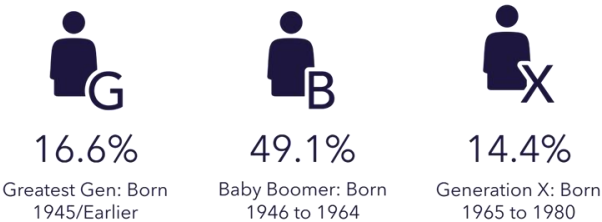
Historical Trends: Population



POPULATION BY AGE



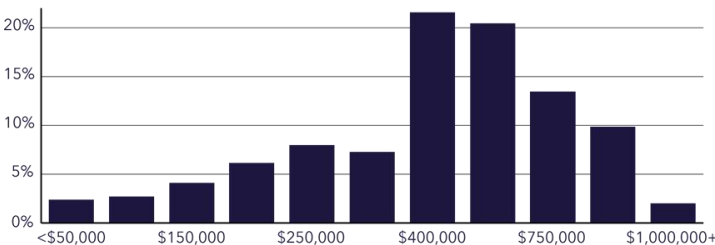
POPULATION BY GENERATION



BUSINESS



Home Value

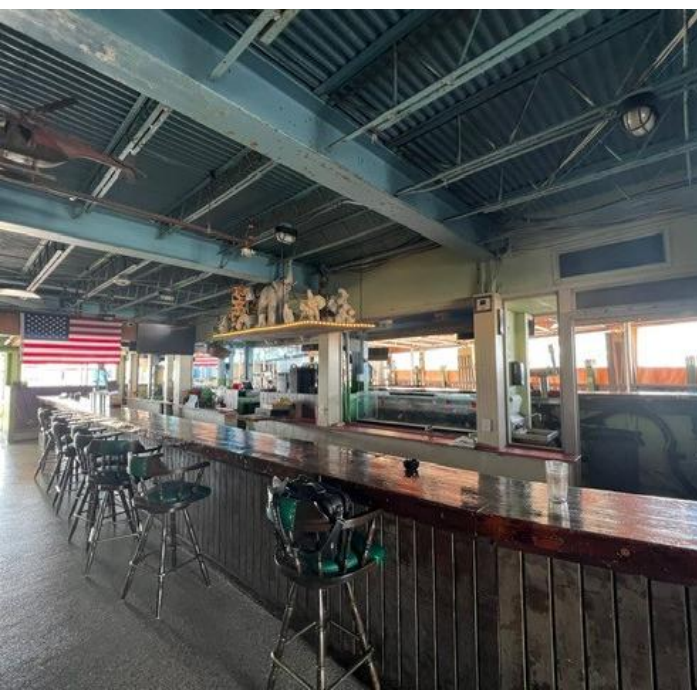


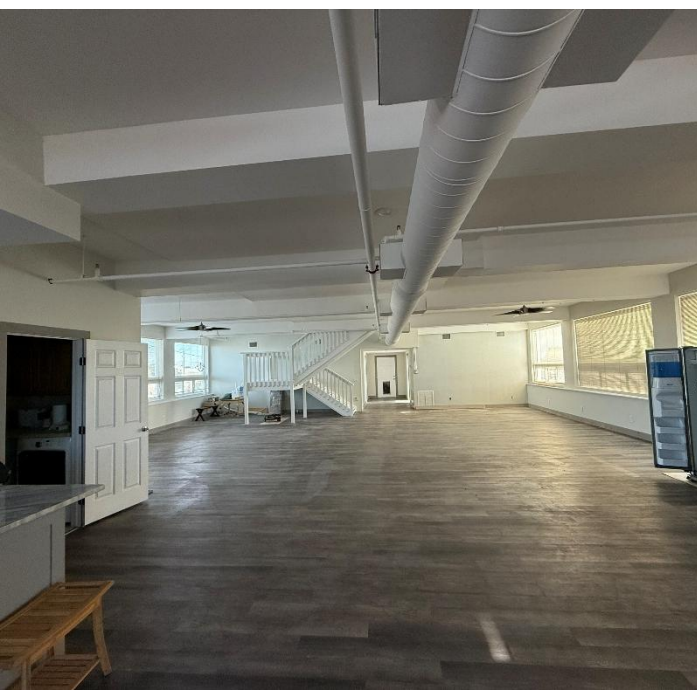
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FOR MORE INFORMATION, CONTACT:

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