

SANIBEL
ISLAND BEACH RESORT
AN OCEAN BREEZE INN

SUNDIAL
BEACH RESORT & SPA



PERIWINKLE WAY - AADT 15,100 ±

LSI
COMPANIES

OFFERING MEMORANDUM

PERIWINKLE MIXED-USE CENTER

COMMERCIAL RETAIL BUILDING - SANIBEL, FL

PROPERTY SUMMARY

Property Address: 1571 Periwinkle Way
Sanibel, FL 33957

County: Lee

Property Type: Mixed-Use Retail/Office
with Single Family Residence

Property Size: 1.44± Acres

Building Size: 4,784± Sq. Ft.

Zoning: General Commercial (GC)

Future Lane Use: Commercial

Utilities: Water & Sewer Available

Tax Information: \$12,572.05 (2025)

STRAP Number: 30-46-23-T1-00004.0010

LIST PRICE:

\$2,674,000

\$558.95 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Senior Broker Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM, ALC
hward@lsicompanies.com

Logan Holley
lholley@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

1571 Periwinkle Way offers an exceptional opportunity for investors and/or owner-users to acquire a commercial retail building in the heart of Sanibel Island's premier retail and dining corridor.

Positioned with 100 feet of frontage directly on Periwinkle Way, the island's main commercial thoroughfare, the property benefits from constant visibility and foot traffic among the shops, restaurants, and boutiques that define Sanibel's village-like Commercial district.

The property is located just minutes from the Sanibel Causeway Bridge, providing convenient access for both island residents and the seasonal visitor traffic that drives Sanibel's retail economy, as well as proximity to the island's beaches.

Zoned General Commercial, the property supports a wide array of permitted uses, offering flexibility for retail, office, services or mixed commercial use.

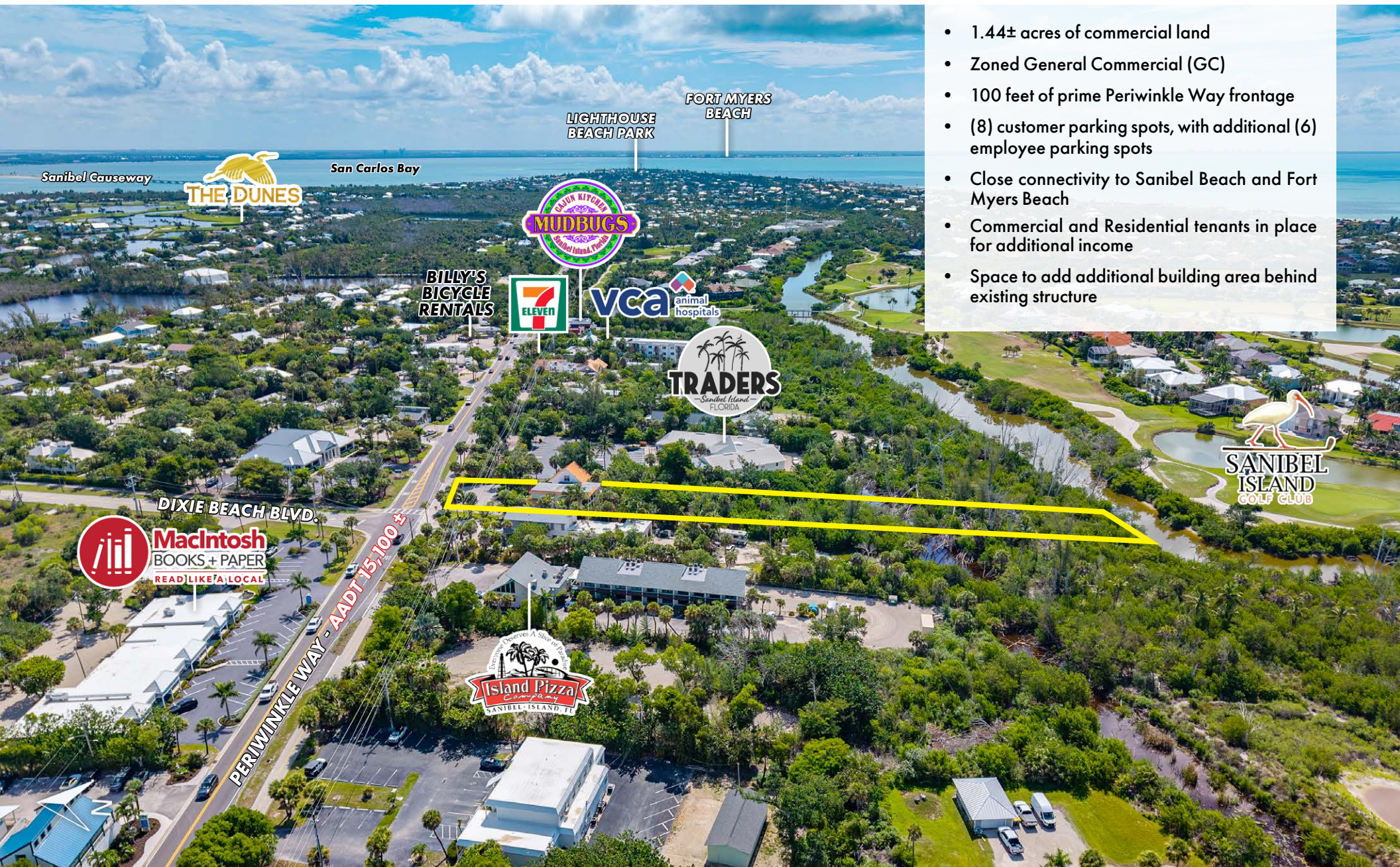
Moreover, the site presents potential to add additional building area behind the existing structure, offering a value-add opportunity to expand the improved square footage and income potential.

Combining an irreplaceable location, flexible zoning, and expansion potential, 1571 Periwinkle Way represents a rare opportunity to own a piece of one of Southwest Florida's most sought-after markets.



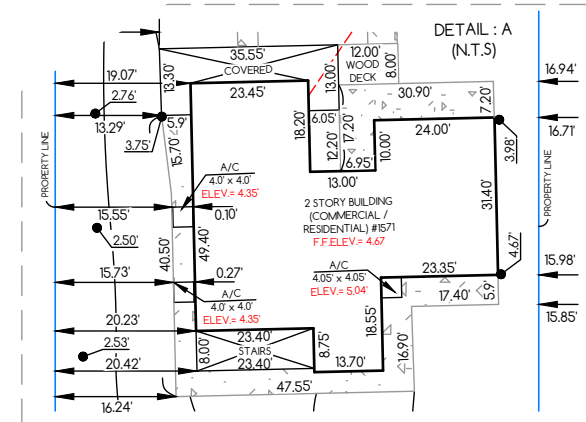
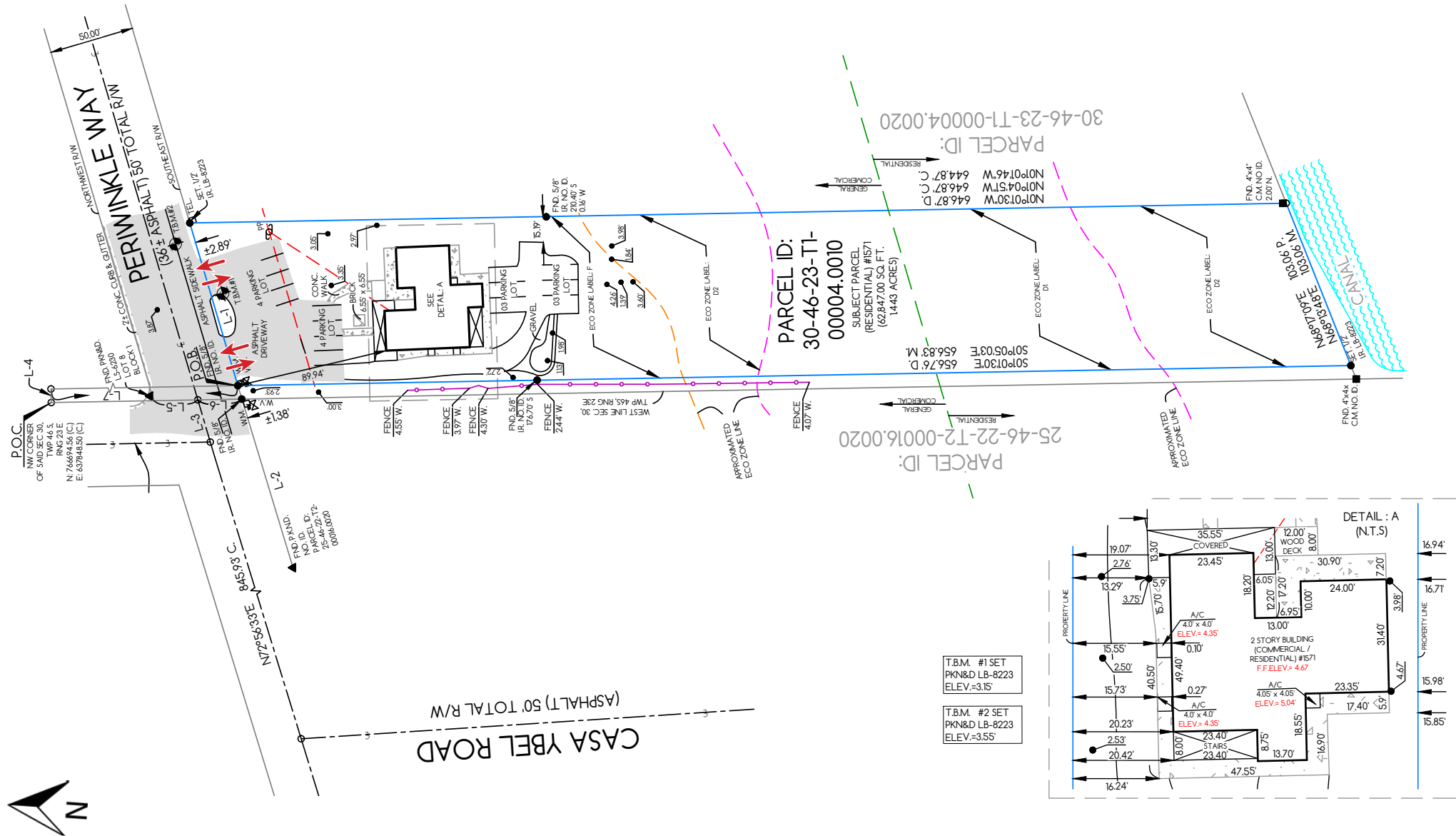
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

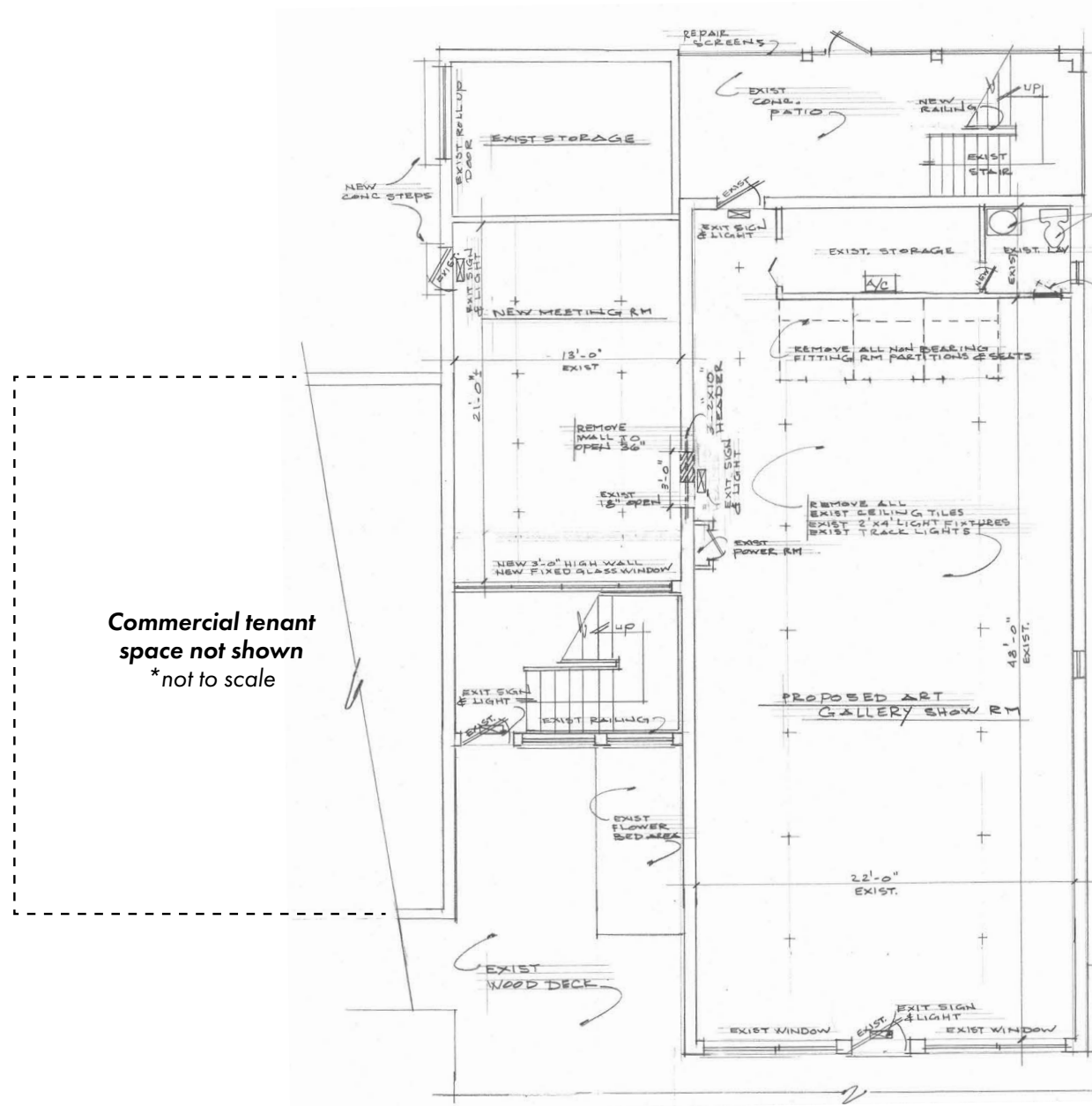


- 1.44± acres of commercial land
- Zoned General Commercial (GC)
- 100 feet of prime Periwinkle Way frontage
- (8) customer parking spots, with additional (6) employee parking spots
- Close connectivity to Sanibel Beach and Fort Myers Beach
- Commercial and Residential tenants in place for additional income
- Space to add additional building area behind existing structure

SURVEY

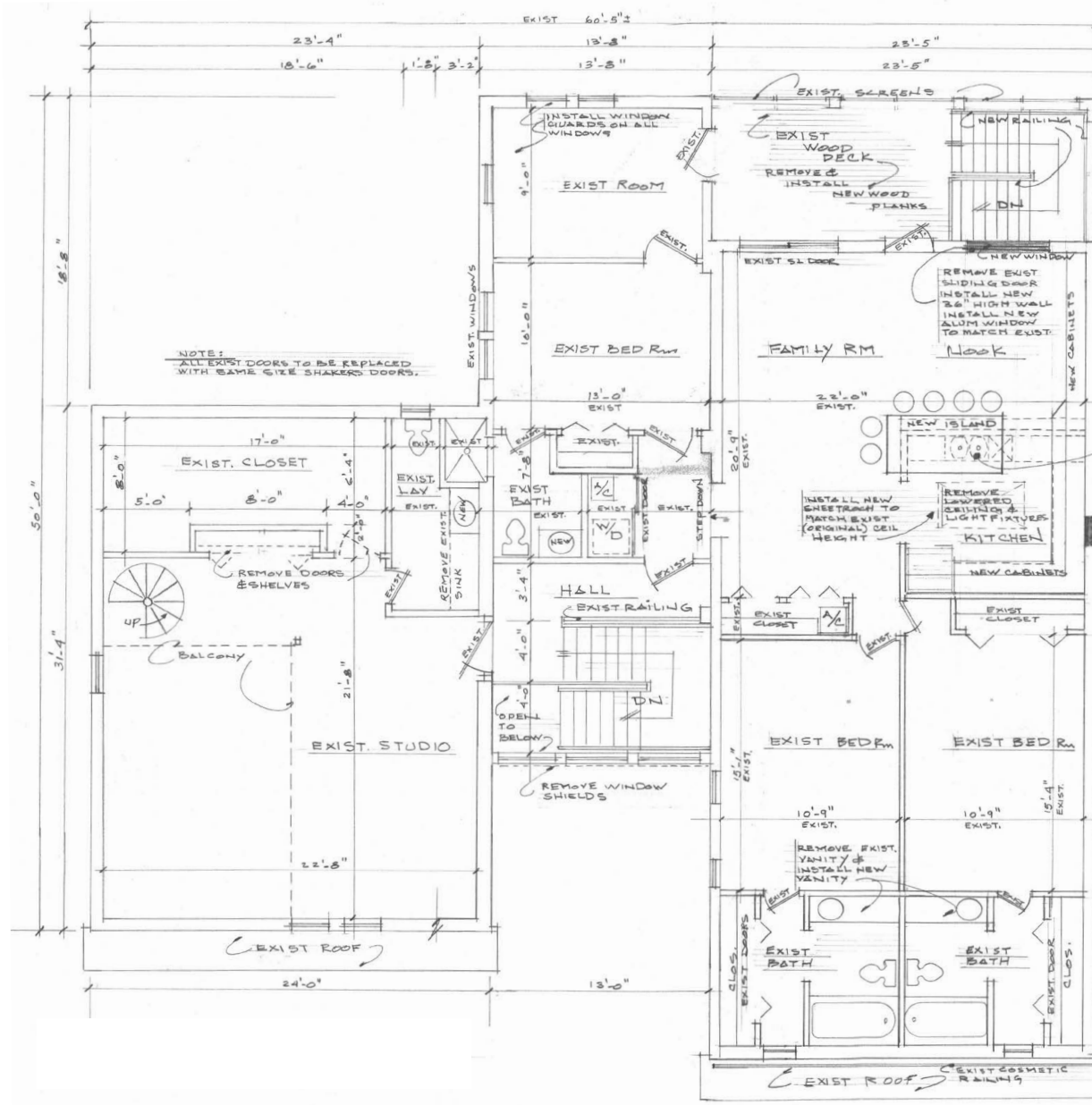


FIRST FLOOR

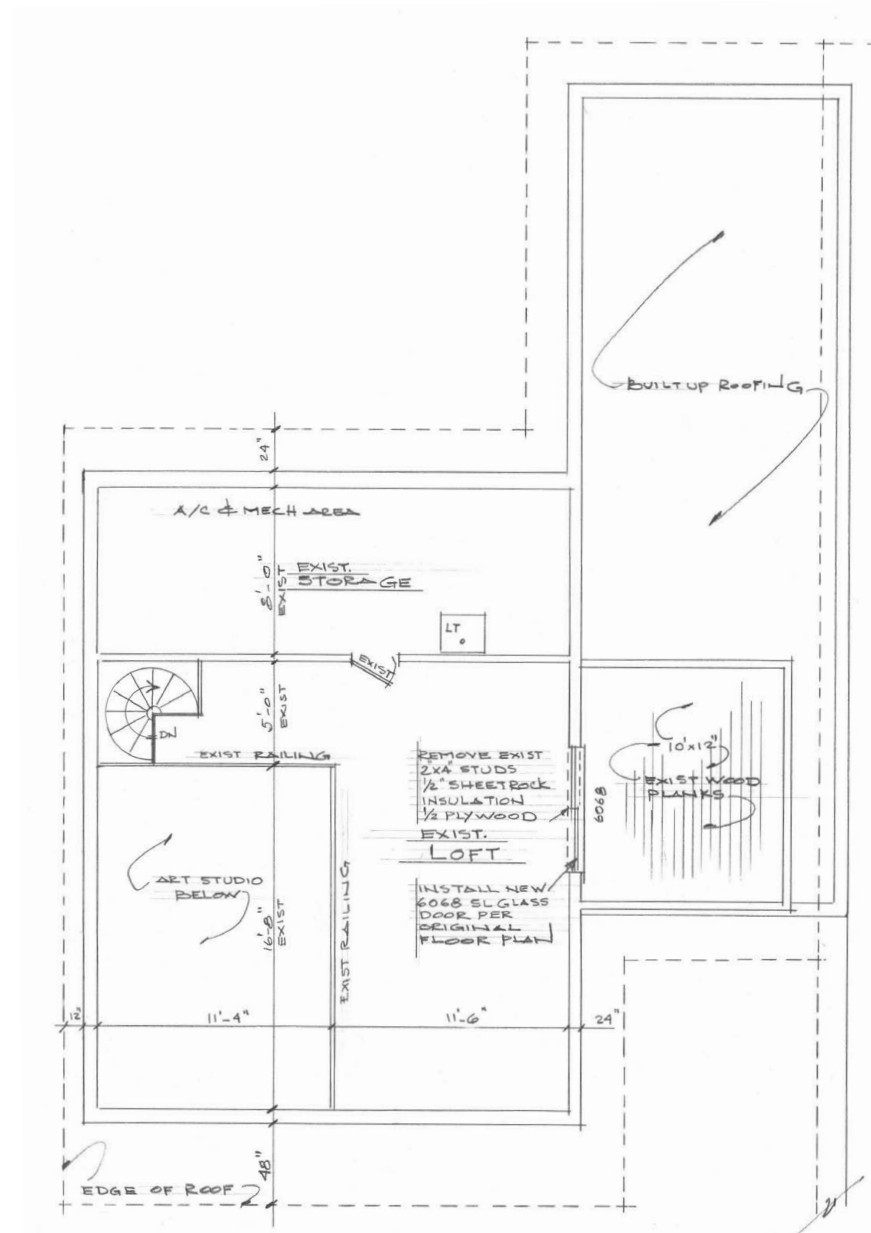


BUILDING PLANS

SECOND FLOOR



LOFT



BUILDING SPACE BREAKDOWN



BUILDING EXTERIOR



BUILDING INTERIOR

Current Tenant: Art Gallery & Studio



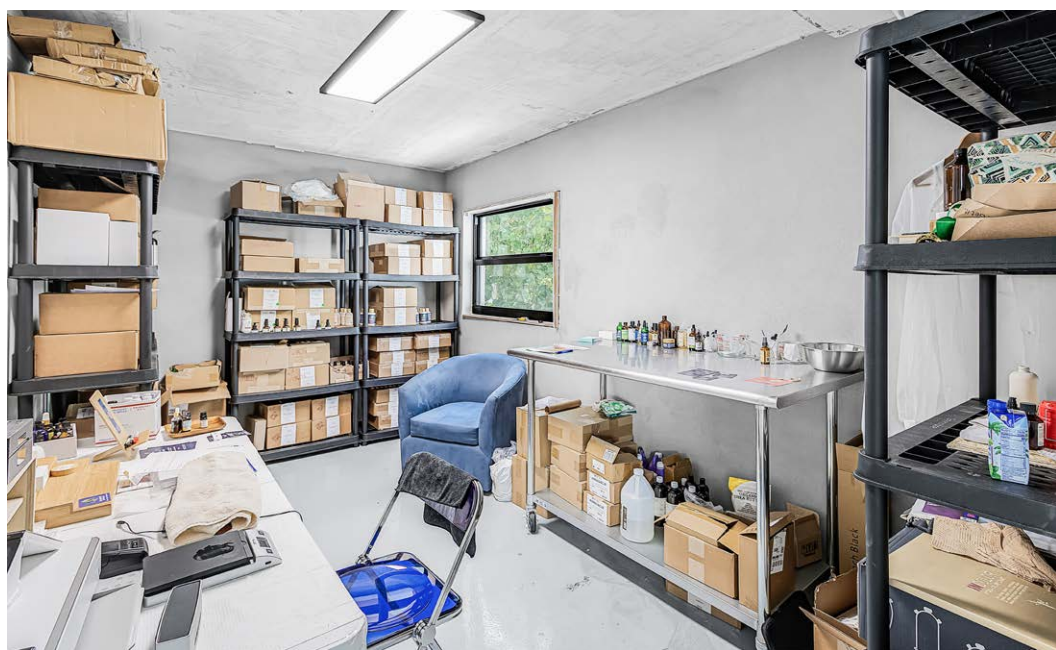
BUILDING INTERIOR

Current Tenant: Art Gallery & Studio



BUILDING INTERIOR

Current Tenant: Florist



BUILDING INTERIOR

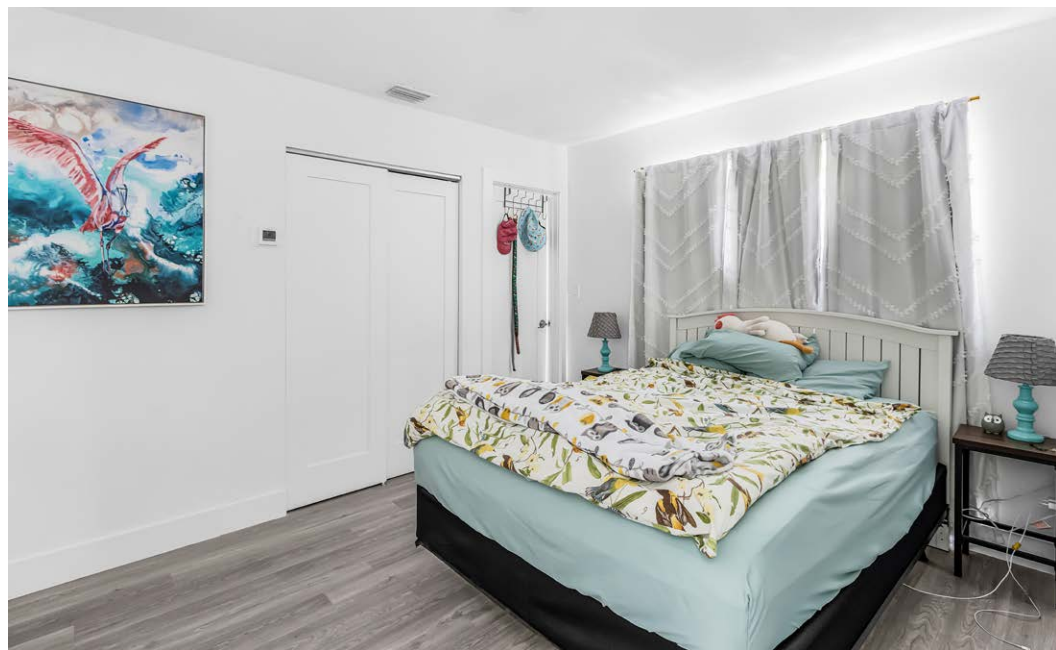
Residential Apartments



2 BED / 2 BATH APARTMENT



STUDIO APARTMENT



PROPERTY OVERVIEW



FORT MYERS

Pine Island Sound

DIXIE BEACH BLVD.

Sanibel Causeway



PERIWINKLE WAY - AADT 15,100 ±

PROPERTY AERIAL



RETAIL & NEARBY ATTRACTIONS

- | | | | |
|--------------------------------|--------------------------------|-------------------------------|--|
| 1. Lighthouse Beach Park | 7. She Sells Sea Shells | 13. Island Gifts | 19. Commodore Kayak Trail |
| 2. Sanibel Boat Dock | 8. Huxters Market & Deli | 14. Jerry's Shopping Center | 20. Doc Ford's Rum Bar & Grille |
| 3. Pond Apple Park & Trail | 9. Tutti Pazzi Italian Kitchen | 15. Angliers Beach | 21. Bailey-Mathews National Shell Museum |
| 4. The Dune Golf & Tennis Club | 10. Cielo Restaurant | 16. Periwinkle Place | 22. J.N. Ding Darling National Wildlife Refuge |
| 5. The Lighthouse Cafe | 11. MudBugs Cajun Kitchen | 17. The Village Shops | 23. Bowman's Beach |
| 6. Lazy Flamingo | 12. Traders Restaurant | 18. Sanibel Historical Museum | 24. Blind Pass Beach |



LOCATION MAP

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



2,086

HOUSEHOLDS



1,165

MEDIAN INCOME



\$132,206

3 MILE RADIUS

POPULATION



4,414

HOUSEHOLDS



2,380

MEDIAN INCOME



\$149,124

5 MILE RADIUS

POPULATION



6,379

HOUSEHOLDS



3,318

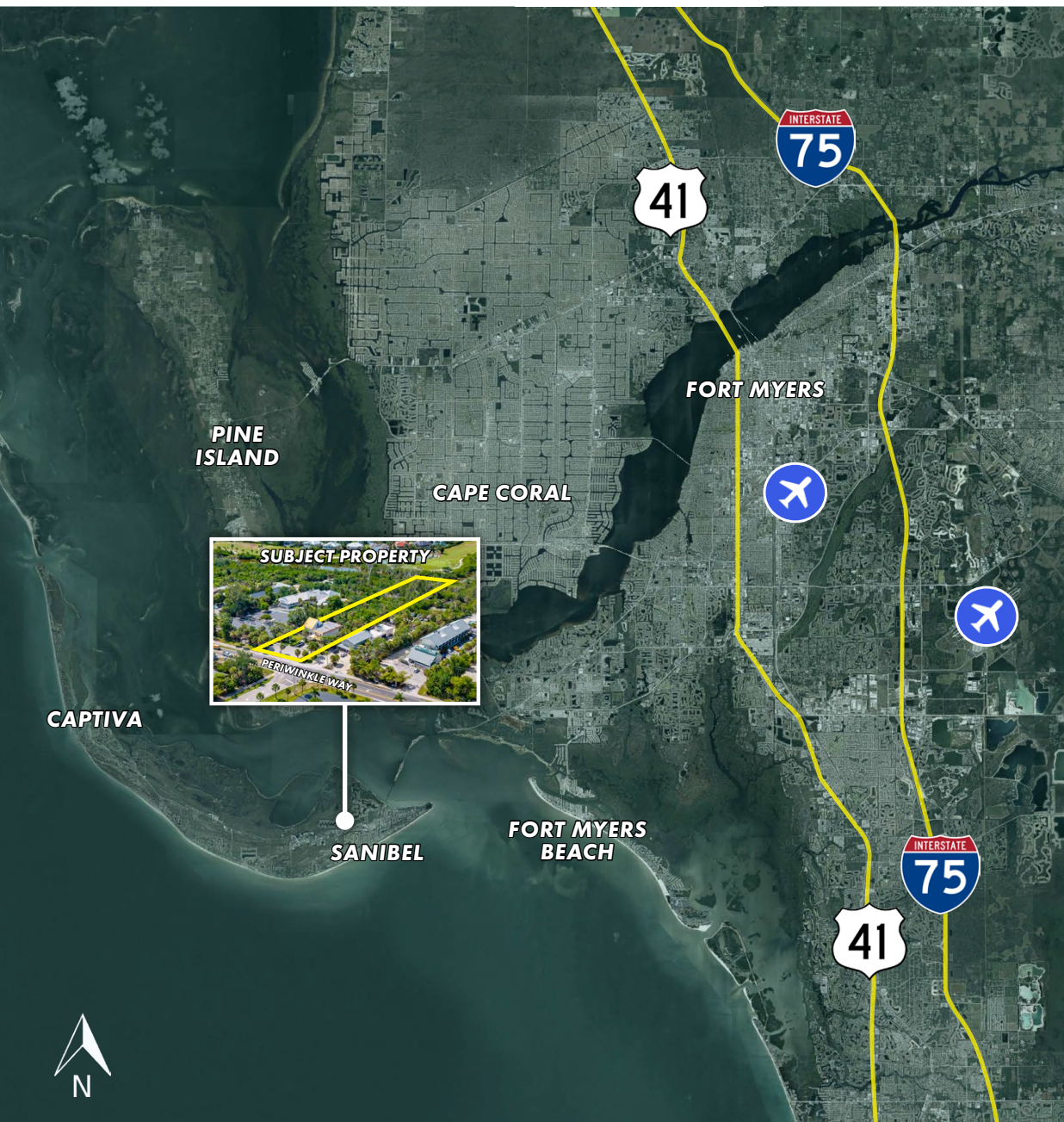
MEDIAN INCOME



\$130,166

LOCATION HIGHLIGHTS

- 1.5± miles to Sanibel Causeway Bridge
- 2.5± miles to Sanibel Lighthouse
- 9.0± miles to Captiva Island
- 11.5± miles to Fort Myers Beach
- 19.5± miles to Downtown Fort Myers
- 25.0± miles to SWFL International Airport (RSW)





LSI

COMPANIES

LSICOMPANIES.COM

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.