

OFFERING MEMORANDUM



PREMIER
COMMERCIAL

LaBelle Brewing Co. Building

7,011 SF Commercial Building | Delivered Vacant

670 W. Hickpochee Ave, LaBelle, FL 33935



Matthew W. Stepan, CCIM

Commercial Advisor

Matt@pc-cre.com

W.T. Pearson

Broker Associate

WT@pc-cre.com

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225

Bonita Springs, FL 34135

(239) 992-1200



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DISCLAIMER

The information contained in this offering memorandum is based on sources deemed reliable and, to the best of Seller's knowledge, is accurate. However, no representation or warranty is made as to the accuracy or completeness of the information, and Buyer should independently verify all information, including property condition, dimensions, zoning, financial terms, lease terms, and other matters material to Buyer's evaluation. This offering memorandum is not a substitute for inspections, due diligence, or professional advice. In the event of any conflict between this offering memorandum and the purchase and sale agreement, the purchase and sale agreement shall control. Seller and Premier Commercial, Inc. disclaim any liability arising from Buyer's reliance on this information.

ABOUT PREMIER COMMERCIAL

Premier Commercial is a full-service commercial real estate firm serving Florida's west coast, with offices in Naples, Bonita/Estero, and Sarasota. Backed by an experienced team of real estate professionals, the company provides strategic advisory, brokerage, and commercial real estate solutions tailored to clients across the Gulf Coast.

As part of the Lutgert family of companies, Premier Commercial is supported by a 60-year legacy of service to Gulf Coast communities, combining regional market knowledge with a longstanding reputation in Florida real estate.

Table of Contents

EXECUTIVE SUMMARY	03
SITE PLAN	09
FLOOR PLAN	10
AREA OVERVIEW	11

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Executive Summary

THE OFFERING

Premier Commercial is pleased to present the opportunity to acquire the LaBelle Brewing Co. Building, a **7,011-square-foot**, two-story commercial building situated on **±0.69 acres** in LaBelle, Florida. Built in 2019, the property features surface parking, direct access to State Road 80 / W Hickpochee Avenue, and strong corridor visibility supported by approximately 22,500 vehicles per day. The building is currently configured for brewery/restaurant use but will be delivered vacant, allowing future ownership to reposition the asset for a variety of commercial uses.

The property's **B-2 Business General zoning permits** a broad range of commercial uses, including **retail, office, restaurant, personal service, and light service-oriented businesses**. This flexibility creates an attractive opportunity for an owner-user, investor, or operator seeking adaptable commercial space within one of LaBelle's primary business corridors.

Located in Hendry County, the property benefits from regional connectivity to Fort Myers, Naples, West Palm Beach, and other major Florida markets via State Road 80 and U.S. 27. Continued commercial development throughout the surrounding area, including new restaurants, educational facilities, and healthcare services, supports long-term population growth, expanding consumer demand, and ongoing investment activity.



LaBelle Brewing Co. Building

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7,011 SF

Building Size



2019

Year Built



\$2,500,000

Asking Price



\$357

Price/SF



Property Type	Commercial Building with Former Restaurant/ Brewery Buildout
Year Built	2019
Building Size	7,011 SF
Stories	2 Stories
Land Area	0.69 AC
Parking	38 spaces (5.4/1,000 SF)
Zoning	B-2 Business General
Parcel ID	2-29-43-08-A00-0007-0100
FF&E	Available for Purchase

Investment Highlights

Modern 2019 Construction with Flexible Reuse Potential

Built in 2019, this 7,011 SF two-story commercial building sits on ±0.69 acres along State Road 80 / W Hickpochee Avenue. Move-in ready and constructed to current commercial standards — ideal for owner-users, investors, or operators seeking a turnkey asset in LaBelle's primary business corridor.

Delivered Vacant for Immediate Owner Control

The property will be delivered vacant at closing — giving new ownership full control over occupancy, operations, and leasing strategy from day one. No inherited tenants, no lease-up risk, no operational obligations.

Existing Restaurant/Brewery Buildout with Broad Repositioning Potential

The in-place brewery and restaurant configuration offers a functional starting point for food & beverage, hospitality, or entertainment operators — with the flexibility to reposition for office, medical, retail, service, or other commercial uses.

Engineered for Florida Hurricane/Wind Standards

Constructed with impact-resistant openings and engineered to meet Florida hurricane and wind load standards, delivering long-term structural resilience, reduced ownership risk, and lower future capital expenditure requirements.

Natural Gas Infrastructure for Commercial Kitchen & Brewery Improvements

Existing natural gas infrastructure supports commercial kitchen and brewery operations, offering a meaningful utility advantage for F&B operators and other users requiring enhanced energy capacity.

Flexible B-2 Business General Zoning

B-2 Business General zoning supports a wide range of retail, office, service, and automobile-oriented commercial uses, giving the next owner broad optionality for future occupancy or repositioning. This zoning classification is among the most permissive in LaBelle's commercial corridor.



North East View



LaBelle Brewing Co. Building
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South West View



LaBelle Brewing Co. Building
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FAMILY HEALTH CENTERS
of Southwest Florida
NEW 20,785 SF MEDICAL FACILITY

ACE
Hardware

LOG CABIN
BBQ

POPEYES

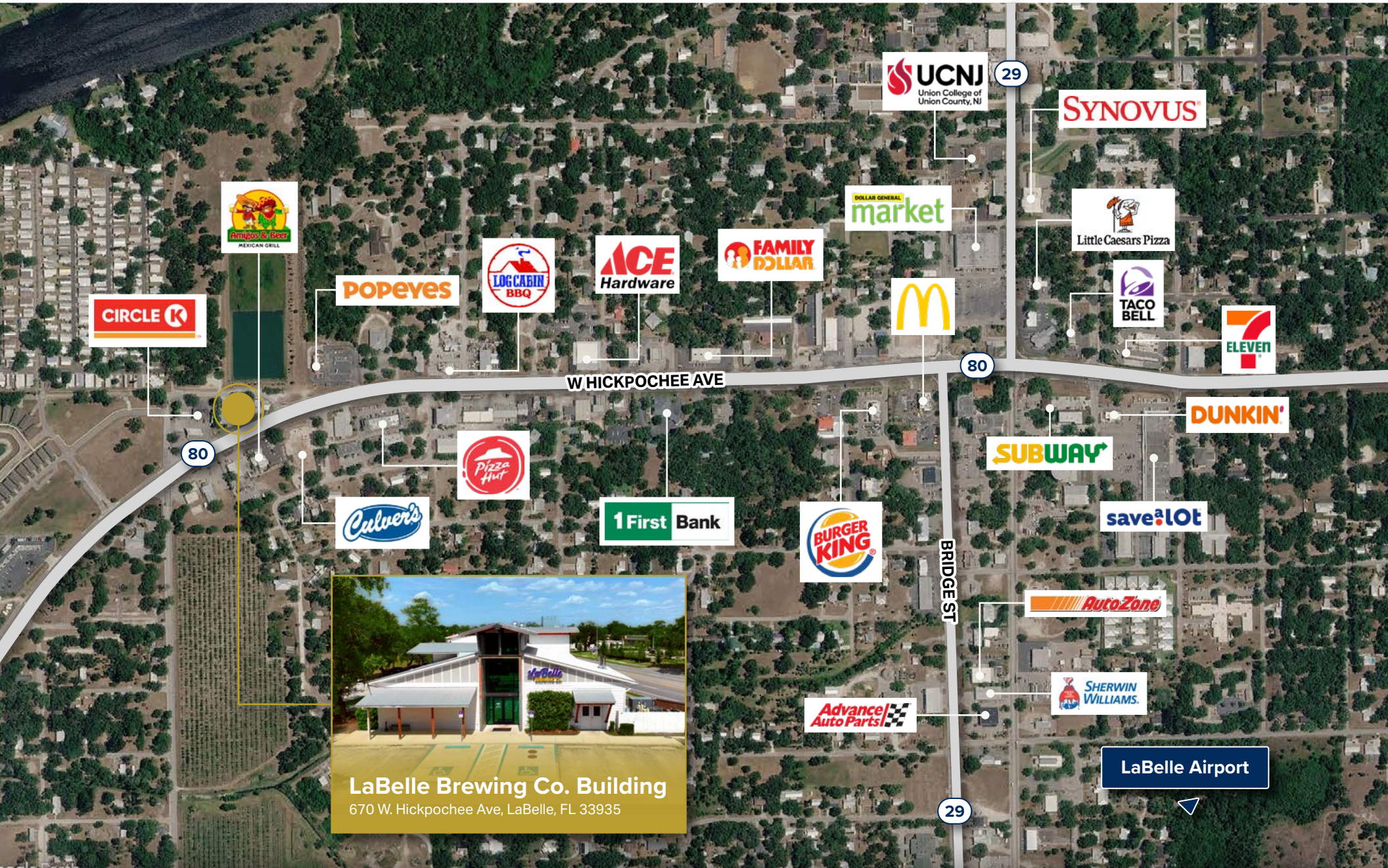
Pizza
Hut

Culver's

Amigos & Beer
MEXICAN GRILL

W HICKPOCHEE AVE | 22,500 VPD

Immediate Area



Property Photos

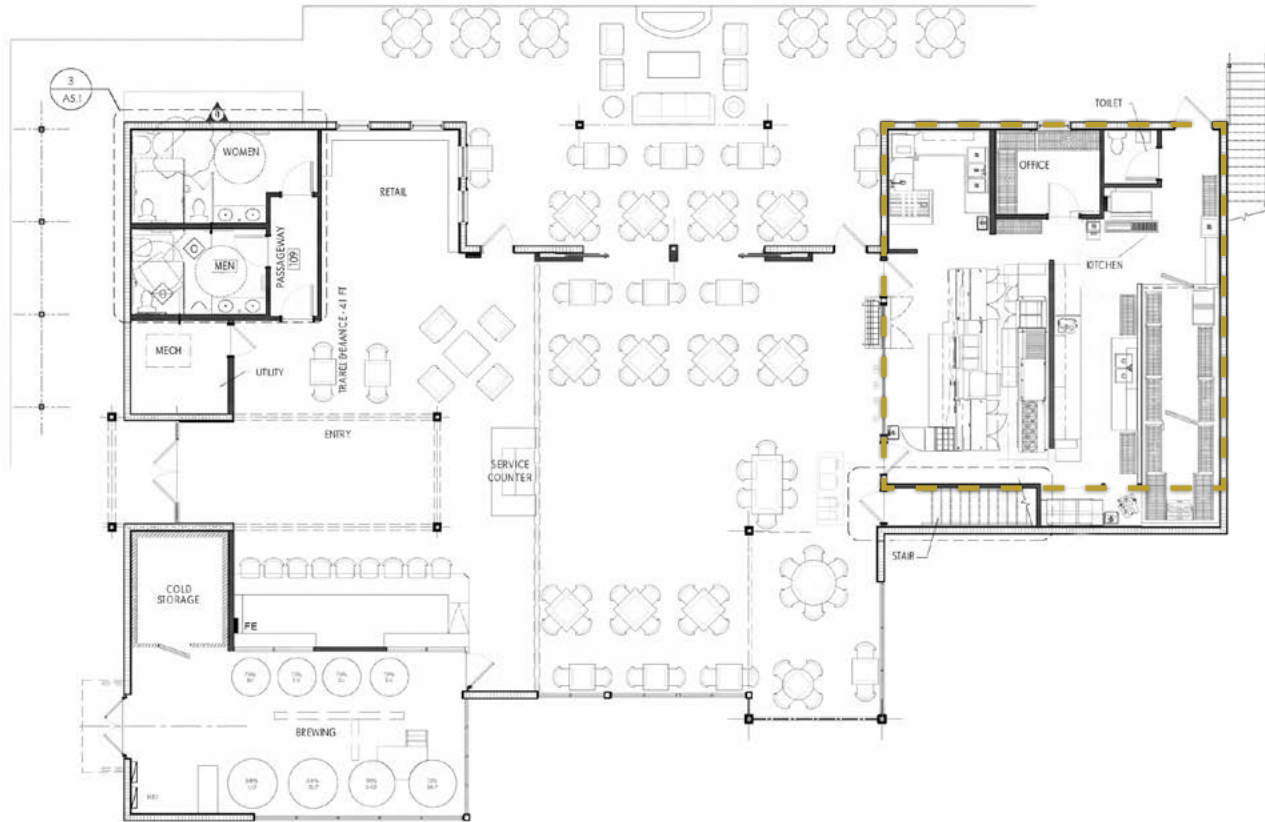


Site Plan

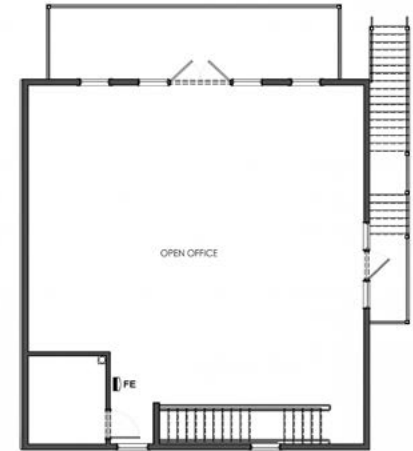


PROPERTY LINES ARE ESTIMATES

Floor Plan

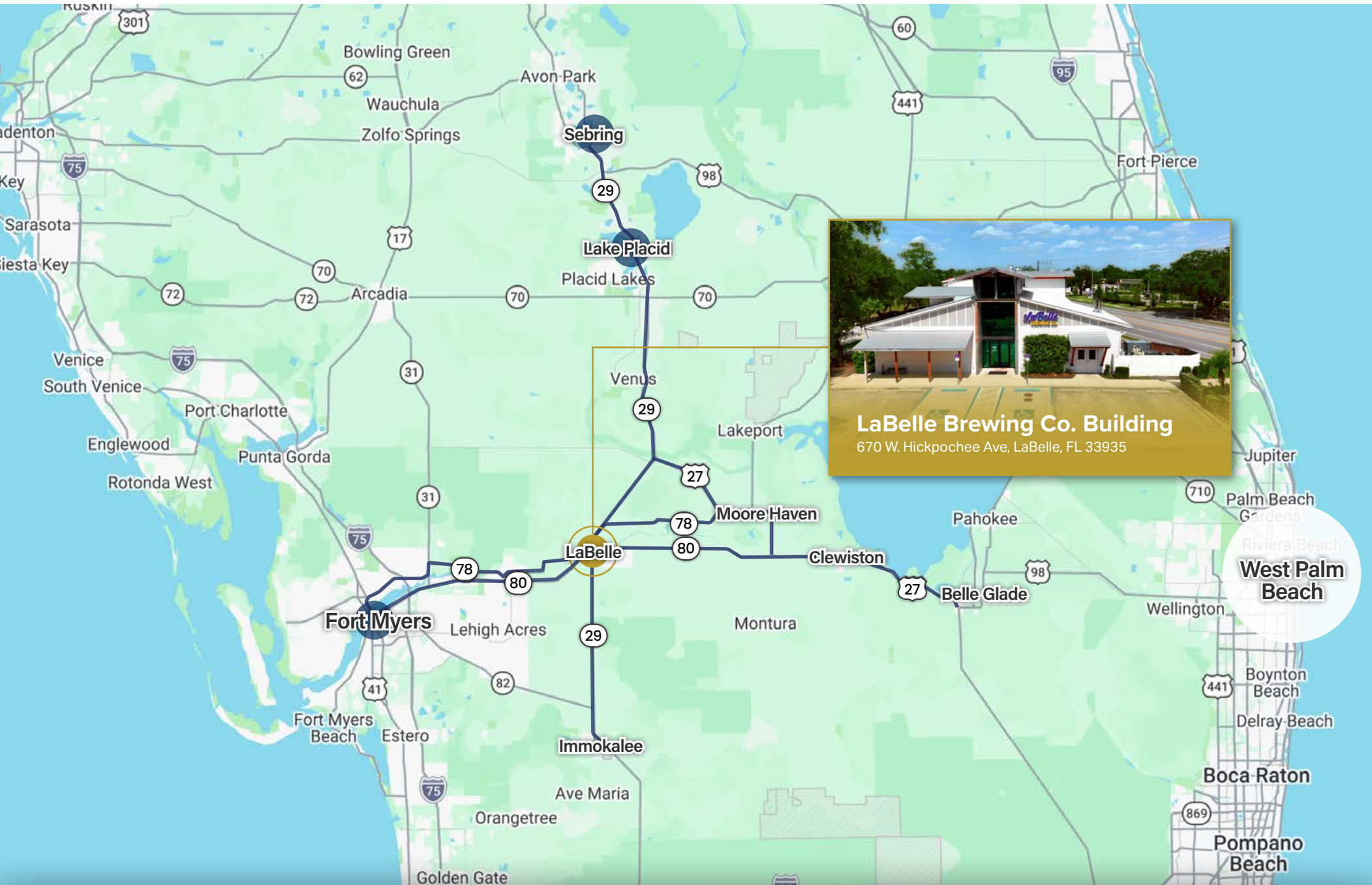


1st Floor Plan



2nd Floor Plan

Regional Map



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Hendry County / LaBelle

Located in South-Central Florida between the Gulf and Atlantic coasts, Hendry County is an emerging regional market anchored by LaBelle and Clewiston. The county benefits from a diverse economic base, expanding population, relative affordability compared to nearby coastal markets, and strong regional connectivity supporting residential growth and long-term investment activity.

Demographic Snapshot

46,130
Population



35.7 (vs. Florida statewide avg. 42.6)
Median Age



\$56,393

Median Household Income (2024)



18,600

Employed Residents



Source: US Census Bureau (2024)

DIVERSE ECONOMY

Hendry County's economy is anchored by agriculture, construction, retail trade, and healthcare services, with inland communities like LaBelle continuing to attract residential and investment interest as coastal markets face rising costs and population pressure.

3,229 Employees

in Agriculture, Forestry, Fishing & Hunting

15.1%

of Employment in Construction Industries

Agriculture

Largest Employment Sector in Hendry County

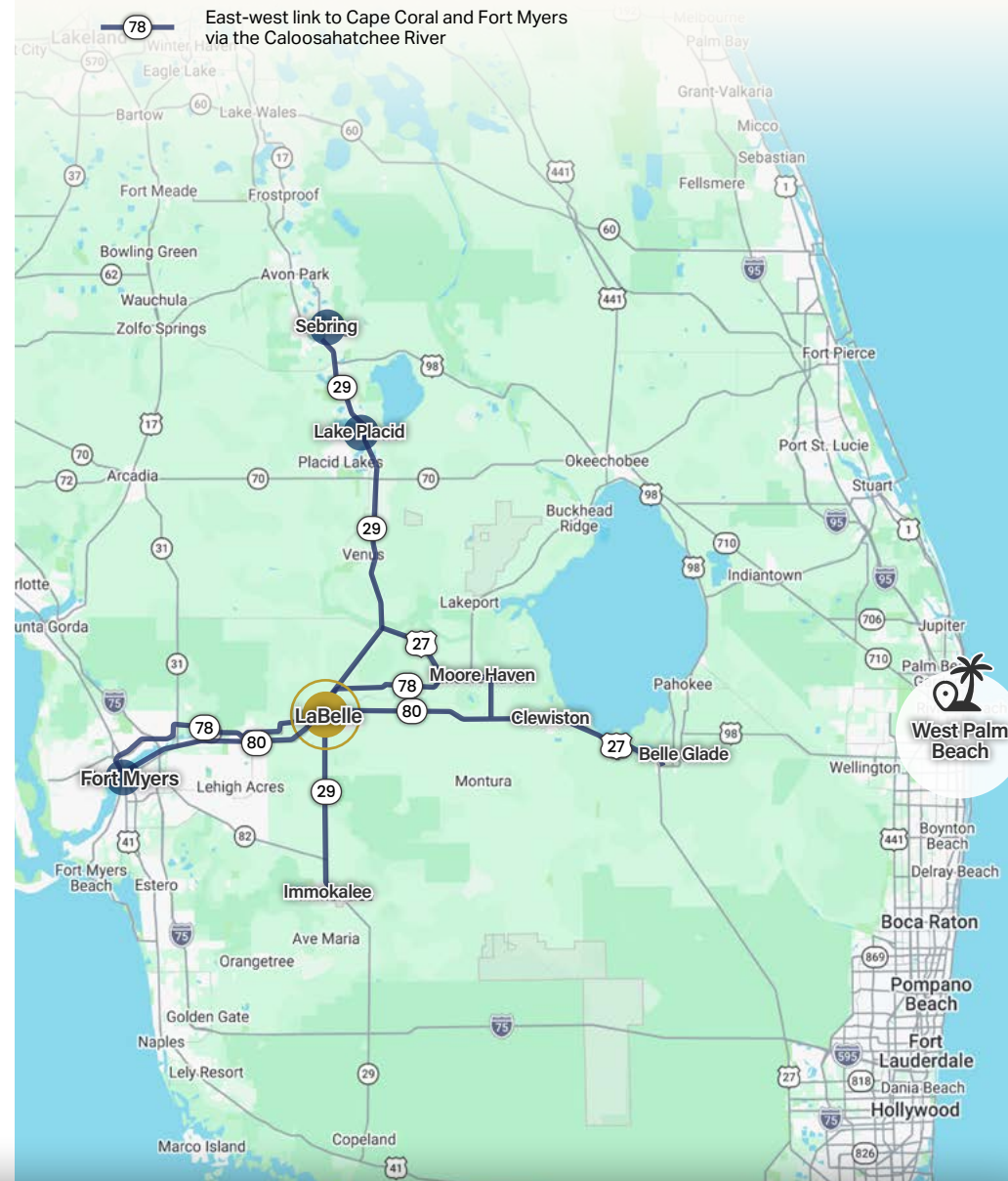


Regional Hub for Citrus, Sugarcane & Cattle Production

Source: Data USA / Florida Department of Transportation / Hendry County Economic Development Council

REGIONAL CONNECTIVITY

- 80** Also known as Palm Beach Boulevard; East-West corridor to Fort Myers (west) and Palm Beach County (east); ±22,500 VPD
- 27** North-south corridor to Central Florida and major agricultural markets
- 78** East-west link to Cape Coral and Fort Myers via the Caloosahatchee River
- 29 North** LaBelle to Lake Placid and Sebring via U.S. 27, crossing the Caloosahatchee River
- 29 South** Direct connection to Immokalee



Nearby Developments

Family Health Centers Expansion

Family Health Centers of Southwest Florida recently completed a new 20,785-square-foot healthcare facility on Hickpochee Avenue in LaBelle, delivering expanded access to pediatric, dental, and social services.

20,785 SF

New Healthcare Facility Completed Skybar & Ground-Level Dining

New Pediatric, Dental & Social Services

Located Along Hickpochee Avenue



New LaBelle High School Development

Hendry County School District recently broke ground on the new LaBelle High School campus along Helms Road in LaBelle. The first new school built in the county in nearly three decades, the 220,000 SF facility is situated on approximately 80 acres, designed to serve nearly 1,500 students, and represents a \$123 million public investment in educational infrastructure and community growth throughout Hendry County.

\$123M

Public Investment

220,000 SF

New Campus Development

1,500 Students

Designed Capacity

Mid-2027

Expected Completion

Source: Gulfshore Business (May 2026), Stevens Construction / Lake Okeechobee News (April 2026)

Riverlandings Expansion

Riverlandings, a luxury motorcoach enclave located along State Road 80 West in LaBelle, recently broke ground on a major expansion along the Caloosahatchee River. The project includes a multilevel public restaurant complex with a skybar and ground-level dining, luxury townhomes, and additional storage condos, with expected completion in early 2027. The development reflects continued private investment and mixed-use activity along the SR 80 corridor.

Early 2027

Expected Completion

Multilevel Restaurant Complex with Skybar & Ground-Level Dining

Located Along State Road 80 West

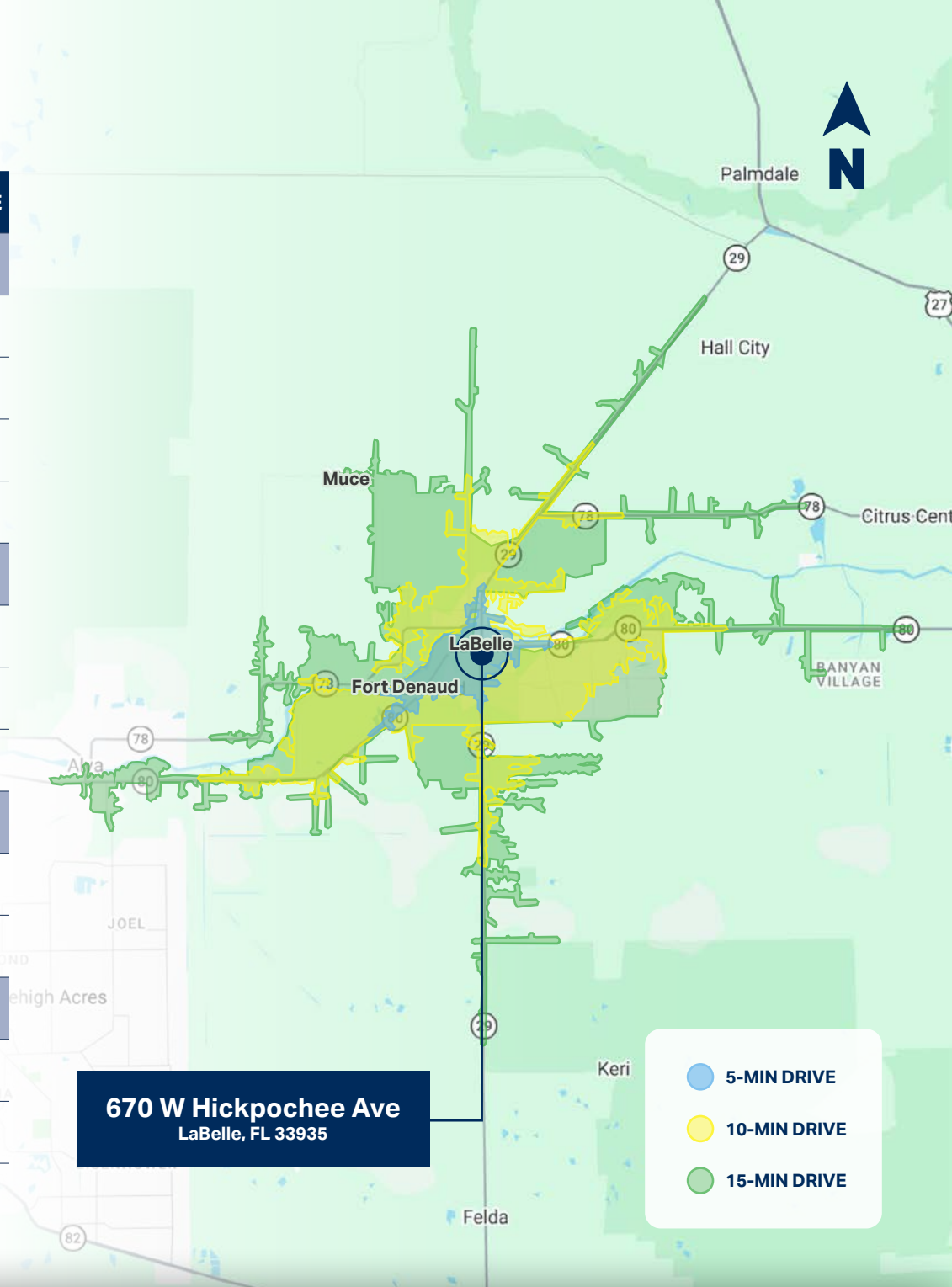
Luxury Townhomes & Additional Storage Condos Under Development



Demographics

	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
POPULATION			
2025 Population	6,367	16,542	23,578
2030 Population Projection	6,711	17,541	25,029
Ann. Pop Growth 2025-2030	1.1%	1.2%	1.2%
Median Age	38.1	36.0	35.7
HOUSEHOLDS			
2025 Households	1,946	5,375	7,602
2030 Household Projection	2,100	5,832	8,270
Ann. HH Growth 2025-2030	1.5%	1.7%	1.7%
INCOME			
Average Household Income	\$81,559	\$74,351	\$78,661
Median Household Income	\$47,254	\$48,028	\$51,533
DAYTIME DEMOGRAPHICS			
Total Businesses	373	612	686
Total Employees	3,442	5,646	6,148

Source: ESRI, 2026



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