



High Grossing Restaurant with Real Estate

11280 Tamiami Trail N., Naples, FL

BUSINESS AND REAL ESTATE FOR SALE



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Property Overview

Premier Commercial is pleased to offer Watermark Grille, a well-established and highly profitable restaurant, with its associated real estate for sale to qualified buyers.

Located in the fast-growing and affluent Naples, Florida, the restaurant offers a variety of American and Continental classics in a highly refined and elegant setting. Its longstanding track record of phenomenal food, service, and setting have garnered it an exceptional reputation with both locals and tourists.

The restaurant is located on the highly desirable 'North Trail' corridor of highway US 41 location in Naples and boasts an impressive traffic count of 63k vehicles per day, one of the highest in the metro area. The free-standing outparcel building sits in front of a highly successful Publix-anchored center and is adjacent to the brand-new state of the art Ferrari dealership, a BMW dealership, and a Walmart super store, with many other major retailers nearby.

The distinctive restaurant building is 6,642 square feet and sits on about one acre of land with unobstructed highway frontage. The restaurant itself has a long track record of strong sales and profits. The restaurant is currently dinner only and has a full liquor bar.

While this superb site could be repurposed to other types of businesses seeking such a location, the sale includes both real estate and the business. Price is \$9.6 million and includes fee simple real estate, and all FF&E. No discount is available for those seeking real estate only.



Property Lines for Visual Purposes only







Collier's Reserve
golf community

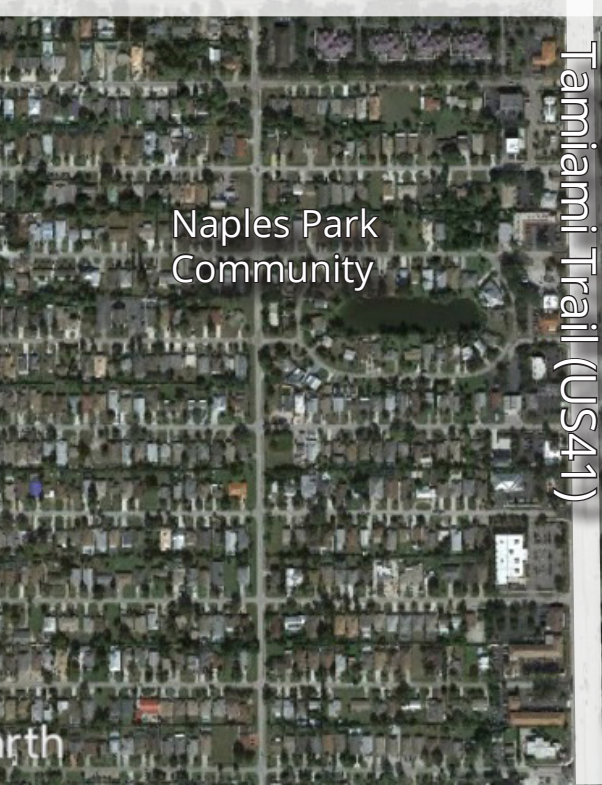
Watermark
Grille

Naples Community Hospital
Northern Campus

Traffic Count: 63,000



Immokalee Road



Naples Park
Community

Tamiami Trail (US41)



Arthrex (major
employer)

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