



# 310 E RAILROAD AVE

BOCA GRANDE, FL 33921

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**MSC** | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



**OFFERING SUMMARY**

Lease Rate:	Call Agent For Details
Number of Units:	1
Available SF:	2,453 SF
Lot Size:	4,934 SF
Building Size:	3,590 SF

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	101	169	271
Total Population	189	317	508
Average HH Income	\$164,828	\$165,959	\$164,883

**PROPERTY HIGHLIGHTS**

- 2,453 SF - 1,500 SF Interior & 953 SF Patio Seating
- Renovated Interior
- Additional Outdoor Seating Along Front
- Kitchen Infrastructure in Place - Remaining Equipment Negotiable
- Outdoor Storage Area/Pad for Walk-In Cooler
- Limited Restaurant Availability on Island Due to Zoning
- Upstairs Apartment May be Available for Additional Fee



**LOCATION DESCRIPTION**

Set within the village heart of Boca Grande on Gasparilla Island, 310 E Railroad Ave benefits from close proximity to beaches, marinas, and boutique accommodations. The location naturally captures island resident and visitor traffic throughout the day and evening, making it well suited for a destination restaurant concept.

**PROPERTY DESCRIPTION**

The space offers a restaurant-ready layout with existing kitchen infrastructure, service areas, and dining room configuration, allowing a new operator to expedite opening with minimal reconfiguration required. An inviting outdoor seating area enhances street presence and provides additional covers, catering to Boca Grande’s strong demand for open-air island dining.

**SPACES**

**LEASE RATE**

**SPACE SIZE**

Boca Grande Resaurant Opportunity	Call Agent For Details	2,453 SF
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The premises will be offered on a commercial lease structure with base rent plus CAM, along with a percentage rent component tied to gross sales, with percentage terms to be finalized through negotiation with the tenant.

310 E Railroad Ave is a highly visible restaurant location in the heart of Boca Grande's historic village district on Gasparilla Island, one of Florida's most exclusive and unspoiled barrier island destinations. This pristine island community attracts an exceptionally affluent clientele, creating a sophisticated customer base that values quality dining experiences.

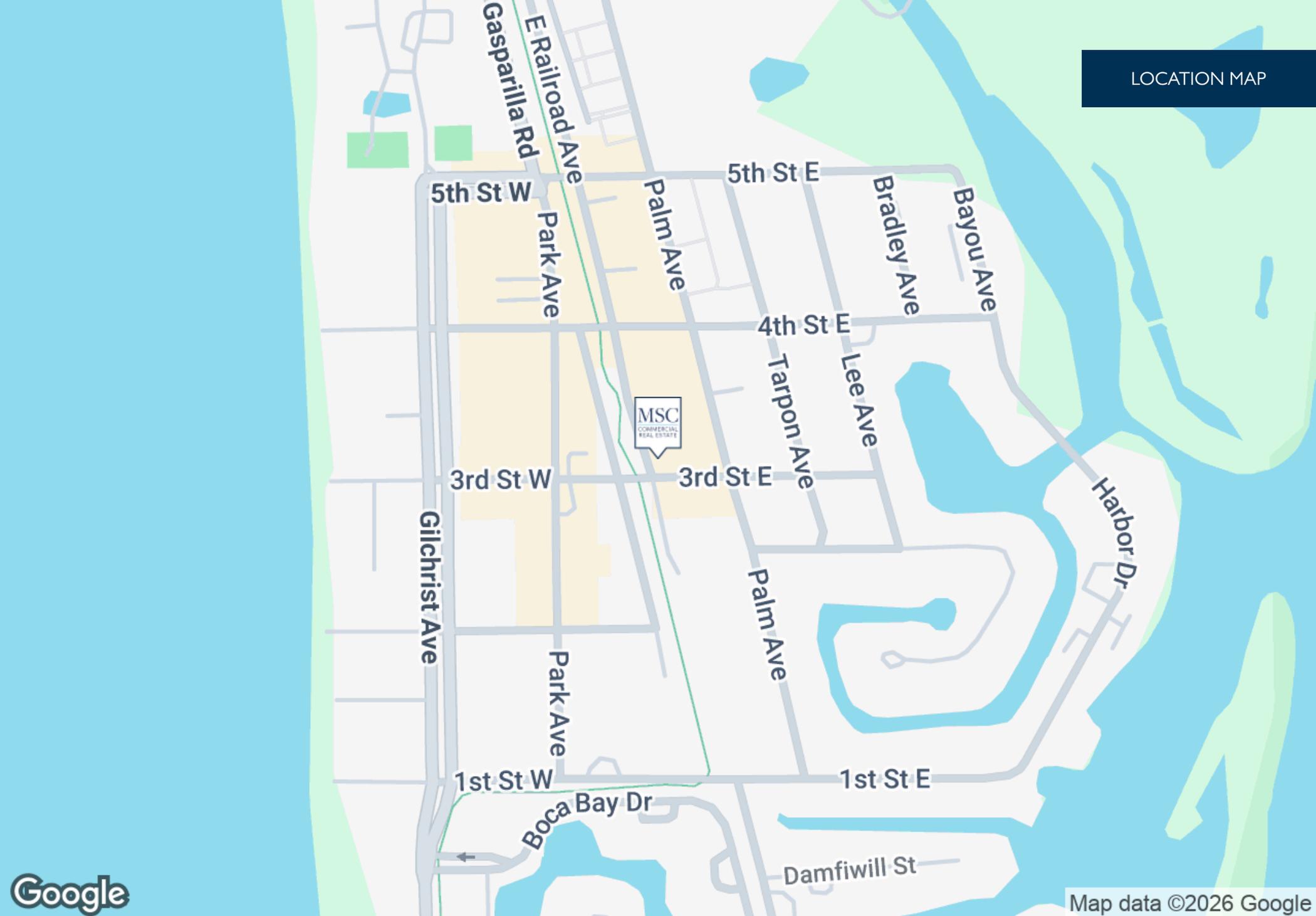
The property is surrounded by established dining, boutique retail, and island lodging that draw consistent tourist and local traffic year-round, with seasonal peaks that dramatically increase restaurant demand. Positioned just off Park Avenue and a short walk from Boca Grande's beaches, marinas, and golf cart routes, the site offers convenient access for island residents and visitors.

**The Boca Grande Advantage:** Boca Grande represents Old Florida at its finest—a carefully preserved island community where golf carts outnumber cars and the pace of life reflects a bygone era of coastal elegance. The island's unique character and natural beauty have attracted generations of wealthy families, celebrities, and discerning travelers seeking an authentic, unspoiled Gulf Coast experience far removed from typical Florida resort development.

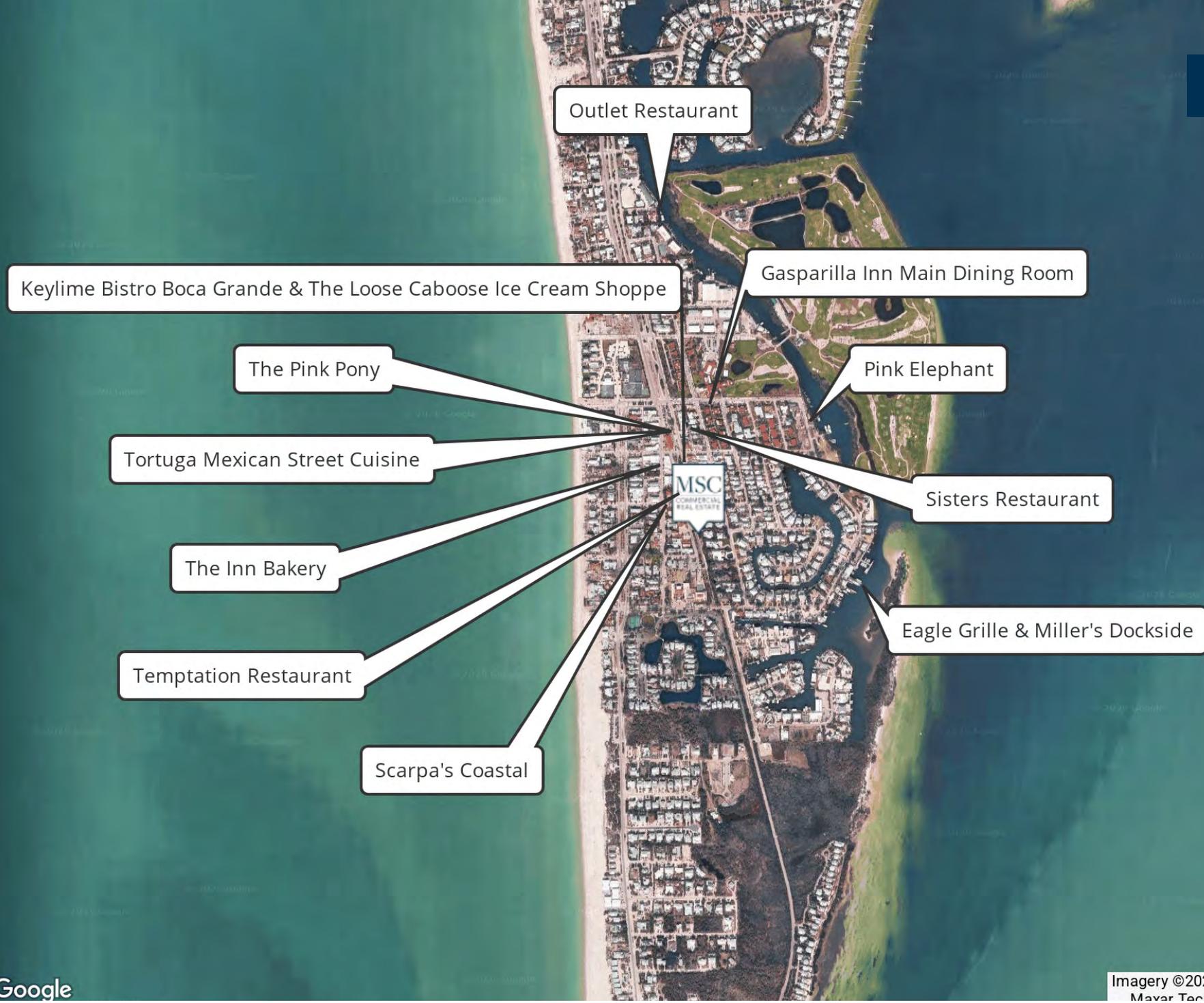
**World-Class Tarpon Fishing Tourism:** Boca Grande is internationally renowned as the "Tarpon Capital of the World," drawing thousands of sport fishing enthusiasts from across the globe during the peak season from April through July. The legendary Boca Grande Pass creates one of the planet's most productive tarpon fishing grounds, with anglers traveling from around the world to experience this bucket-list fishing destination. This influx of affluent visitors during tarpon season creates exceptional restaurant demand, as fishing charter clients and their families seek quality dining options before and after full days on the water.

**The Gasparilla Inn & Club:** The crown jewel of Boca Grande hospitality, the historic Gasparilla Inn & Club (opened 1913) was recently named the #1 Resort in Florida by Travel + Leisure Magazine. This legendary 163-room property spans 180 acres and features an 18-hole golf course, full-service marina, award-winning spa, and multiple acclaimed restaurants. The Inn is booked solid a year in advance and attracts an ultra-high-net-worth clientele seeking its signature blend of historic charm, impeccable service, and old-world elegance. Guests staying at the Gasparilla Inn and other island accommodations create steady demand for diverse dining options throughout the village district, particularly establishments offering unique concepts, outdoor seating, and approachable island ambiance as alternatives to formal resort dining. The combination of year-round wealthy residents, seasonal visitors, world-class fishing tourism, and the prestigious Gasparilla Inn creates an exceptionally strong market for restaurant operations with staying power well beyond typical Florida seasonal patterns.



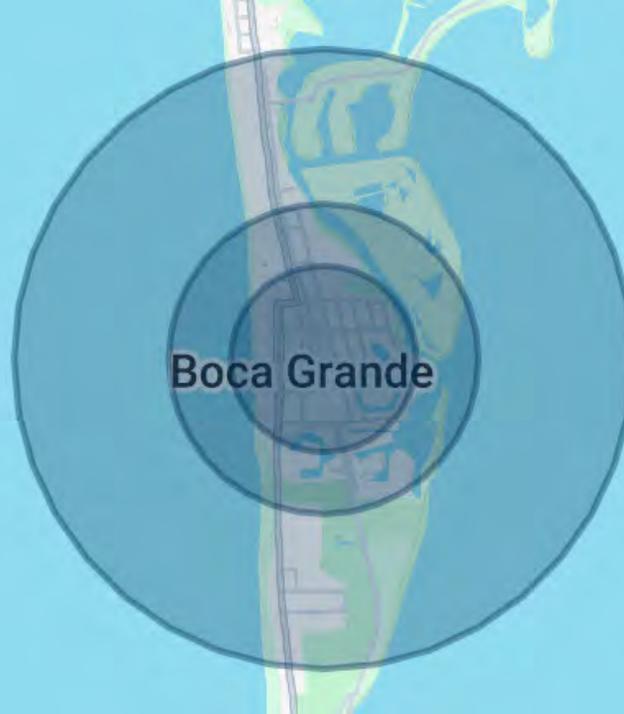


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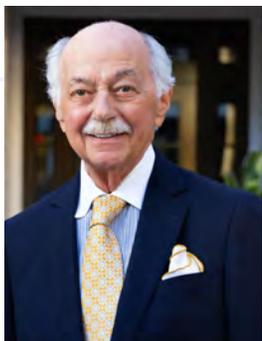
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	189	317	508
Average Age	69	69	69
Average Age (Male)	69	69	69
Average Age (Female)	69	69	69
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	101	169	271
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$164,828	\$165,959	\$164,883
Average House Value	\$1,709,692	\$1,715,483	\$1,709,973

Demographics data derived from AlphaMap



### LEON DELIETO SR., P.A.

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#### PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

#### EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

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## 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. 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 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.