

# FOR SALE - 2ND GENERATION RESTAURANT

3936 TAMiami TRAIL N, NAPLES, FL 34103



## FORMER LAMORAGA - FINE DINING - CONTEMPORARY RESTAURANT

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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



Investment  
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Corporation

## OFFERING SUMMARY

**PRICE:**

**\$5,200,000**

**LOT SIZE:**

**.95 +/- ACRES**

**BUILDING SIZE:**

**5,417 +/- SF**

Rare opportunity to purchase former fine dining restaurant - an established, high-profile location directly on US-41. Offering exceptional visibility and exposure to heavy daily traffic, this contemporary-designed space features seating for 150 guests, and 45+ dedicated parking spaces.

This turnkey property is ideal for restaurateurs looking to make a mark in Naples.

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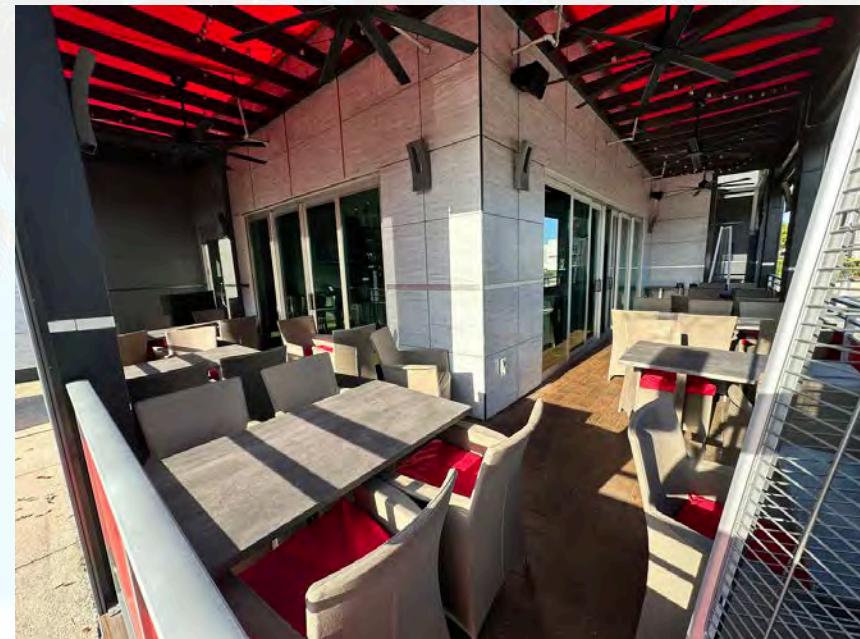




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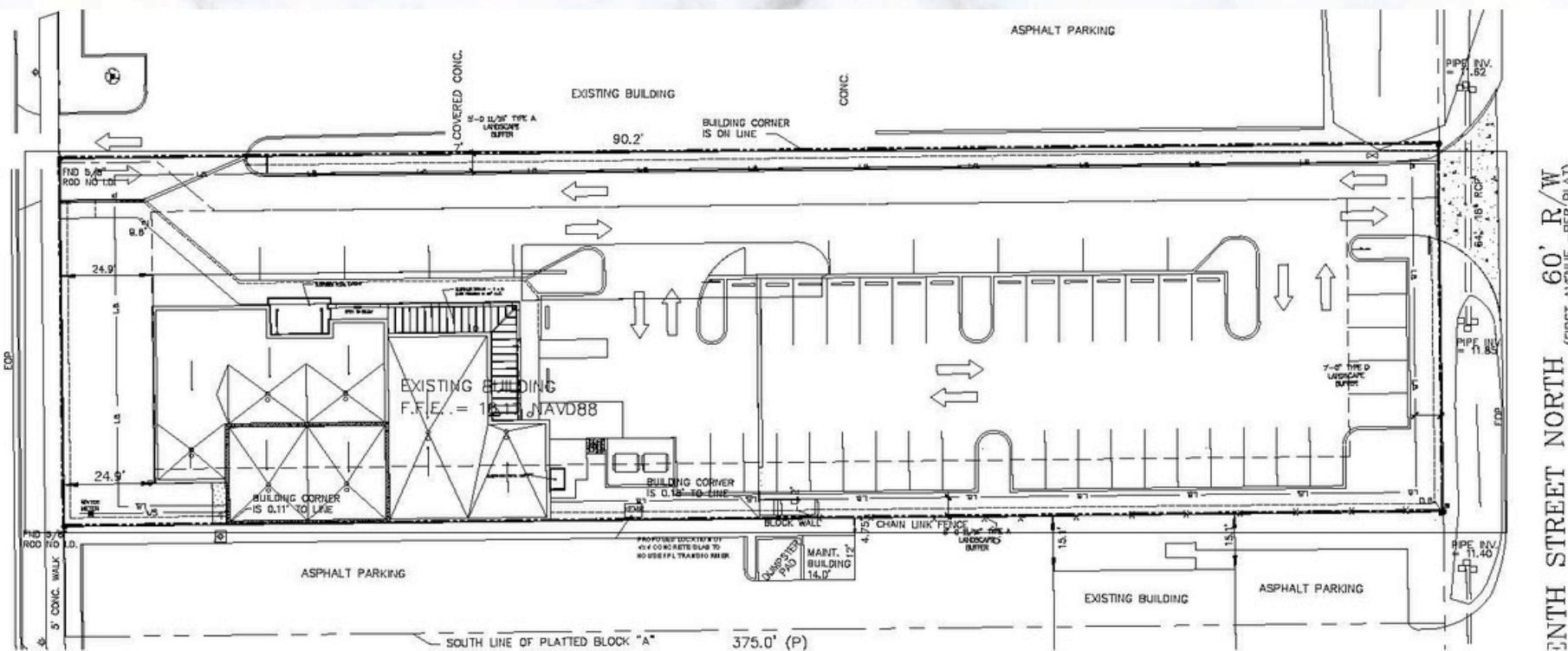
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# SITE PLAN

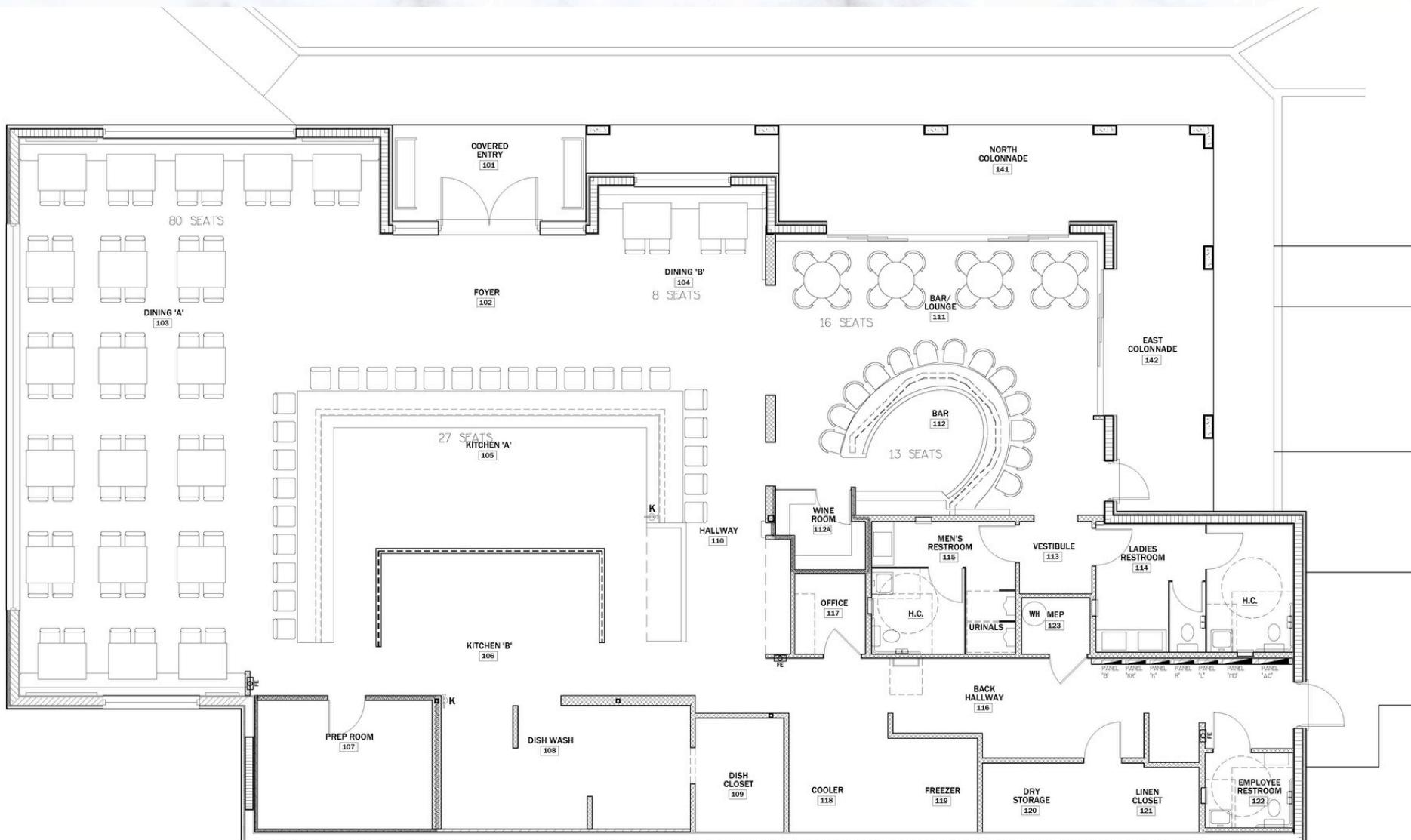




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## FLOORPLAN





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# 2ND GENERATION RESTAURANT

3936 TAMiami TRAIL N, NAPLES, FL 34103

Demographics  
within

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**36,982**

Population

**18,864**

Housing Units

**\$1,004,820**

Median Home Value



**4,821**

Total Businesses

**\$226,616**

Average Household  
Income

**\$1,126,404**

Median Net Worth



**36,982**

Total Population



**\$105,336**

Median Disposable Income

**62**

Median Age

**2**

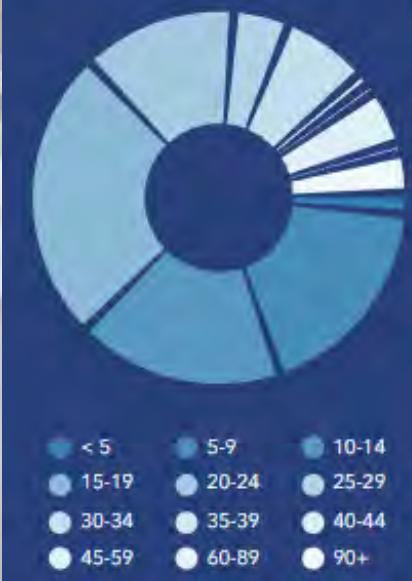
Average  
Household Size

**72%**



White Collar

Commute Time: Minutes





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Properties  
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Google  
Maps

## WATERSIDE SHOPS



WHBM



MaxMara



free people

chico's



## AMENITY RICH LOCATION FOR EMPLOYEES



Cleaners



THE FRESH  
MARKET



Starbucks



Publix



DUNKIN'  
DONUTS



DUCK  
DONUTS



BARNES  
& NOBLE



CVS  
pharmacy



7-ELEVEN



FedEx  
Express



UNITED STATES  
POSTAL SERVICE



Walgreens



Publix



Bank of America



Marshalls



CHIPOTLE  
MEXICAN GRILL



ZOOM  
TAN



West Marine



PGA TOUR



Office  
DEPOT



PET  
SUPERMARKET

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