

# 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*

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## OFFERING SUMMARY

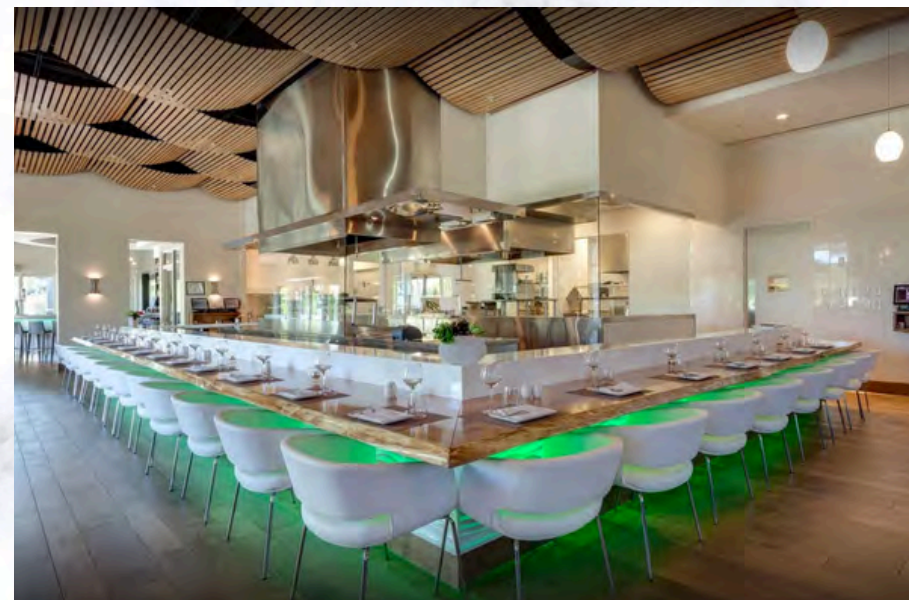
**PRICE:** **\$5,200,000**

**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.



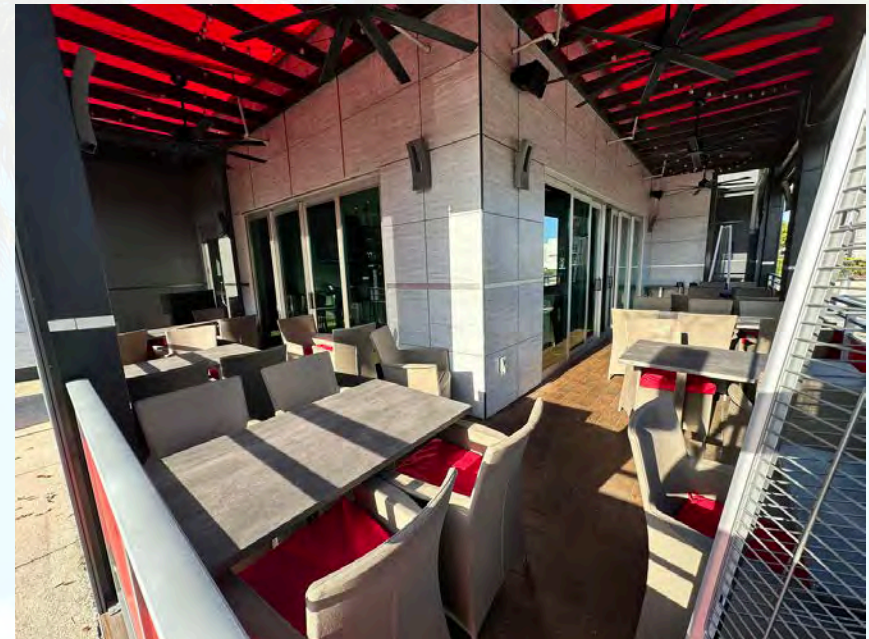




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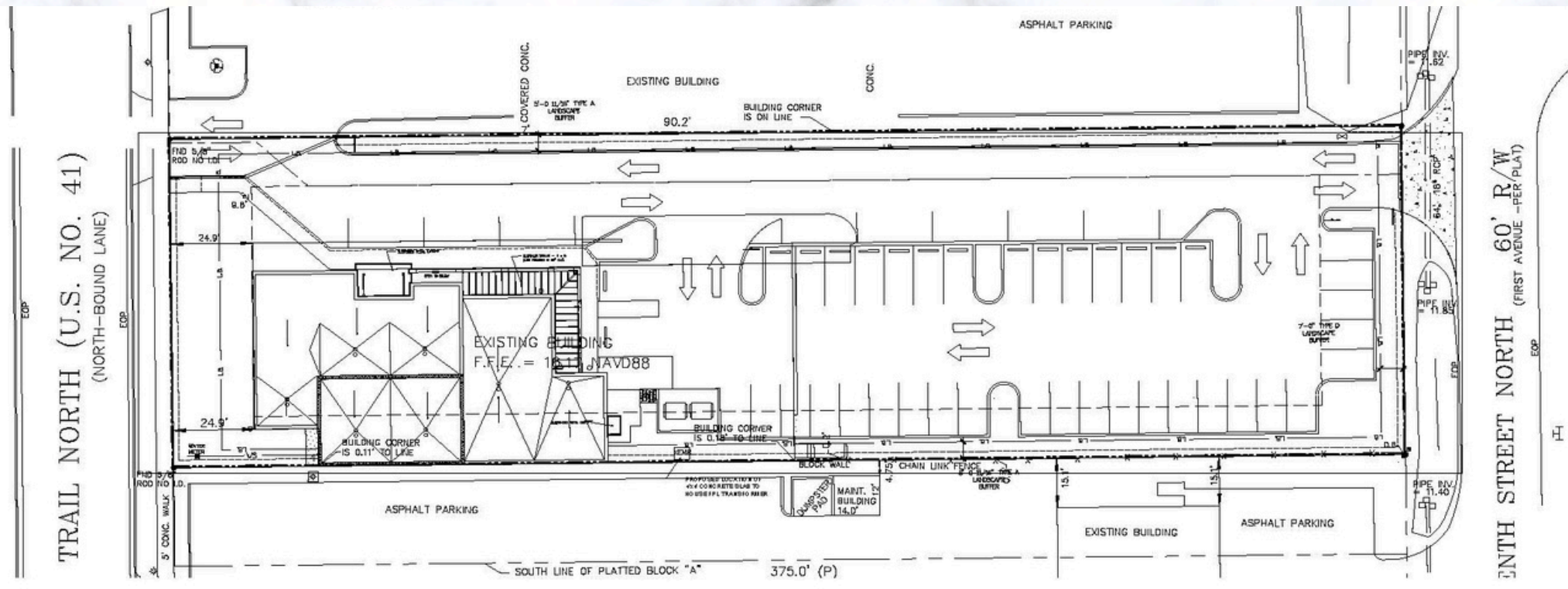
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# SITE PLAN



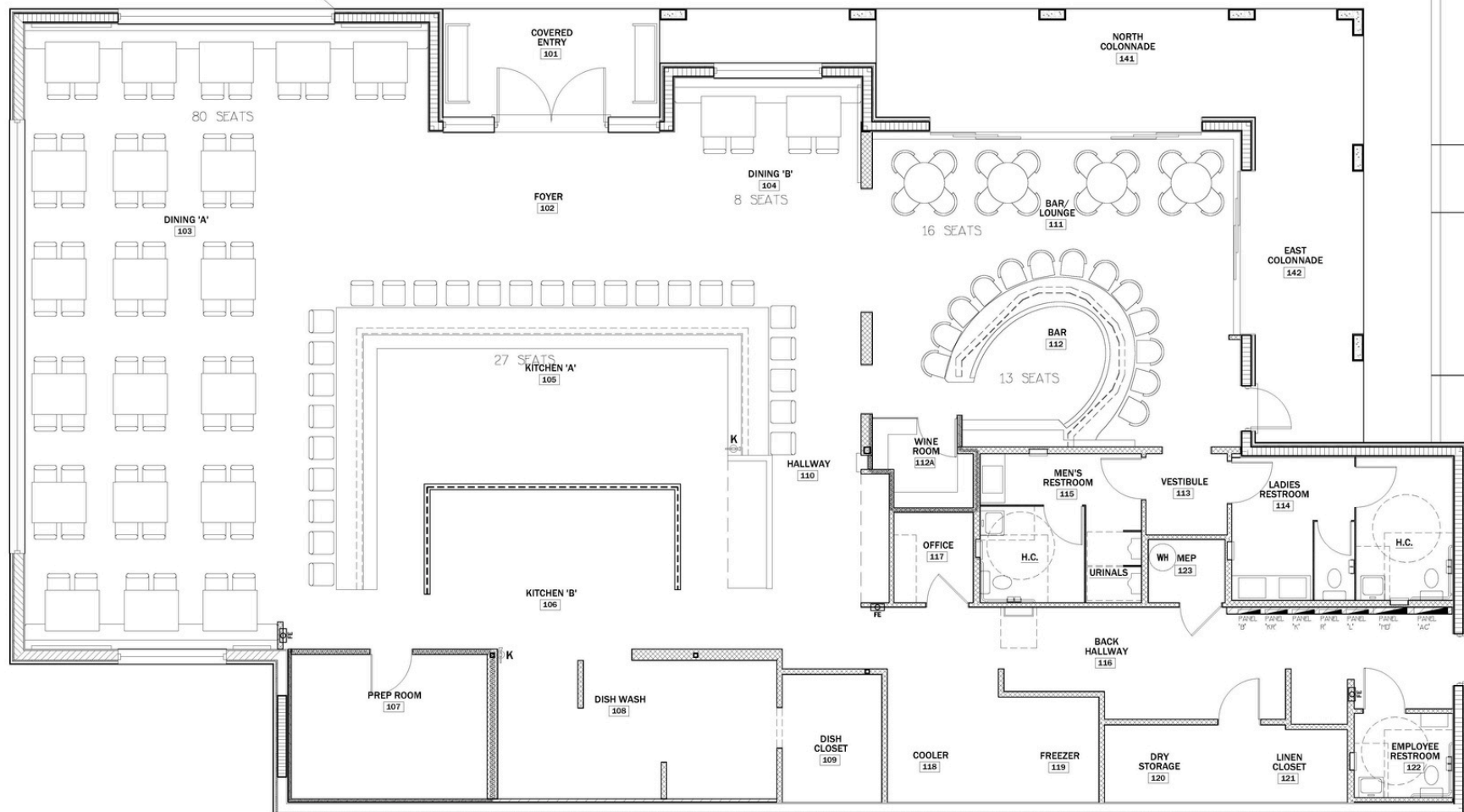


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## FLOORPLAN







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Demographics  
within

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36,982  
Population

\$226,616  
Average Household  
Income

62  
Median Age

72%  
White Collar

18,864  
Housing Units

\$1,126,404  
Median Net Worth

2  
Average  
Household Size

\$1,004,820  
Median Home Value

36,982  
Total Population

4,821  
Total Businesses

\$105,336  
Median Disposable Income

Commute Time: Minutes



< 5 5-9 10-14  
15-19 20-24 25-29  
30-34 35-39 40-44  
45-59 60-89 90+





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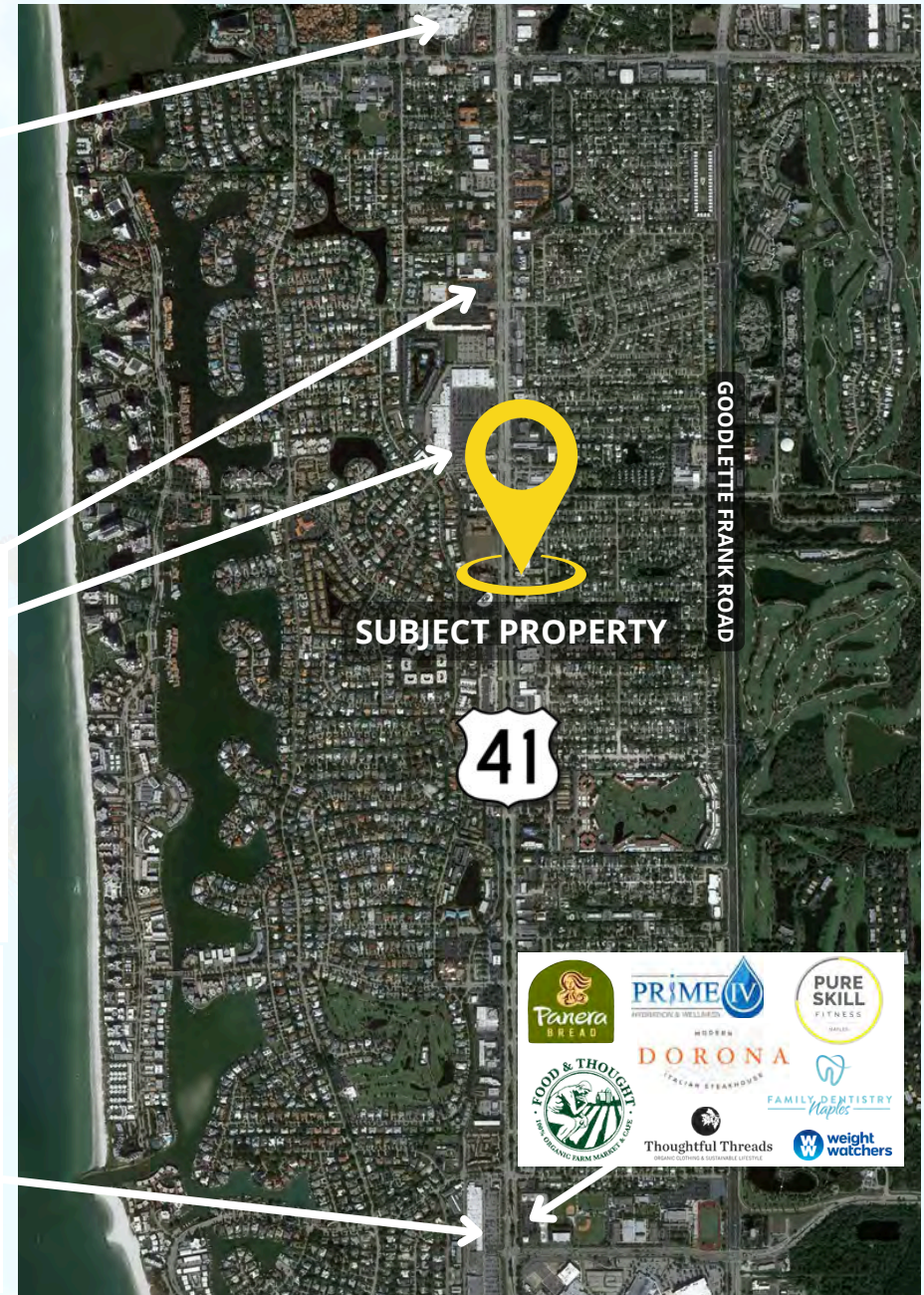


Google  
Maps

## WATERSIDESHOPS



## AMENITY RICH LOCATION FOR EMPLOYEES



SUBJECT PROPERTY

