



STEAMERS OYSTER BAR & GRILL

2901 PLACIDA ROAD, ENGLEWOOD, FL 34224

G. RIVER WEST

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

OFFERING SUMMARY



VIDEO

Steamers Oyster Bar & Grill offers the chance to acquire an established coastal dining destination in the heart of the Grove City area in Englewood, FL.

The offering includes the operating restaurant business, valuable 4COP Liquor License capability, and the real estate, creating an attractive opportunity for restaurant operators or hospitality investors seeking a highly visible Southwest Florida location.

The property features a restaurant building with a large outdoor tiki hut and bar, providing a dynamic indoor and open-air dining atmosphere that aligns with the area's laid-back Gulf Coast lifestyle. Positioned along Placida Road, the most heavily traveled corridor in the submarket, the site benefits from strong daily traffic exposure and convenient access from both Placida Road and Florida Avenue.

OFFERING SUMMARY

Total Asking Price:	\$999,999
Business Value:	±\$250,000
Building Size:	1,638 SF + 1,260 SF Tiki Hut
Lot Size:	±0.51 Acres
Renovated:	2021 & 2022
Total Seats:	±112 Dining & ±38 Bar
Traffic Counts:	16,200 VPD (23,200 VPD at nearby San Casa Dr. Signalized Intersection)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,156	9,403	18,691
Total Population	2,021	18,723	37,746
Average HH Income	\$83,725	\$89,438	\$89,365

THE DETAILS



OFFERING DETAILS

Steamers Oyster Bar & Grill presents a rare opportunity to acquire both a well-established full-service restaurant business and the underlying real estate in the growing Englewood/Grove City market. The offering includes a 4COP Liquor License and all Furniture, Fixtures, and Equipment (FF&E) required to operate the restaurant, allowing a buyer to step into a fully operational turnkey concept. The restaurant business is valued at approximately \$250,000, with inventory to be sold separately. Interested buyers will be required to execute a NDA in order to review the restaurant's financial information and FF&E list.

The property consists of a 1,638 SF restaurant building complemented by a 1,260 SF outdoor Tiki Hut & Bar, located on ±0.51 acres of Commercial General (CG) zoned land. The site benefits from dual access via Placida Road and Florida Avenue—the highest traffic corridor within the Grove City submarket, providing excellent visibility and consistent customer traffic.

Major renovations were completed in 2021 and 2022, creating a vibrant indoor and outdoor dining environment. The current layout accommodates approximately 34 interior dining seats (with potential to add 8+ additional seats) and 18 interior bar seats. The outdoor tiki hut area provides an additional 74 dining seats (with potential for 6+ additional seats) along with 18–24 outdoor bar seats, offering a highly desirable open-air dining experience that aligns with the area's coastal lifestyle and strong tourism-driven restaurant demand.

With its established brand presence, significant seating capacity, valuable 4COP Liquor License capability, and high-visibility along the most traveled corridor in the submarket, this offering represents a compelling opportunity for restaurant operators or hospitality investors seeking to acquire a turnkey restaurant property in one of Southwest Florida's growing coastal markets.

THE LOCATION



ENGLEWOOD & GROVE CITY MARKET

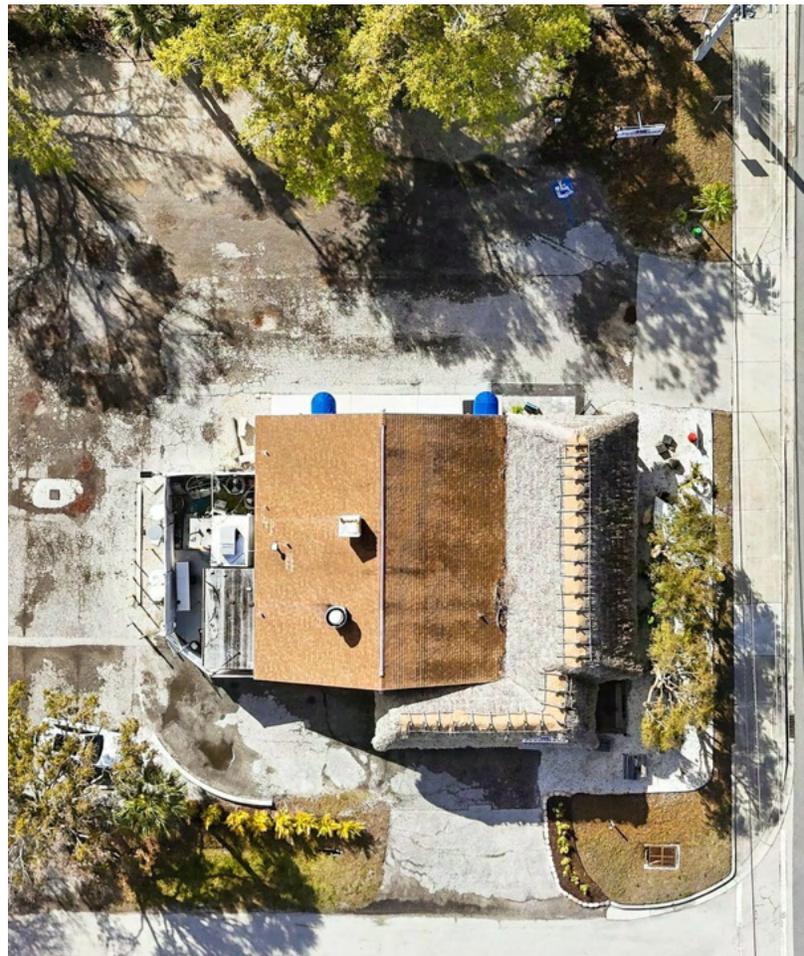
Situated along Placida Road, the primary north-south corridor through the Grove City and Placida communities, this location benefits from the highest traffic counts within the submarket and serves as a central commercial artery for the surrounding area. The corridor provides direct exposure to a steady flow of local residents, seasonal homeowners, and visitors traveling throughout the coastal communities of southern Sarasota and western Charlotte County, creating strong daily visibility and consistent customer traffic for nearby businesses.

The surrounding Englewood and Grove City area is known for its coastal charm, strong year-round population base, and consistent demand for dining, retail, and hospitality establishments. Nearby access to Manasota Key and Englewood Beach, along with close proximity to the established residential communities of Rotonda West and the affluent Boca Grande market, contributes to a diverse customer base that includes both local residents and a steady influx of visitors drawn to the region's beaches, boating, fishing, and outdoor recreation. These coastal attractions help generate consistent dining demand from both residents and tourists throughout the year.

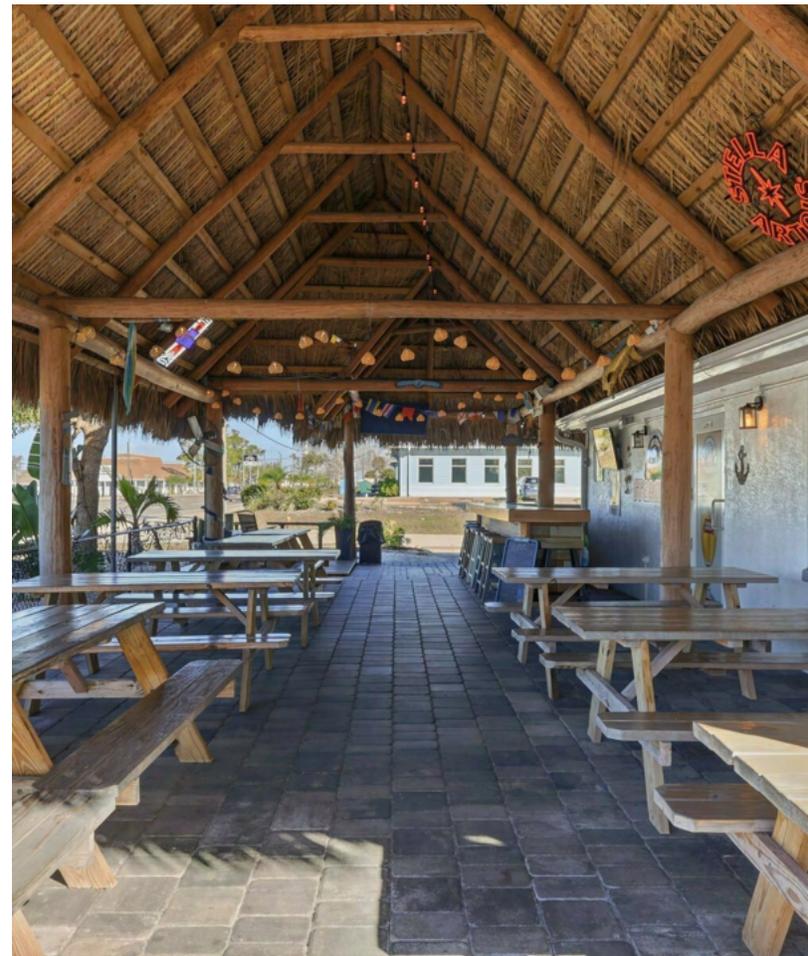
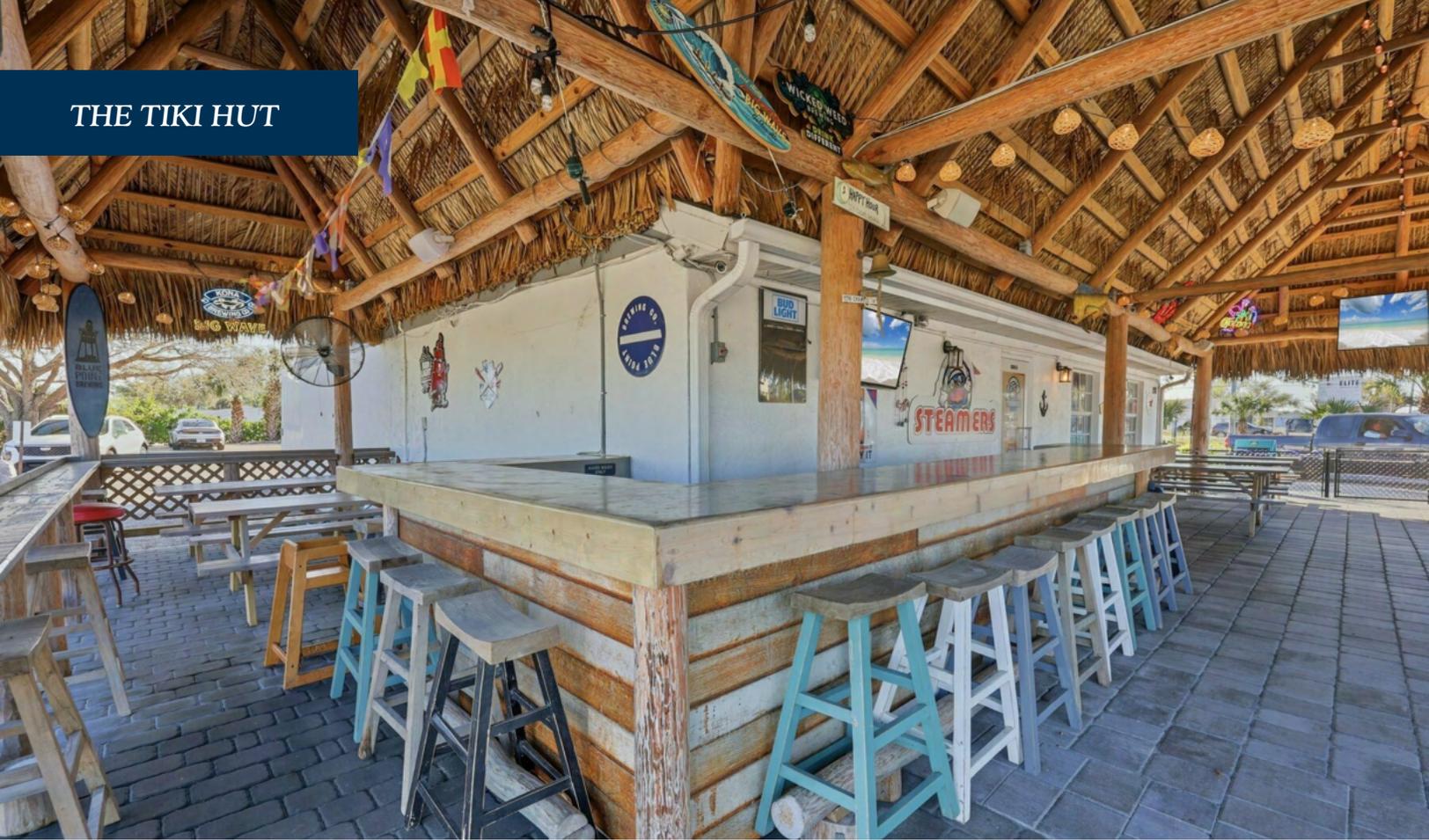
Residential growth throughout the broader Englewood area continues to reinforce long-term consumer demand, with a mix of retirees, working families, and seasonal residents supporting local businesses year-round. Nearby master-planned communities such as Island Lakes at Coco Bay, BeachWalk, Boca Royale, and Shores at Stillwater continue to add rooftops to the trade area, further strengthening the local customer base and supporting long-term demand for restaurants and hospitality concepts.

With its position along the most heavily traveled corridor in the submarket and proximity to some of Southwest Florida's most desirable coastal destinations, the Englewood and Grove City area continues to demonstrate its ability to support successful restaurant and hospitality concepts seeking to capitalize on both residential growth and coastal tourism.

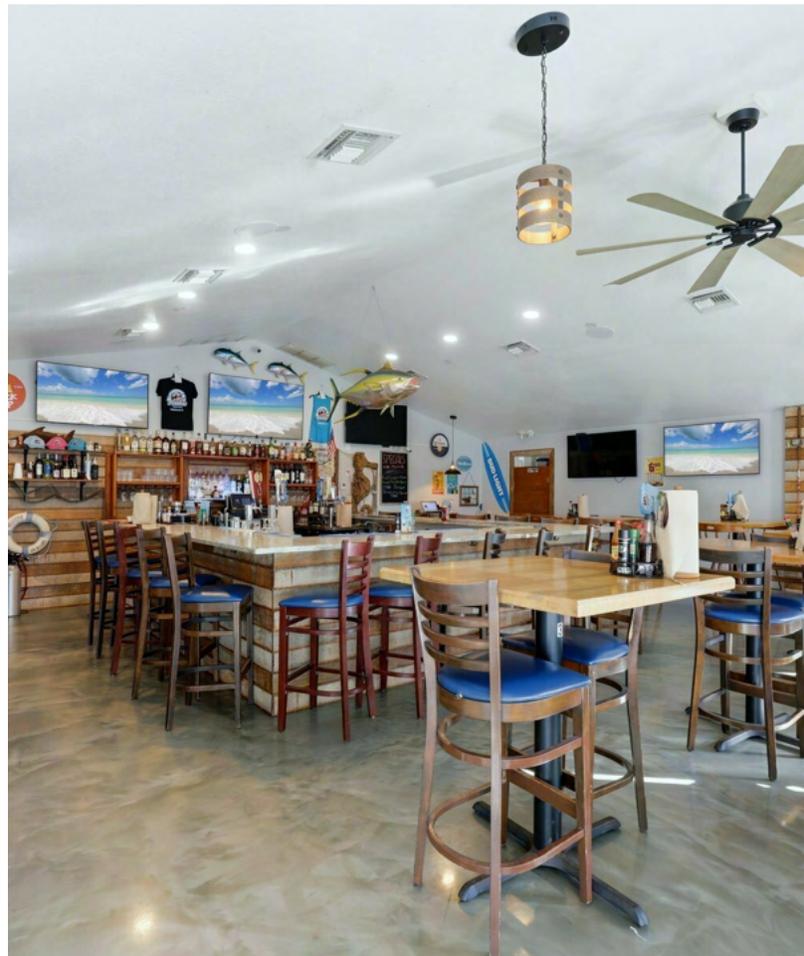
THE BUILDING



THE TIKI HUT



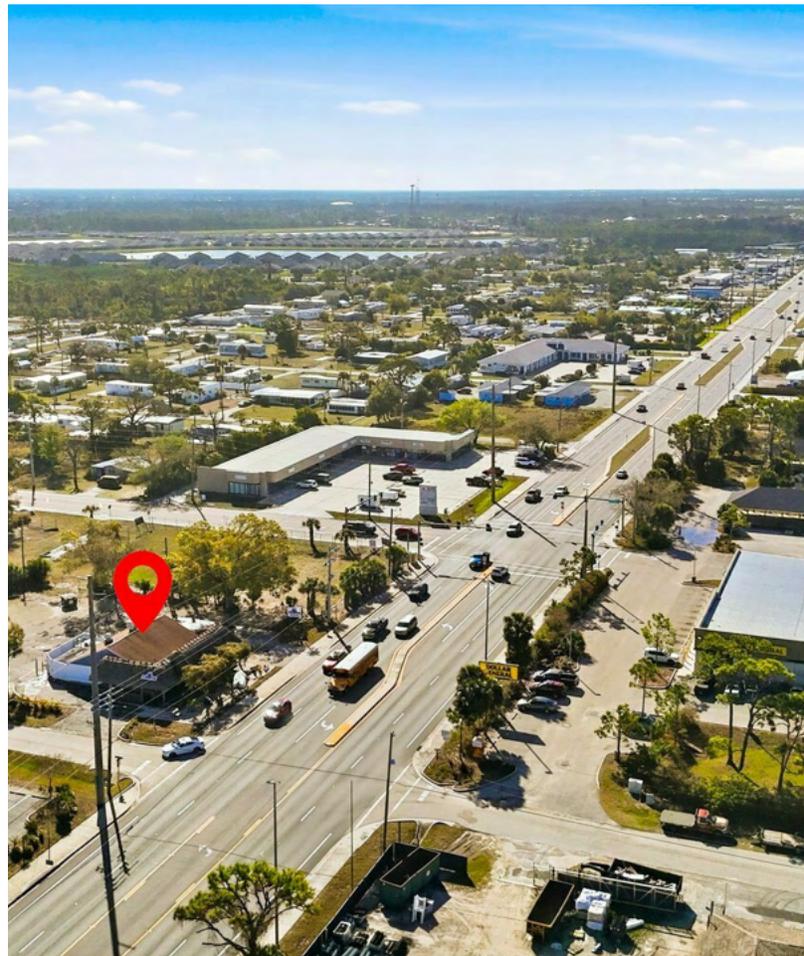
THE DINING AREA & BAR



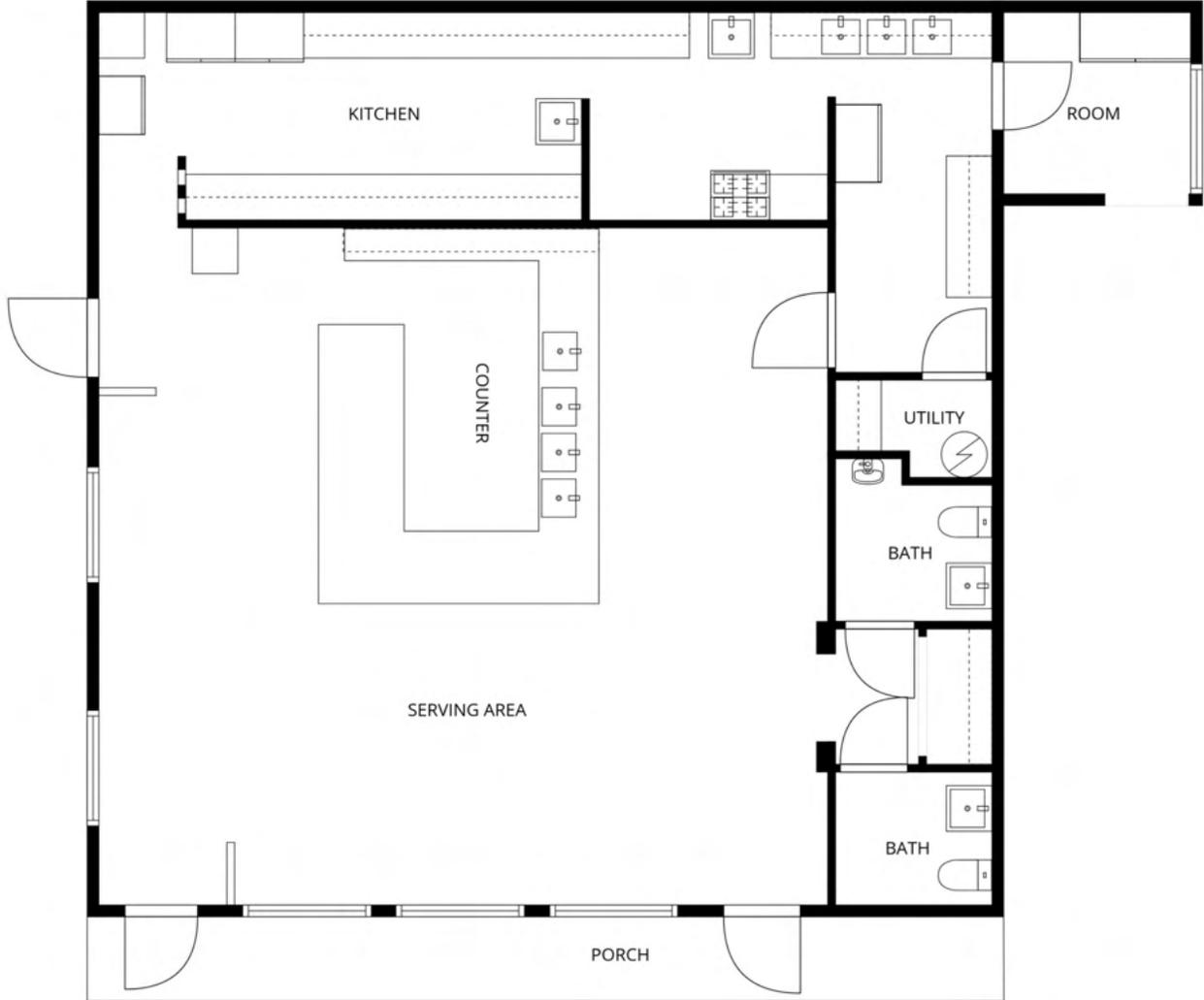
THE KITCHEN



THE SITE

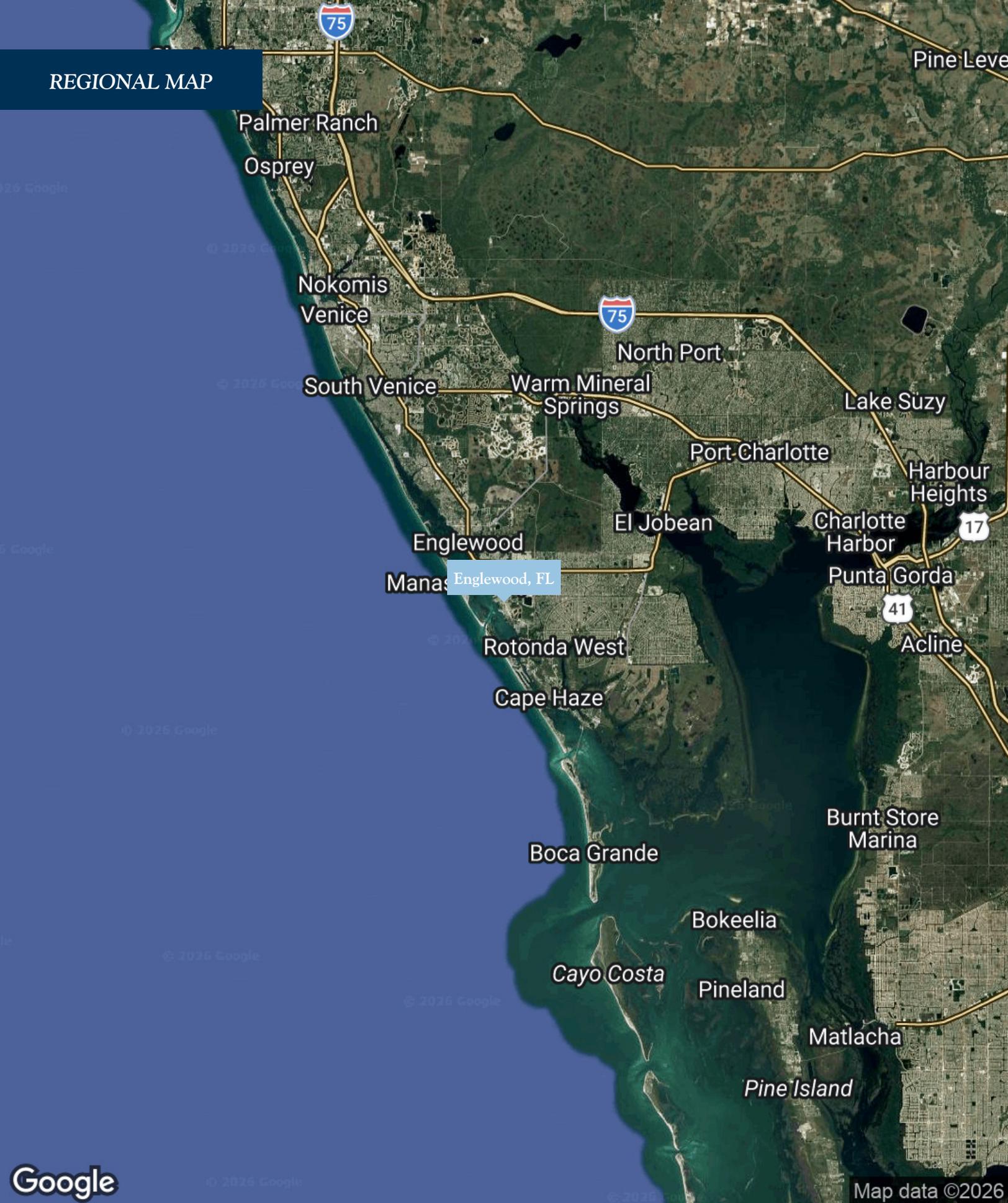


FLOOR PLAN (EXCLUDING TIKI HUT AREA)

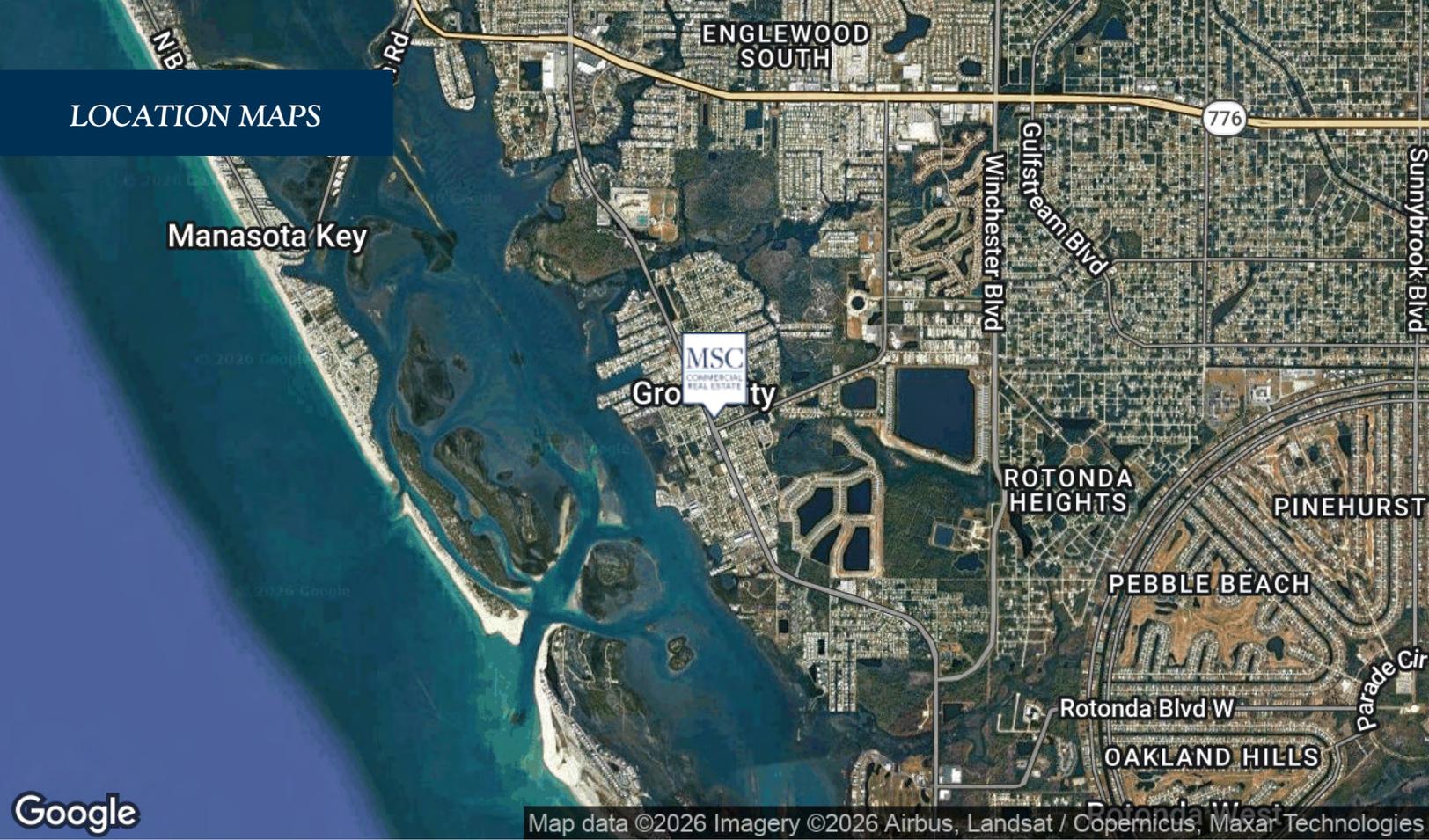


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

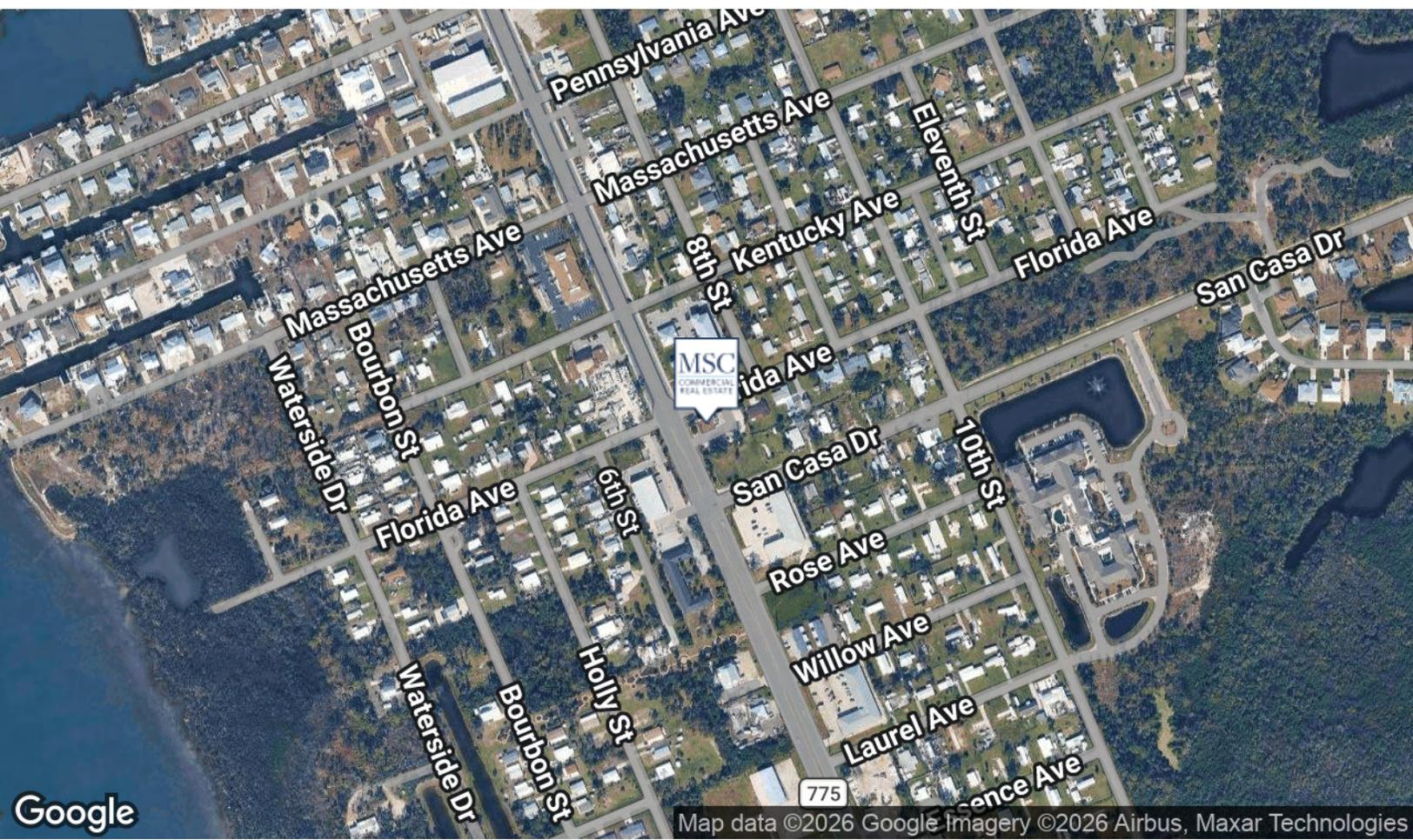
REGIONAL MAP



LOCATION MAPS

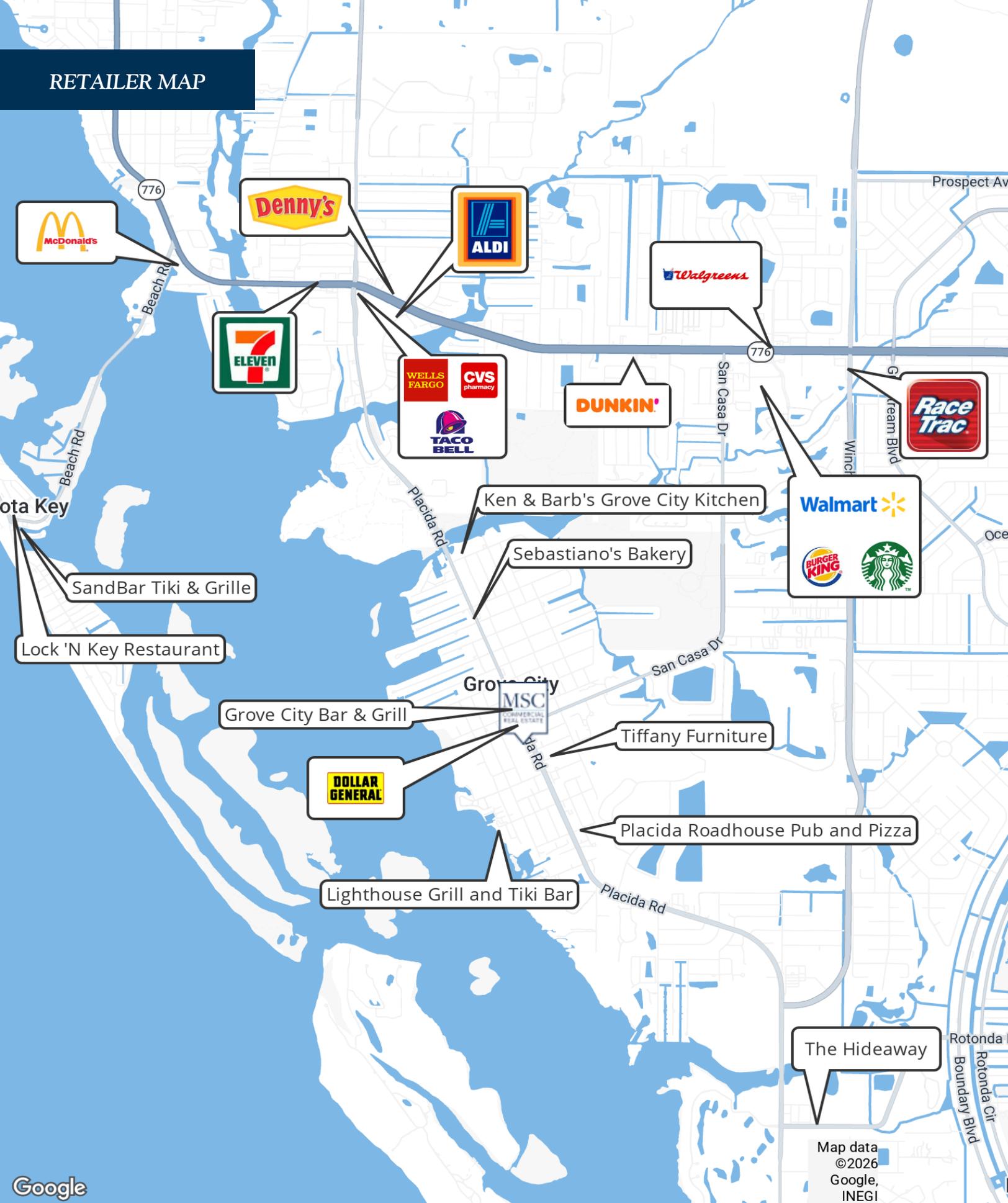


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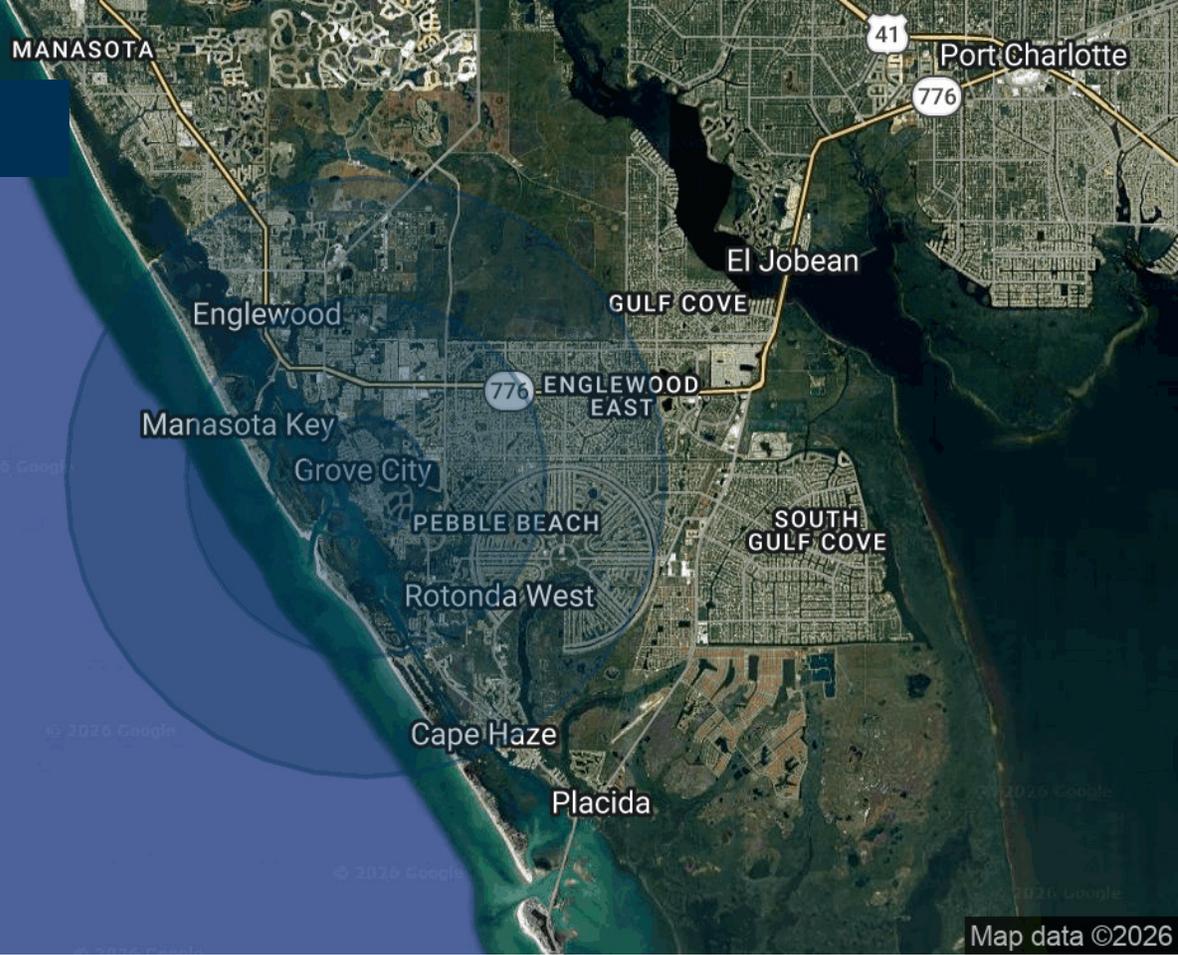
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RETAILER MAP



Map data
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Google,
INEGI

THE DEMOGRAPHICS



Map data ©2026

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,021	18,723	37,746
Average Age	66.4	64.2	63.6
Average Age (Male)	67.7	64.8	64.4
Average Age (Female)	64.9	64.0	63.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,156	9,403	18,691
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$83,725	\$89,438	\$89,365
Average House Value	\$387,527	\$343,271	\$354,573
TRAFFIC COUNTS			
Placida Road & Florida Avenue	16,200/day		

2023 American Community Survey (ACS)

MEET YOUR ADVISOR



G. RIVER WEST
SENIOR COMMERCIAL ADVISOR

PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

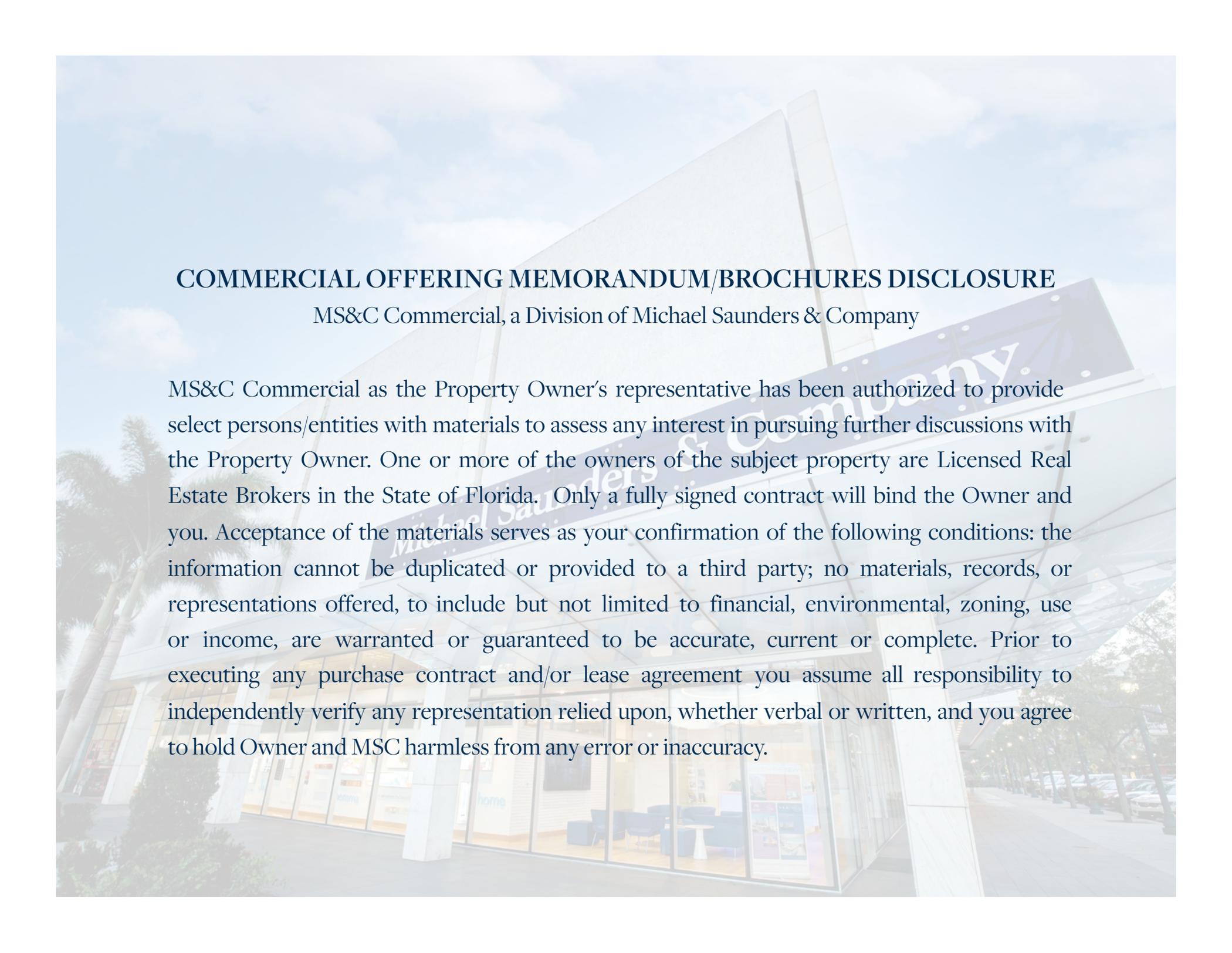
EDUCATION

University of Florida

- Bachelor's Degree in Business Administration, specialized in Business and Economic Geography
- Minor in Real Estate

MEMBERSHIPS

- International Council of Shopping Centers, Retailer Member
- University of Florida Finance Group Member, Alumni
- University of Florida Real Estate Society Member, Alumni

A photograph of a modern, multi-story office building with a glass facade and a prominent sign that reads "Michael Saunders & Company". The building is set against a blue sky with light clouds. The image is used as a background for the text.

COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. One or more of the owners of the subject property are Licensed Real Estate Brokers in the State of Florida. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract and/or lease agreement you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.