



FOR SALE | CALL FOR OFFERS

OFFERING MEMORANDUM

Fishermen's Village

1200 W Retta Esplande, Punta Gorda, FL 33950



SVN®
COMMERCIAL PARTNERS
DELIBERATELY DIFFERENT

TABLE OF CONTENTS

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EXECUTIVE SUMMARY

- About Fishermen's Village
- Key Metrics
- History of Fishville
- Complete Highlights
- Property Details

PROPERTY INFORMATION

- Retail
- The Retail
- Retail Tenant Map
- Retail Site Map
- Hotel
- The Hotel
- The Hotel
- Marina
- The Marina
- The Marina Slip Map

LOCATION INFORMATION

- Regional Map - Sarasota to Naples **21**
- 4** Punta Gorda Map **22**
- 5** Aerial Map - Downtown Punta Gorda **23**
- 6** Aerial Map - Overhead **24**
- 7** Amenities Map **25**
- 8** Retailer Map **26**

Additional Information

- 10** Events **28**
- 11** Retail Photos **29**
- 12** Restaurant Photos **30**
- 13** The Hotel Photos **31**
- 14** The Marina Photos **32**
- 15** Submerged Land Lease **33**
- 16** Foot Traffic Data **34**

DEMOGRAPHICS

- 19** Demographics Map & Report **36**





Executive Summary



EXECUTIVE SUMMARY

SVN Commercial Partners proudly presents the exclusive listing for the sale of Fishermen's Village, a premier commercial property situated on 14.23 acres in the charming coastal city of Punta Gorda, Florida. This unique offering encompasses a marina, retail spaces, and resort facilities, making it an exceptional investment opportunity in one of the state's most sought after locations.

LOCATION

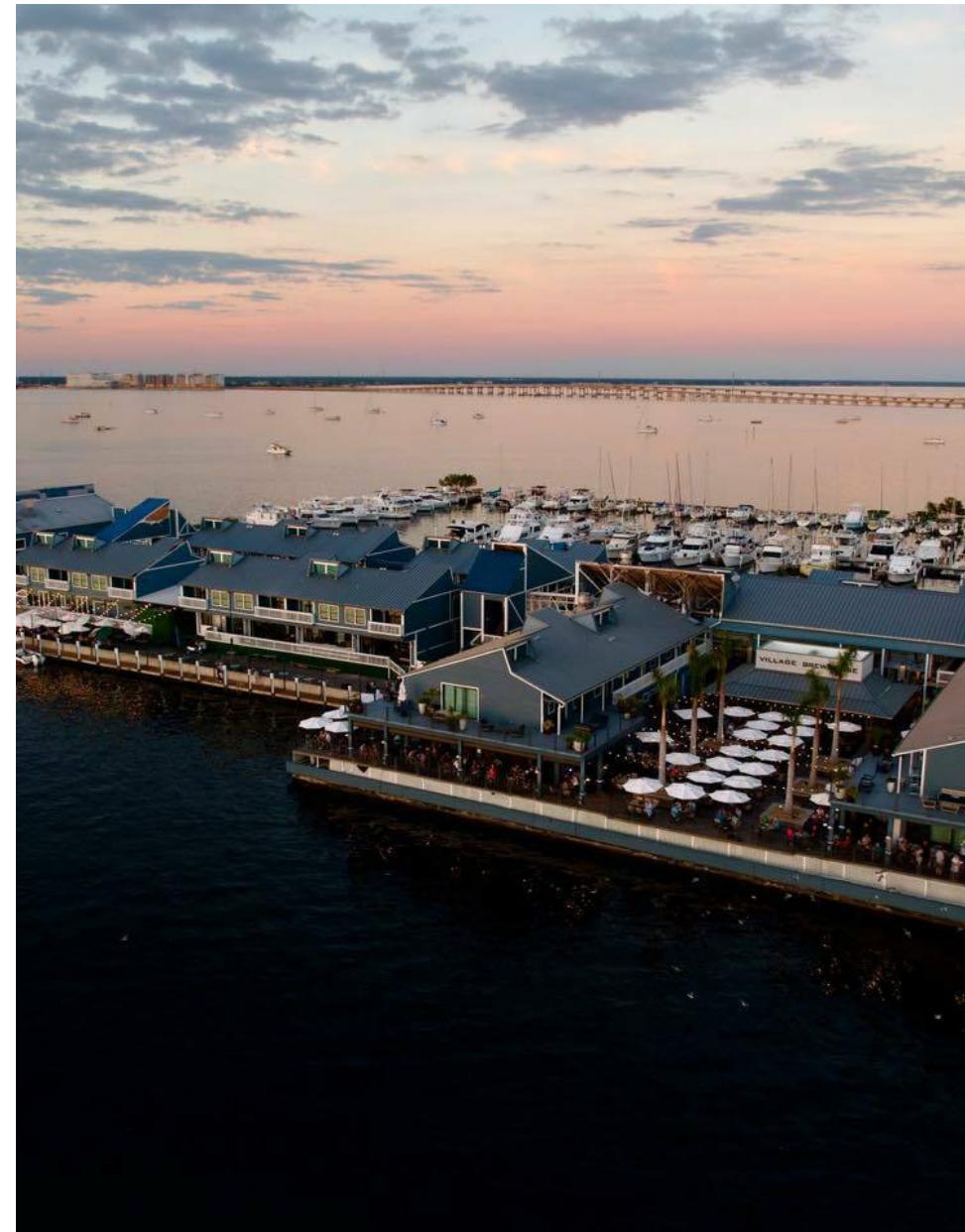
Fishermen's Village is strategically located in Punta Gorda, a picturesque waterfront community known for its scenic beauty, historic charm, and vibrant cultural scene. The property enjoys easy accessibility, being situated near major highways, airports, and popular tourist destinations.

Fishermen's Village is a destination that captures the essence of coastal living. Visitors and residents alike are drawn to the unique blend of maritime allure and modern conveniences. The marina serves as a gateway for boating enthusiasts, offering unparalleled access to the Gulf of Mexico's pristine waters. The retail spaces boast a curated mix of shops and restaurants, creating a lively atmosphere with a focus on community engagement.

SVN Commercial Partners is privileged to exclusively represent the sale of Fishermen's Village. This offering presents a rare chance to acquire a diverse and thriving commercial property in one of Florida's most coveted locations. For more information or to schedule a private viewing, please contact our dedicated team at SVN Commercial Partners. Seize the opportunity to invest in the allure of Fishermen's Village and become part of this vibrant coastal community.

KEY METRICS

| | |
|----------------------------|---|
| BUILDING NAME | Fishermen's Village |
| PROPERTY TYPE | Retail / Marina / Hotel |
| APN | 412212126001 |
| BUILDING SIZE | 85,549 SF |
| LOT SIZE | 22.894 AC |
| UPLAND ACREAGE | 14.23 AC |
| YEAR BUILT | 1979 |
| RESORT HOTEL ROOMS | 47 Fully Renovated Units |
| MARINA SLIPS | 116 Wet Slips |
| PARKING | 694 Spaces (Regular Surface Spaces: 574; Disabled: 22; Motorcycle: 8) |
| NUMBER OF FLOORS | 2 |
| NUMBER OF BUILDINGS | 23 |





HIGHLIGHTS

- Fishermen's Village built on site of Maud Street City Docks, replacing King Street Pier (1928-29)
- King Street Pier housed fish packing plants vital to local fishing industry
- Barron Collier bridge replaced old docks, later replaced by northbound Route 41 bridge
- Seven companies initially operated plants on new pier, reduced to two by mid-30's: Punta Gorda Fish Co and West Coast Fish Co
- Gulf Oil Co had bulk storage facility, Matt Week's Boat Shop also on Pier
- Fish companies had run boats for fishing trips in Charlotte Harbor, supplying fishermen and bringing back catch
- Fish camps on harbor shores housed fishermen in stilt houses, some still standing on National Historic Registry
- Fire in 1939 destroyed large packing plants, West Coast Fish Co. closed, Punta Gorda Fish Co. continued on smaller scale
- Crab packing plant built in mid-40's later expanded to include shrimp, carried on by local shrimp boats
- Dock and buildings fell into disrepair; City Council saw potential for redevelopment
- Fishermen's Village constructed in 1980, offering waterfront shopping, dining, resort, marina, boutiques, fishing charters, boating excursions, rentals, villa vacation rentals, military heritage museum, live entertainment, and events

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Location: Prime location within Fishermen's Village, a popular waterfront destination in Punta Gorda, Florida.
- Square Footage: Ample space suitable for a variety of restaurant concepts.
- Visibility: High visibility in a well-trafficked area, attracting both local residents and tourists.
- Waterfront Setting: Situated in a picturesque waterfront setting, offering a unique dining experience with views of the marina.
- Customer Base: Fishermen's Village draws a large number of visitors throughout the year, providing a steady customer base for a restaurant.
- Fishermen's Village in Punta Gorda offers prime retail space along the vibrant Charlotte Harbor waterfront, with a year-round, diverse customer base. Businesses can tap into audiences attending events like the Fourth of July celebration, Key Lime Festival, Lighting of the Village, and more. Sunseeker Resort, with 785 rooms and suites, opened across the river in November 2023, providing Fishermen's Village with a new customer base.
- Suites at Fishermen's Village consist of 47 recently renovated units, providing customers with on-site accommodations for repeat transactions. Marina has 142 wet slips with 3,000 SF of accessory uses, and boats can be docked for quick shopping/dining via courtesy dock or extended stays. Fisherman's Village boasts quick commutes to the Punta Gorda Airport (PGD), I-75, and US 41, and Naples and Tampa can be reached in 1.5 hours.

PROPERTY DETAILS

SALE PRICE

CALL FOR OFFERS

LEASE RATE

\$34.95 - 55.00 SF/YR

LOCATION INFORMATION

BUILDING NAME

Fishermen's Village

STREET ADDRESS

1200 W Retta Esplanade

CITY, STATE, ZIP

Punta Gorda, FL 33950

COUNTY

Charlotte

NEAREST AIRPORT

PGD Airport- Punta Gorda Airport

BUILDING INFORMATION

BUILDING SIZE

85,549 SF

NUMBER OF FLOORS

2

YEAR BUILT

1979

NUMBER OF BUILDINGS

23

CALL FOR OFFERS

PROPERTY INFORMATION

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Neighborhood Center

ZONING

NC

LOT SIZE

9,192,118,320 SF

APN #

412212126001

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

RESTROOMS

10



Property Information



THE RETAIL

Diverse retail spaces that create a unique shopping and dining experience. High foot traffic driven by the property's scenic waterfront setting.

Dining:

Fishermen's Village is a renowned dining destination, offering 6 waterfront restaurants. Indulge in fresh seafood, dine al fresco with breathtaking water views, and make every meal a memorable experience.

Shopping:

Shopping at Fishermen's Village is a unique experience. Discover a selection of shops and boutiques where you can find coastal treasures, from nautical-themed clothing and artisanal jewelry to home decor and artwork. The shopping opportunities here are perfect for finding distinctive souvenirs or gifts to commemorate your visit. It's a shopper's paradise with a distinctive coastal flair.



Discover an exciting opportunity to set up shop in Punta Gorda's most vibrant waterfront experience, Fishermen's Village. Located in a picturesque waterfront setting, these retail spaces offer a promising location for your business, with a unique and dynamic environment for both local residents and visitors. Leasing a retail unit at Fishermen's Village provides an exceptional opportunity to become a part of a vibrant, coastal-themed shopping destination that promises both charm and commercial success. Join us in this unique and bustling community and take advantage of the picturesque waterfront setting to grow your business.

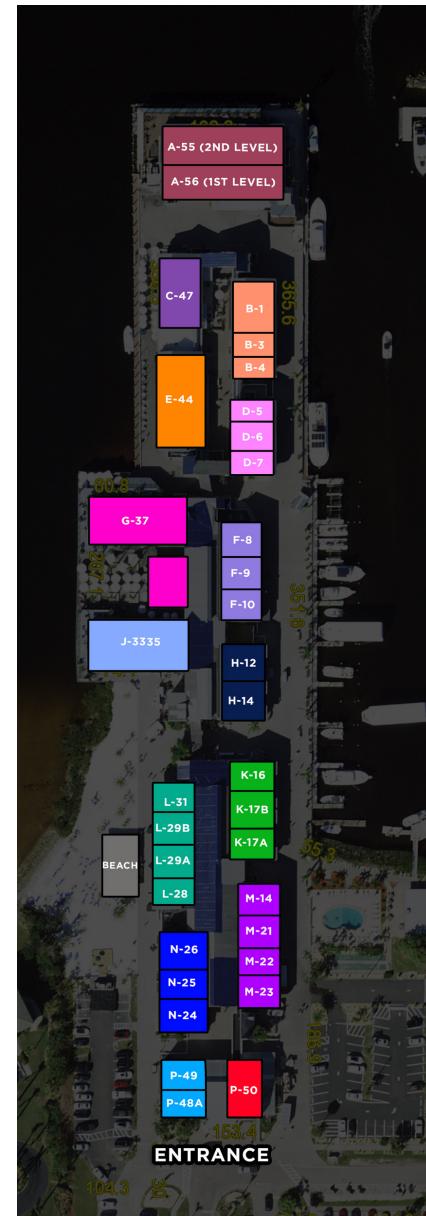
CURRENT RETAIL MIX INCLUDES

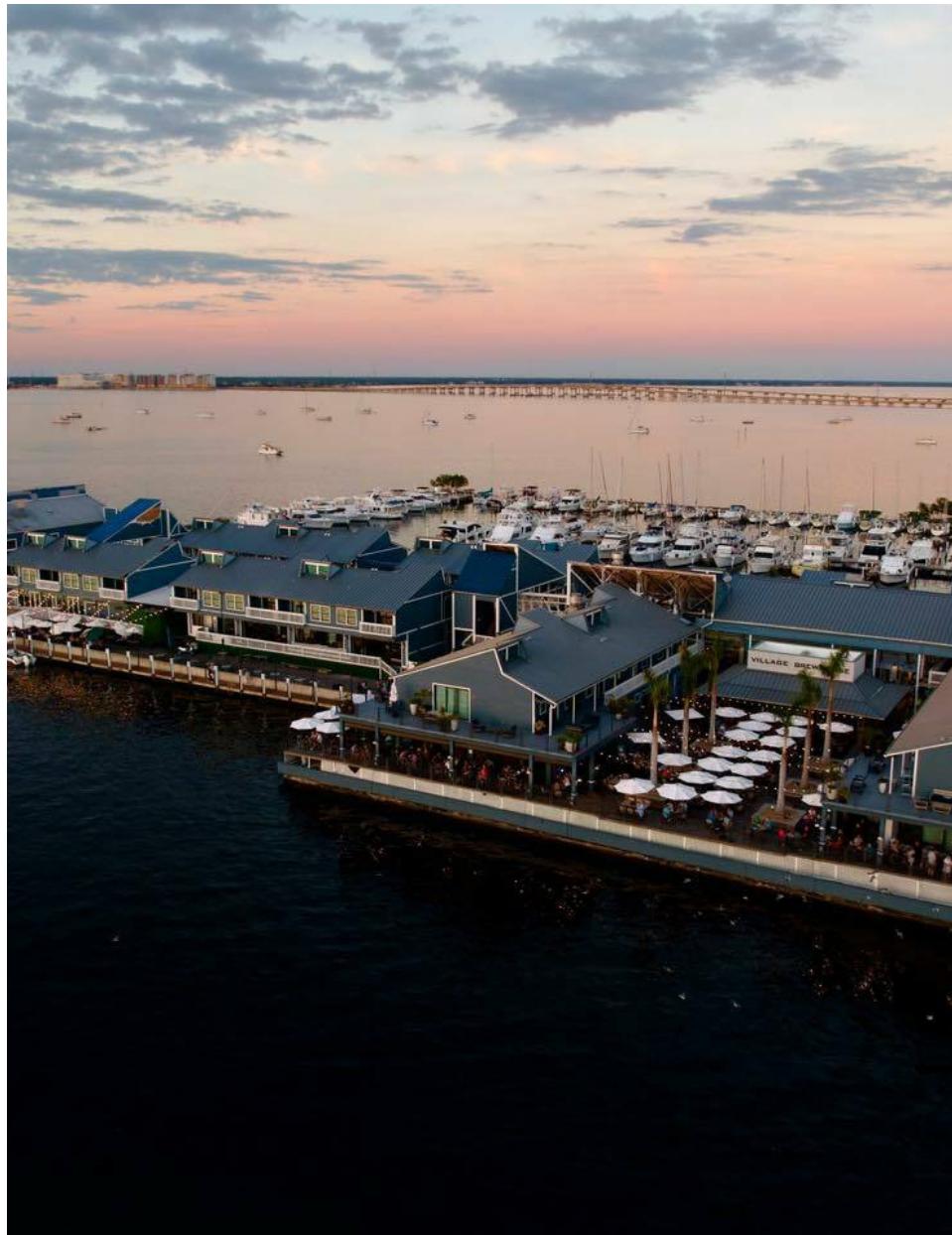
Fashion & Accessories
Beach
Kids & Pets
Specialty & Home
Food & Beverage

RETAIL TENANT MAP



RETAIL SITE MAP





THE RESORT

A well-appointed resort providing a luxurious retreat for guests. Accommodations ranging from boutique suites to spacious waterfront villas.

LOCATION DESCRIPTION

Fishermen's Village in Punta Gorda, Florida, is a multifaceted tourist attraction and destination that offers a wealth of experiences for locals and travelers. Whether you're seeking exquisite dining, comfortable accommodations with incredible views, exciting boating activities, or unique shopping opportunities, this waterfront gem has it all.

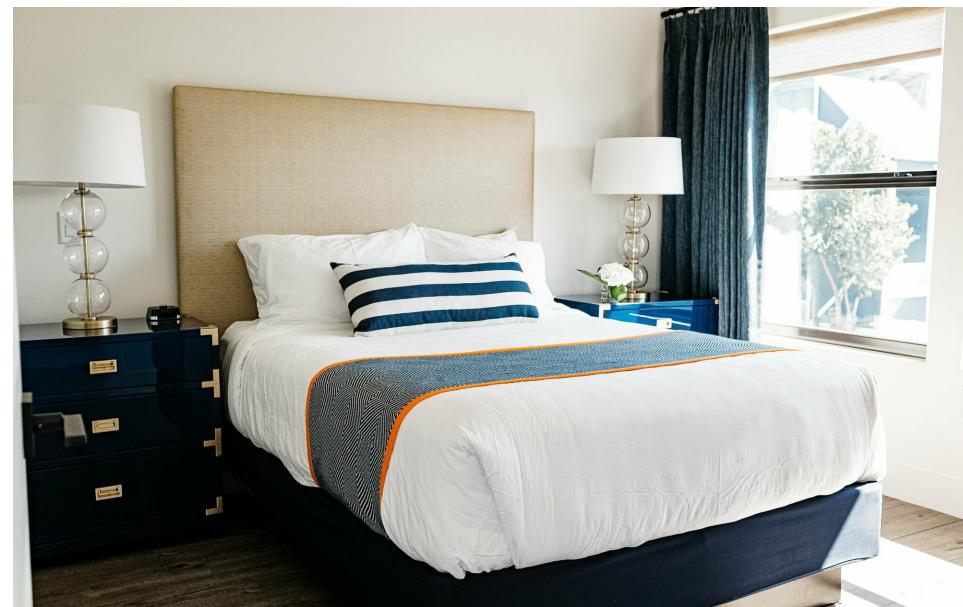
Accommodations:

For those looking to extend their stay, The Suites at Fishermen's Village offers well-appointed suites that provide both comfort and convenience. Imagine waking up to the sound of gentle waves and stepping out onto your private balcony to savor the waterfront views. Whether you're planning a romantic getaway, a family vacation, or a weekend escape, the suites provide a relaxing home base for your visit.

THE HOTEL

DETAILS

- Check-In: 3:00pm
- Check-Out: 10:00am
- Non-Smoking
- Complimentary Luggage Storage
- Pets Welcomed: \$30 / nightly fee
- 24-Hour Security
- Complimentary Self-Parking



AMENITIES

- Fully Equipped Kitchen
- Heated Pool: Open 7:00am-8:00pm
- On-site Guest Laundry
- Free Loaner Bikes
- Shuffleboard & Games
- Free Guest Wi-Fi
- On-site Business Center



THE HOTEL





THE MARINA

A state-of-the-art marina offering deep water access. Ample dockage for various vessel sizes, catering to both recreational and commercial boating.

LOCATION DESCRIPTION

Boating Activities:

The marina at Fishermen's Village is a hub for boating enthusiasts. You can partake in a range of exciting activities, from sailing and cruising to fishing charters. The marina provides services like fueling and boat rentals, ensuring that you have everything you need for a day on the water. Explore the waters of Charlotte Harbor, enjoy a sunset cruise, or try your hand at fishing with experienced guides.



MARINA DETAILS

- Accommodating: power craft and sailing vessels up to 60 feet LOA and 6 foot draft
- Boat Slips: 116 Wet Slips* (Prior to 2024 Hurricanes)
- Harbor Fuel: Open Daily from 7:00am - 5:00pm
- Dock Slips Include: 30/50 amp electricity, dock boxes and potable water. Additional amenities from pump-outs to pizza delivery are available upon request. Larger vessels can be side-secured and 100 amp service is available.
- Controlling Depth: At mean low water is approximately 7.5 feet and dockside depths range from 7.5 feet to 3.5 feet at MLW

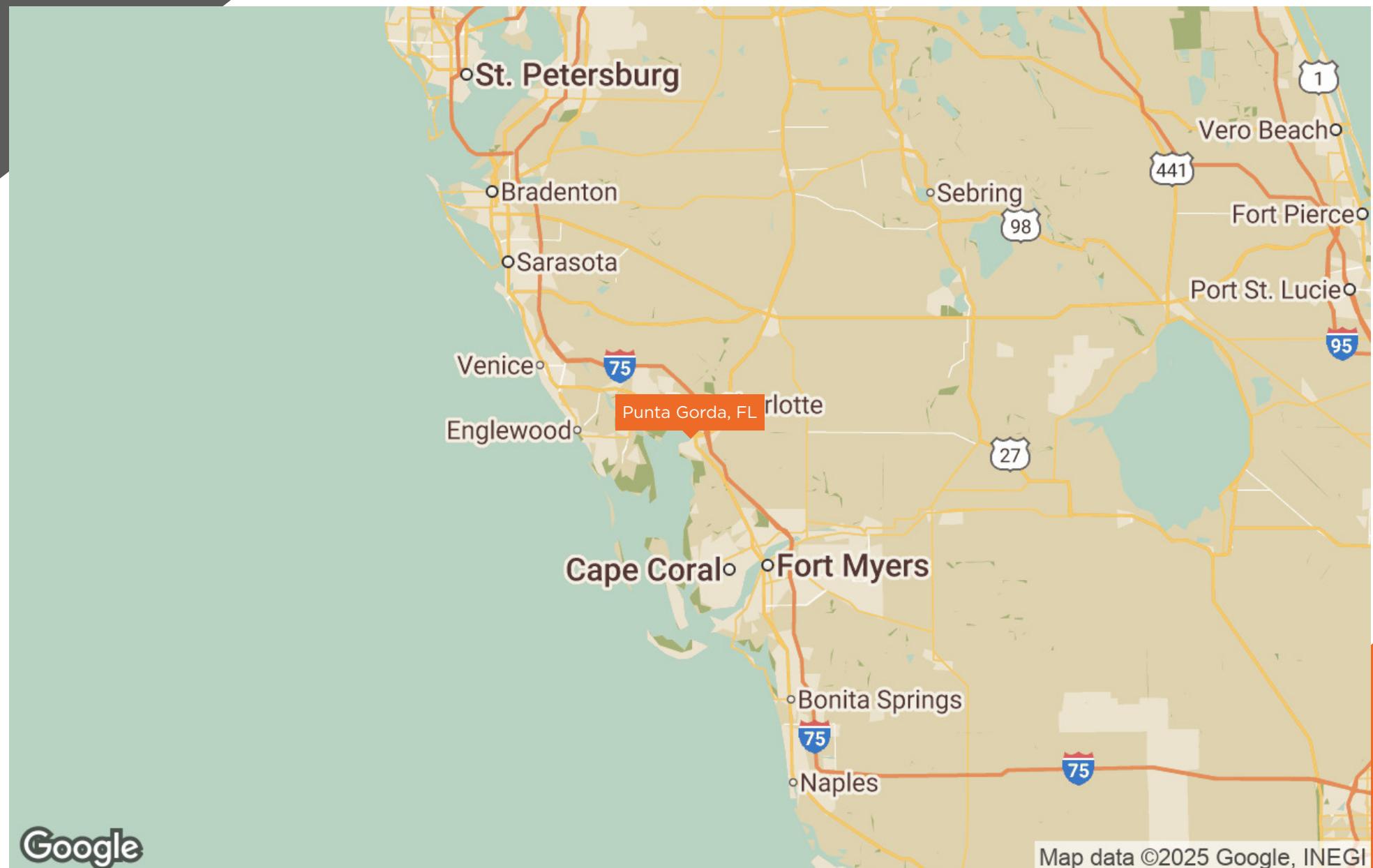
THE MARINA SLIP MAP



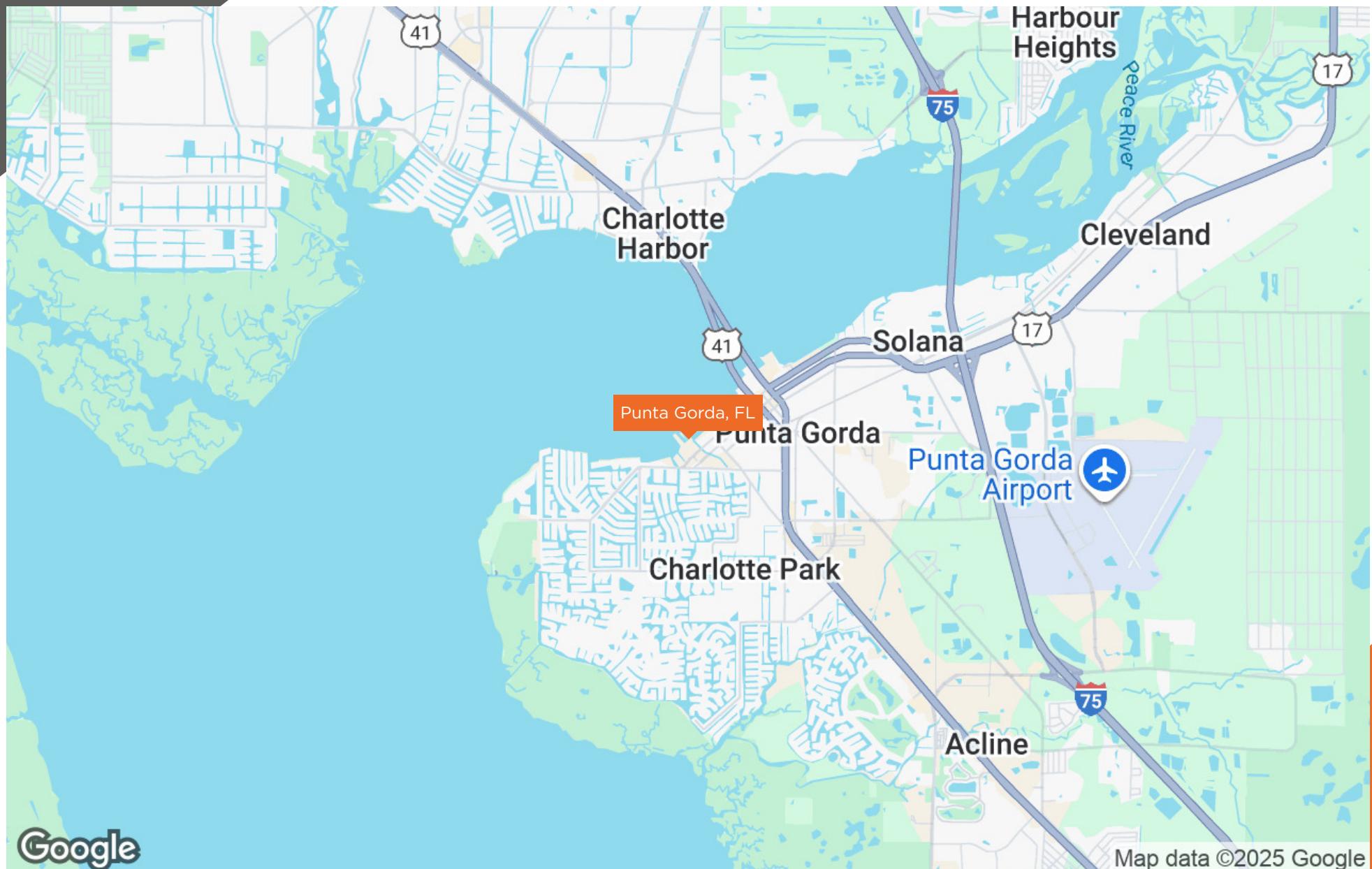


Location Information

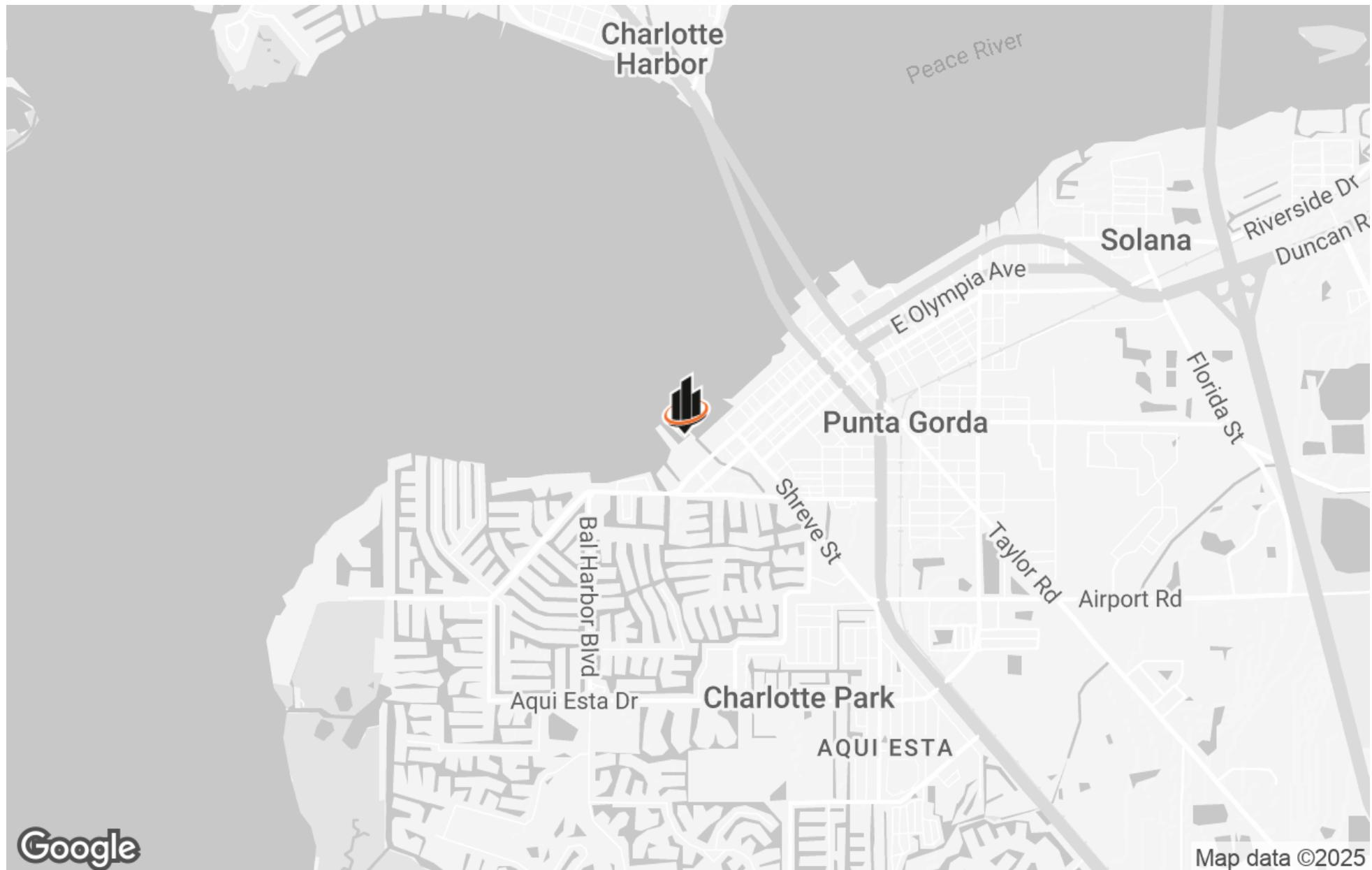
REGIONAL MAP - SARASOTA TO NAPLES



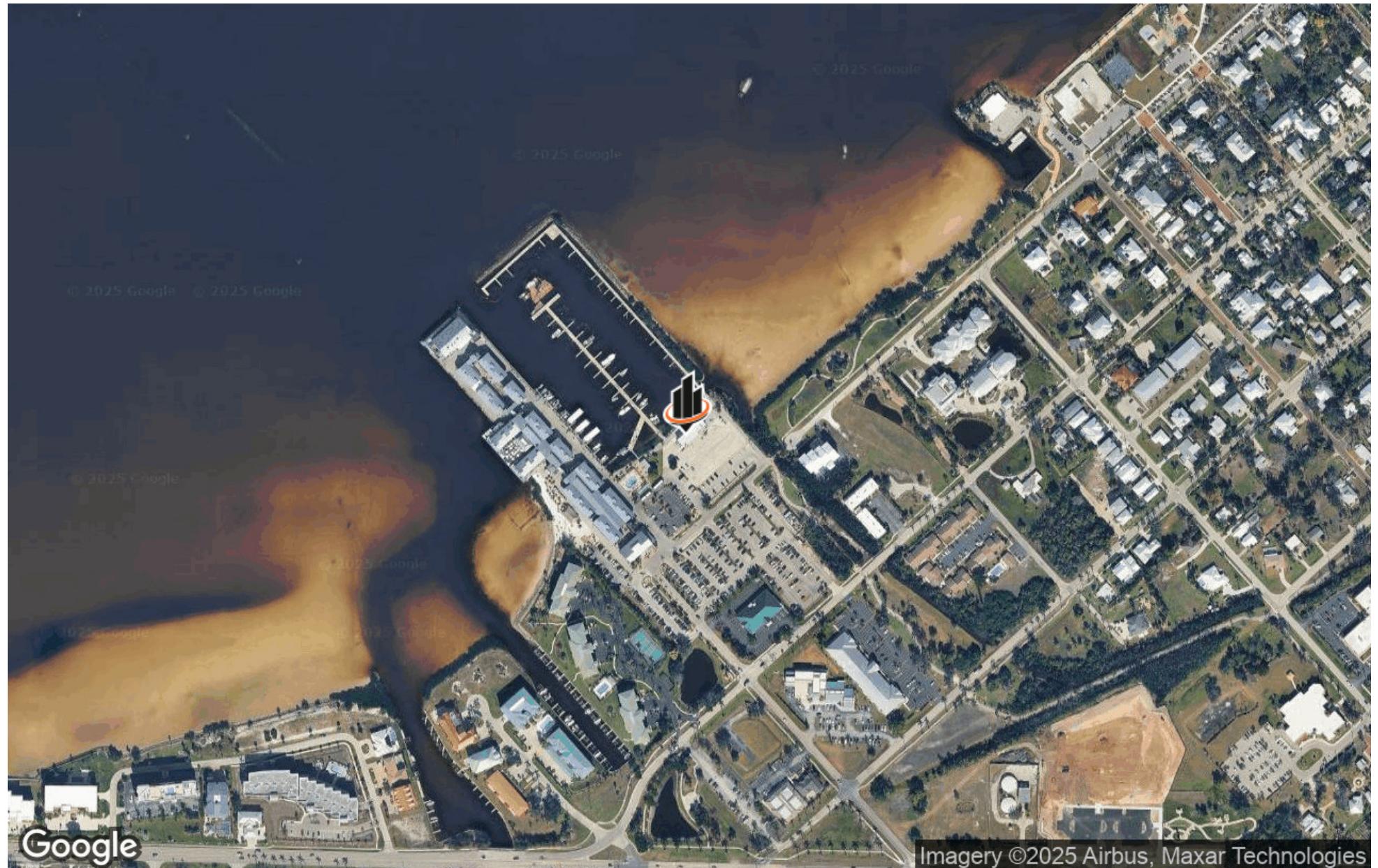
PUNTA GORDA MAP



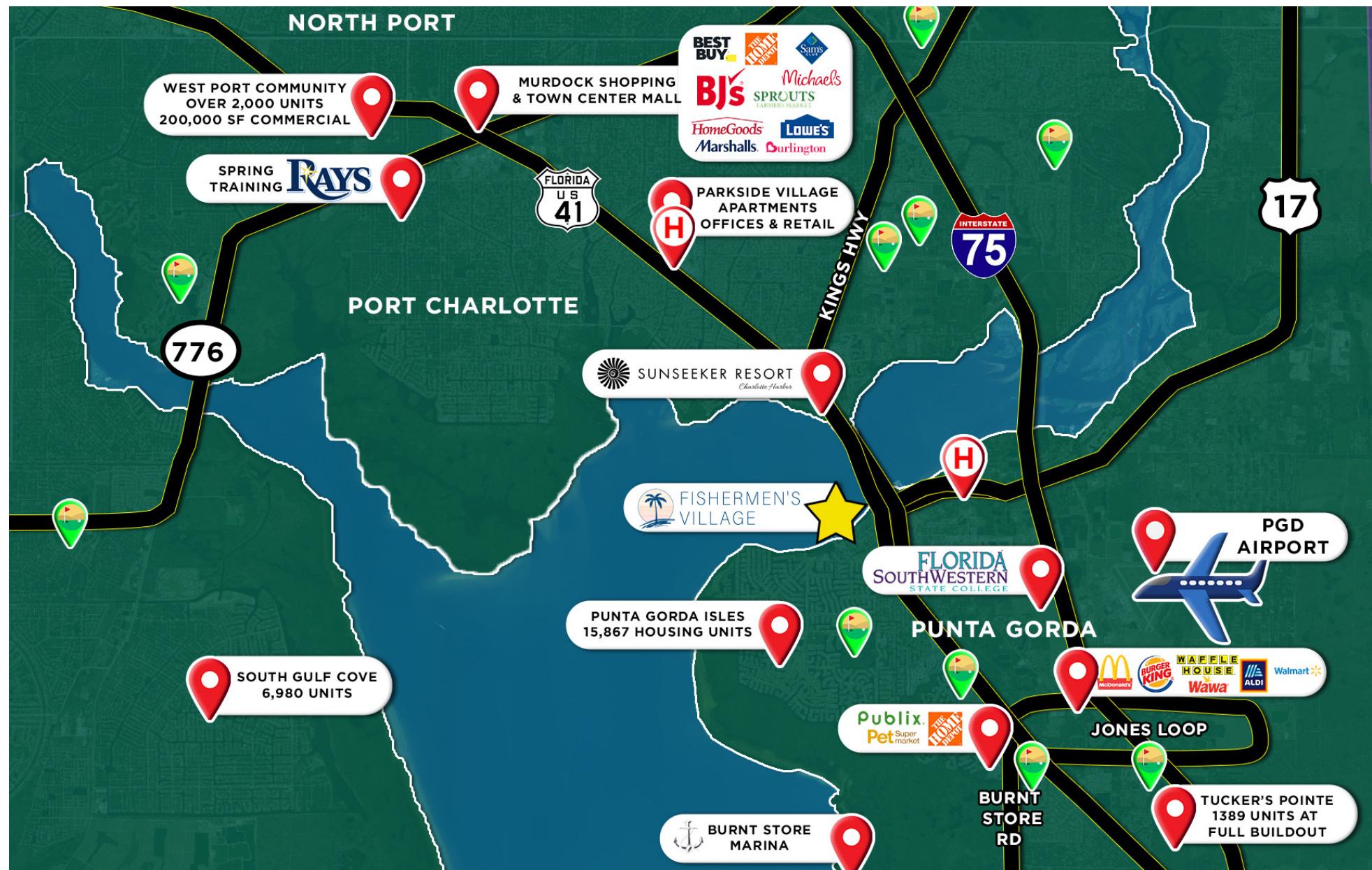
AERIAL MAP - DOWNTOWN PUNTA GORDA



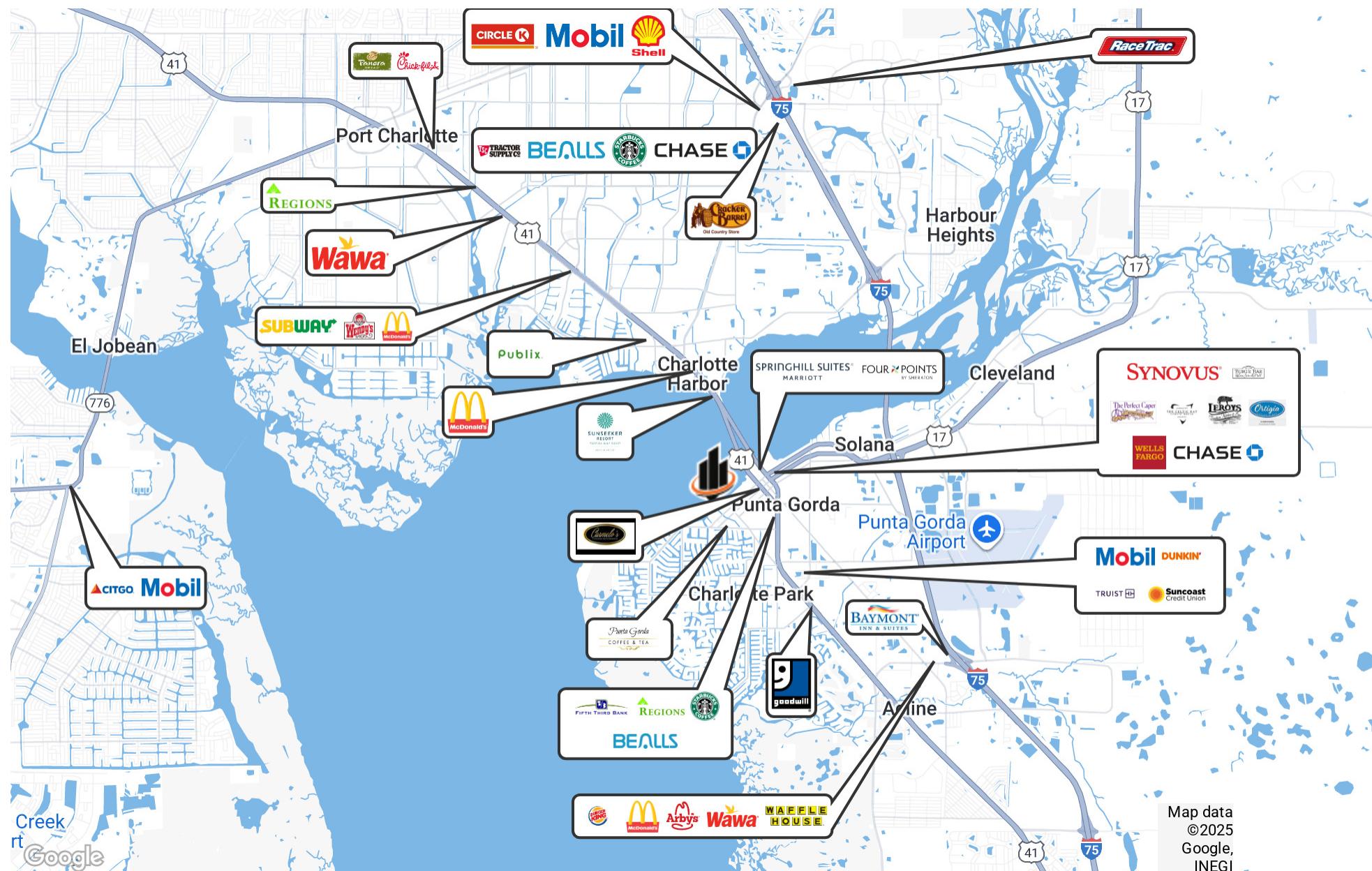
AERIAL MAP - OVERHEAD



AMENITIES MAP



RETAILER MAP





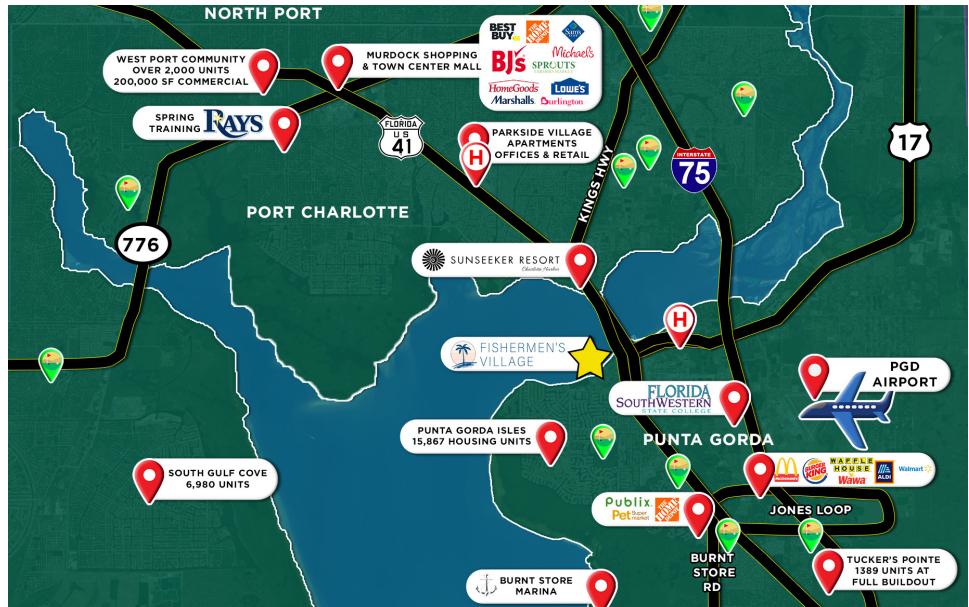
Additional Information



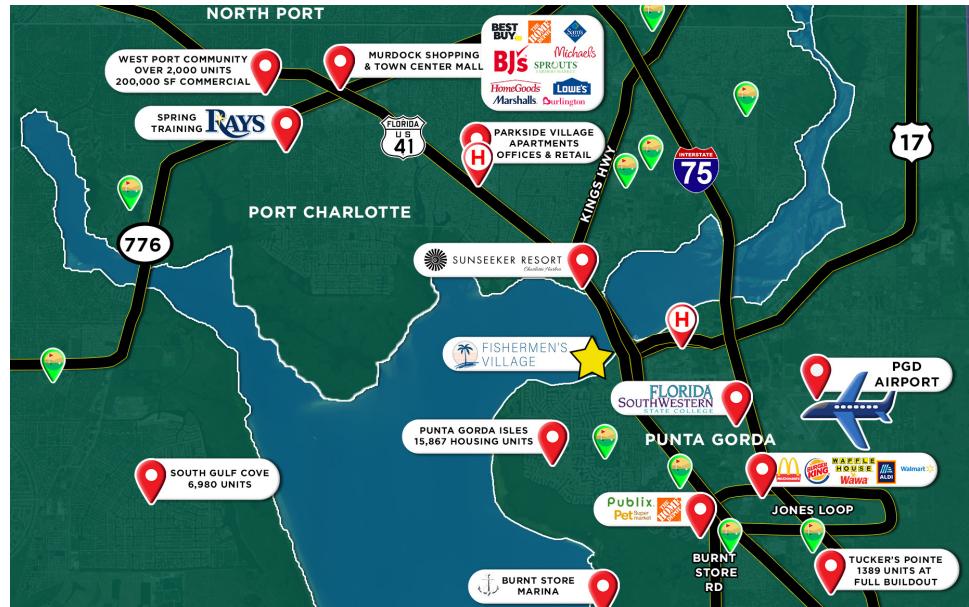
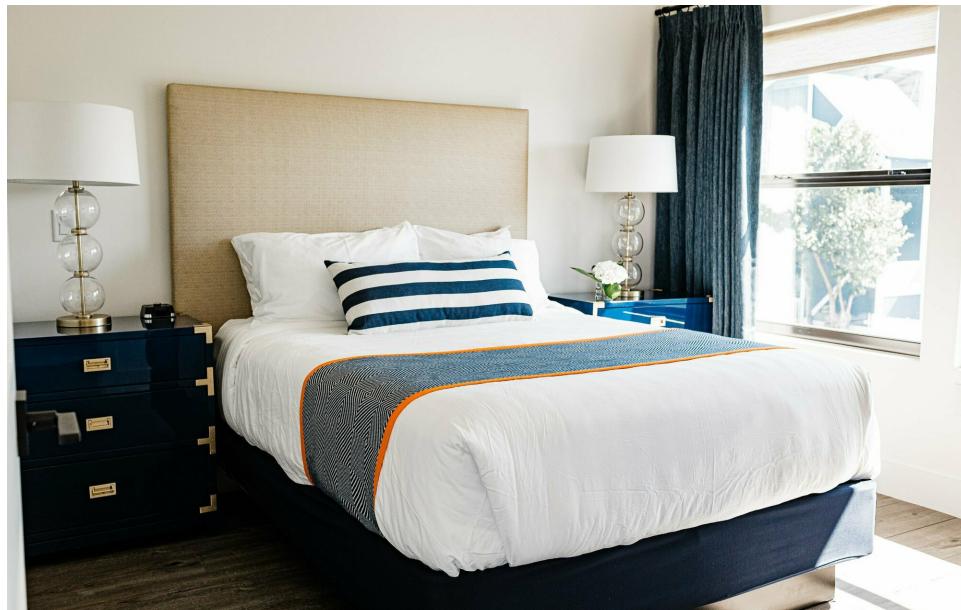
RETAIL PHOTOS



RESTAURANT PHOTOS



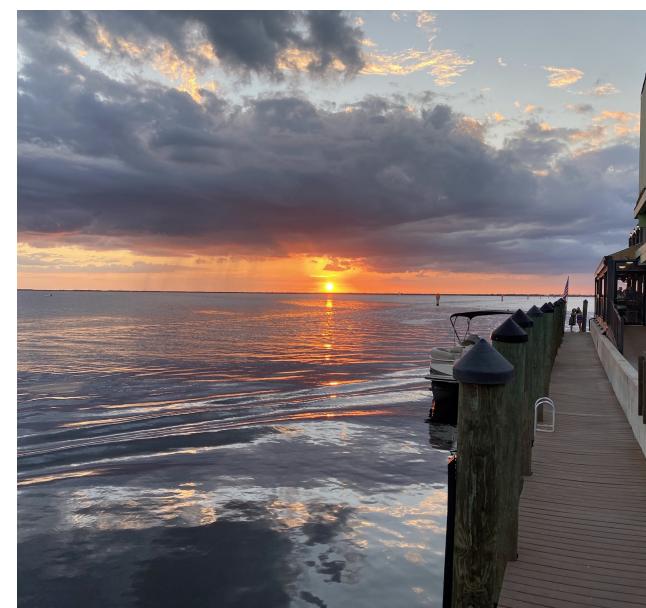
THE HOTEL PHOTOS



THE MARINA PHOTOS



SUBMERGED LAND LEASE



FOOT TRAFFIC DATA



Demographics

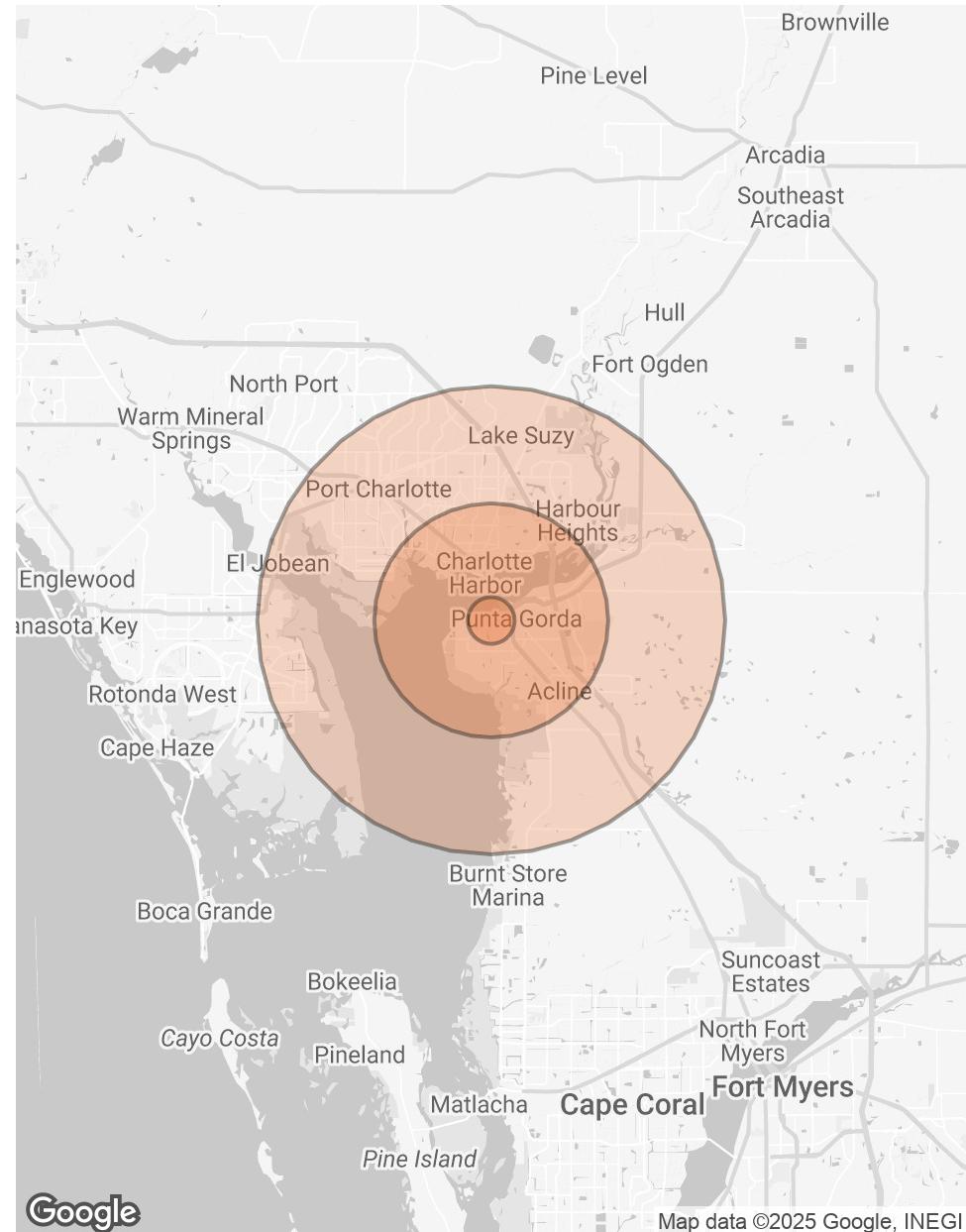


DEMOGRAPHICS MAP & REPORT

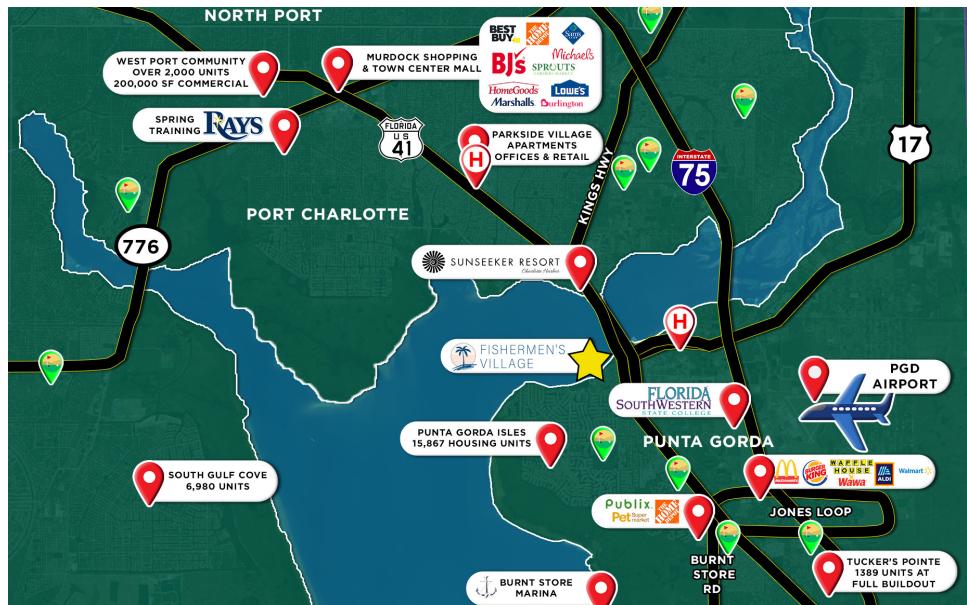
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 3,877 | 57,184 | 142,787 |
| AVERAGE AGE | 62.4 | 57.8 | 56.1 |
| AVERAGE AGE (MALE) | 62.3 | 55.7 | 53.6 |
| AVERAGE AGE (FEMALE) | 61.4 | 58.0 | 57.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,540 | 32,543 | 75,765 |
| # OF PERSONS PER HH | 1.5 | 1.8 | 1.9 |
| AVERAGE HH INCOME | \$60,937 | \$57,584 | \$58,587 |
| AVERAGE HOUSE VALUE | \$323,187 | \$236,021 | \$221,179 |

2020 American Community Survey (ACS)



DRIVE TIME MAP DEMOGRAPHICS



MEET THE TEAM



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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