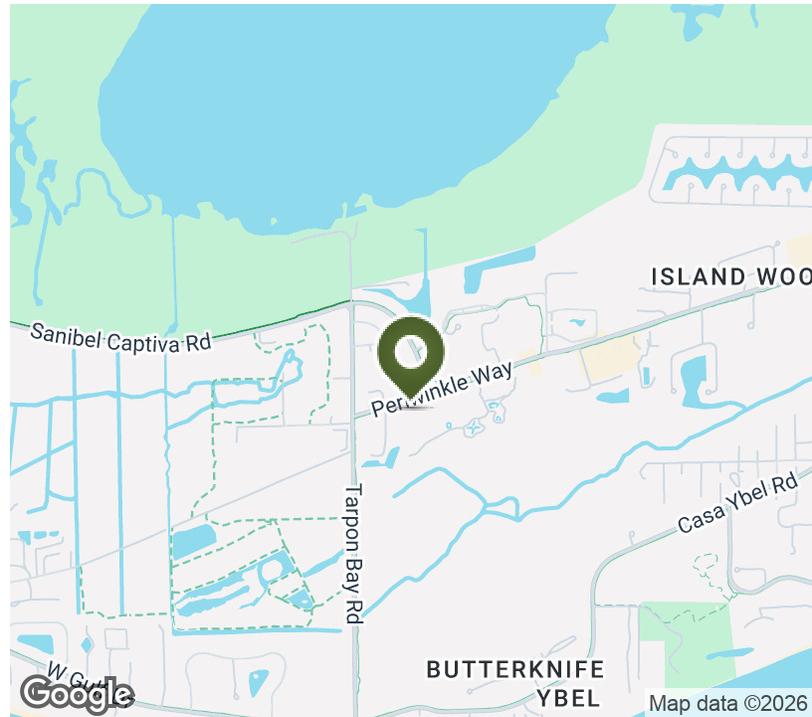


FOR LEASE

CHARMING SPACES FOR LEASE // 2407 PERIWINKLE WAY CHARMING SPACES FOR LEASE

Sanibel Charm!



LEASE RATE **\$25.00 - \$35.00 SF/YR**

OFFERING SUMMARY

Available SF:	2,214, 1,587, 1,452 SF
Base Rental Rate:	\$25.00-\$35.00 SF/YR (NNN)
NNN Expense	\$10.00 PSF
Lot Size:	1.35 Acres
Year Built:	1996
Building Size:	7,825 SF
Renovated:	2025
Zoning:	CPD
Market:	Southwest Florida
Submarket:	Sanibel and Captiva Islands

PROPERTY OVERVIEW

Invest Florida is proud to represent Islander Center, on Sanibel Island. This boutique shopping center offers a mix of different retail specialty shops, restaurants and office spaces. All the spaces have been newly remodeled and are in excellent condition! We currently have two spaces available for lease at the Islander Center. The first space is 1,587 SqFt full service restaurant space with indoor and outdoor dining. This space has a special incentive base rent beginning at \$35.00 per SQFT with free rent period to build-out the commercial kitchen. The second space is beautiful 2,214 SqFT office space with a \$25.00 per SqFt base rent and one month free rent incentive. Both leases are NNN leases and carry a CAM expense of \$10.00 per SqFt.

PROPERTY HIGHLIGHTS

- Great Location on Sanibel Island
- Newly Renovated Interiors
- Excellent Tenant Mix
- 58 Parking Spaces
- Incentives Available
- New HVAC System

NICHOLAS PAULUS

239.292.3031
nick@investflorida.com



FOR LEASE

PHOTO OF RETAIL SPACE UNIT 3 // 2407 PERIWINKLE WAY

PHOTO OF RETAIL SPACE UNIT 3



NICHOLAS PAULUS

239.292.3031

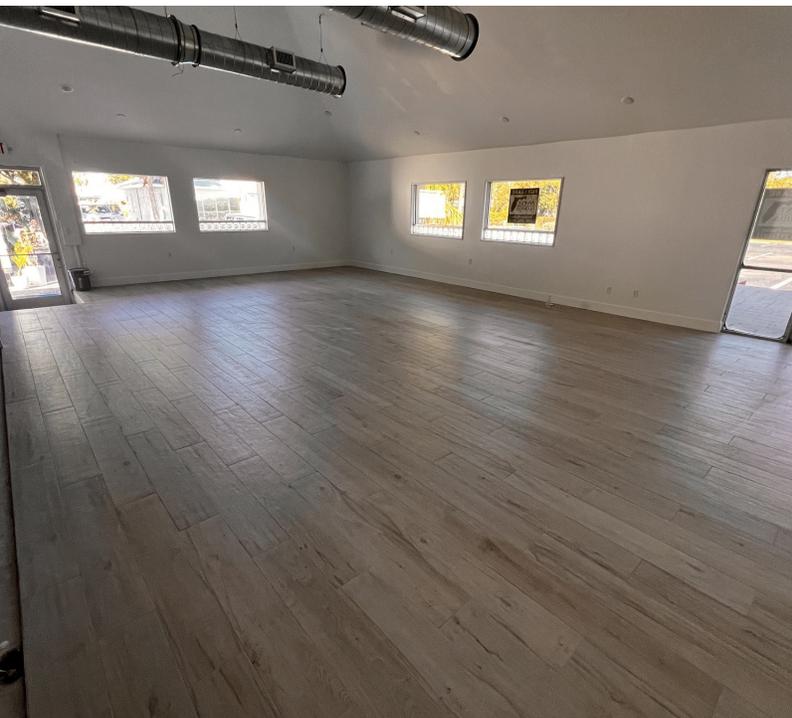
nick@investflorida.com

INVEST
FLORIDA
WWW.INVESTFLORIDA.COM

© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

PHOTOS OF RESTAURANT // 2407 PERIWINKLE WAY
PHOTOS OF RESTAURANT



NICHOLAS PAULUS

239.292.3031

nick@investflorida.com

INVEST
FLORIDA  LLC
WWW.INVESTFLORIDA.COM

© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ISLANDER CENTER // 2407 PERIWINKLE WAY
OFFICE BUILDING FOR LEASE



NICHOLAS PAULUS

239.292.3031

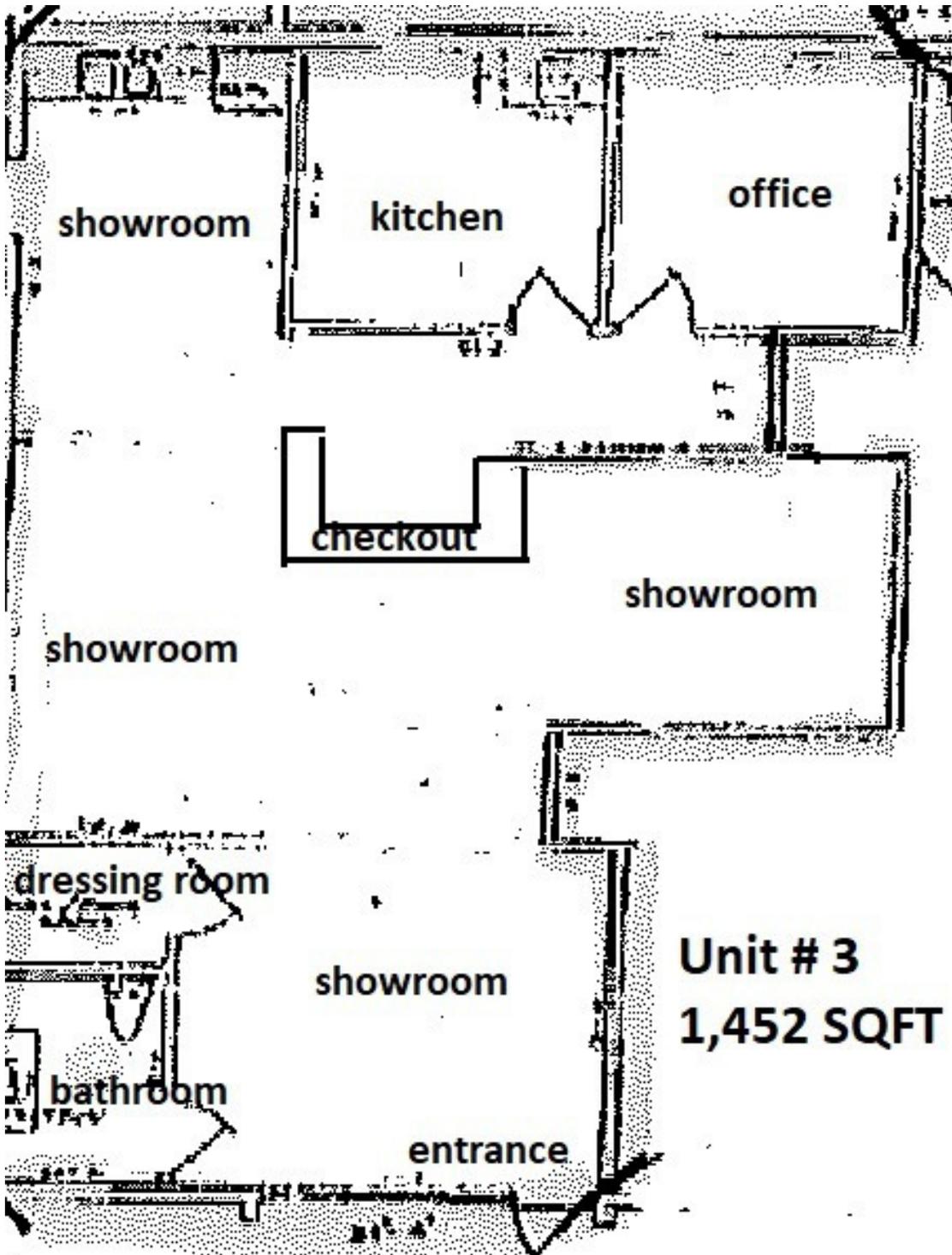
nick@investflorida.com

**INVEST
FLORIDA** 
WWW.INVESTFLORIDA.COM

© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

SUITE 3 FLOOR PLAN RETAIL SPACE // 2407 PERIWINKLE WAY
SUITE 3 FLOOR PLAN RETAIL SPACE



NICHOLAS PAULUS

239.292.3031
nick@investflorida.com

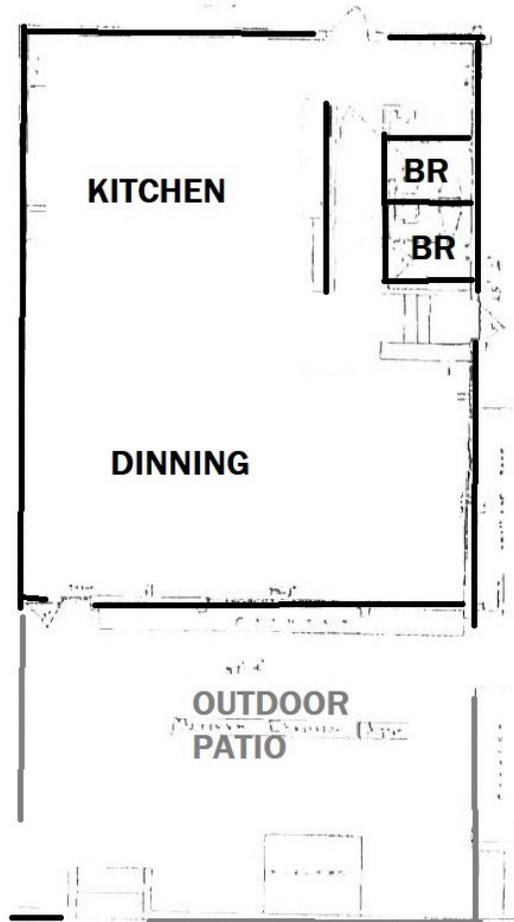


© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

RESTAURANT FLOOR PLAN UNIT 5 // 2407 PERIWINKLE WAY
RESTAURANT FLOOR PLAN UNIT 5

RESTAURANT SPACE FOR LEASE
1,587 SQFT OF INTERIOR SPACE



PARKING

PARKING

1007 Page 11

NICHOLAS PAULUS

239.292.3031
nick@investflorida.com



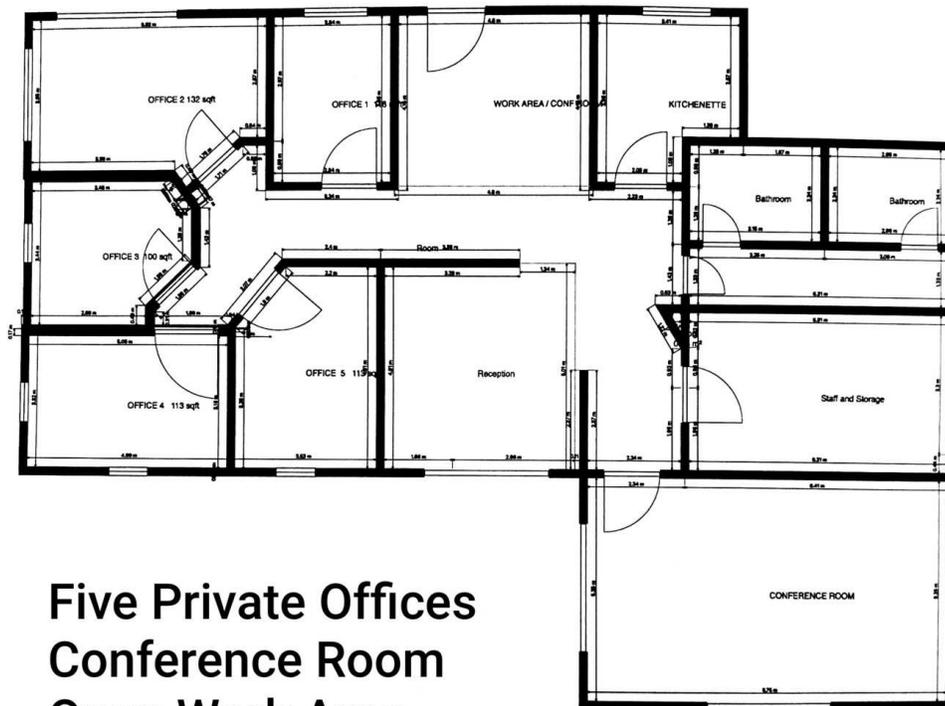
FOR LEASE

FLOOR PLAN UNIT 6/7 OFFICE // 2407 PERIWINKLE WAY
FLOOR PLAN UNIT 6/7 OFFICE

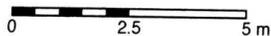
Boutique Office Space

2407 Periwinkle Way Suite 6/7

2,214 SqFt



Five Private Offices
Conference Room
Open Work Area
Kitchenette
Large Storage Room
Two ADA Bathrooms



NICHOLAS PAULUS

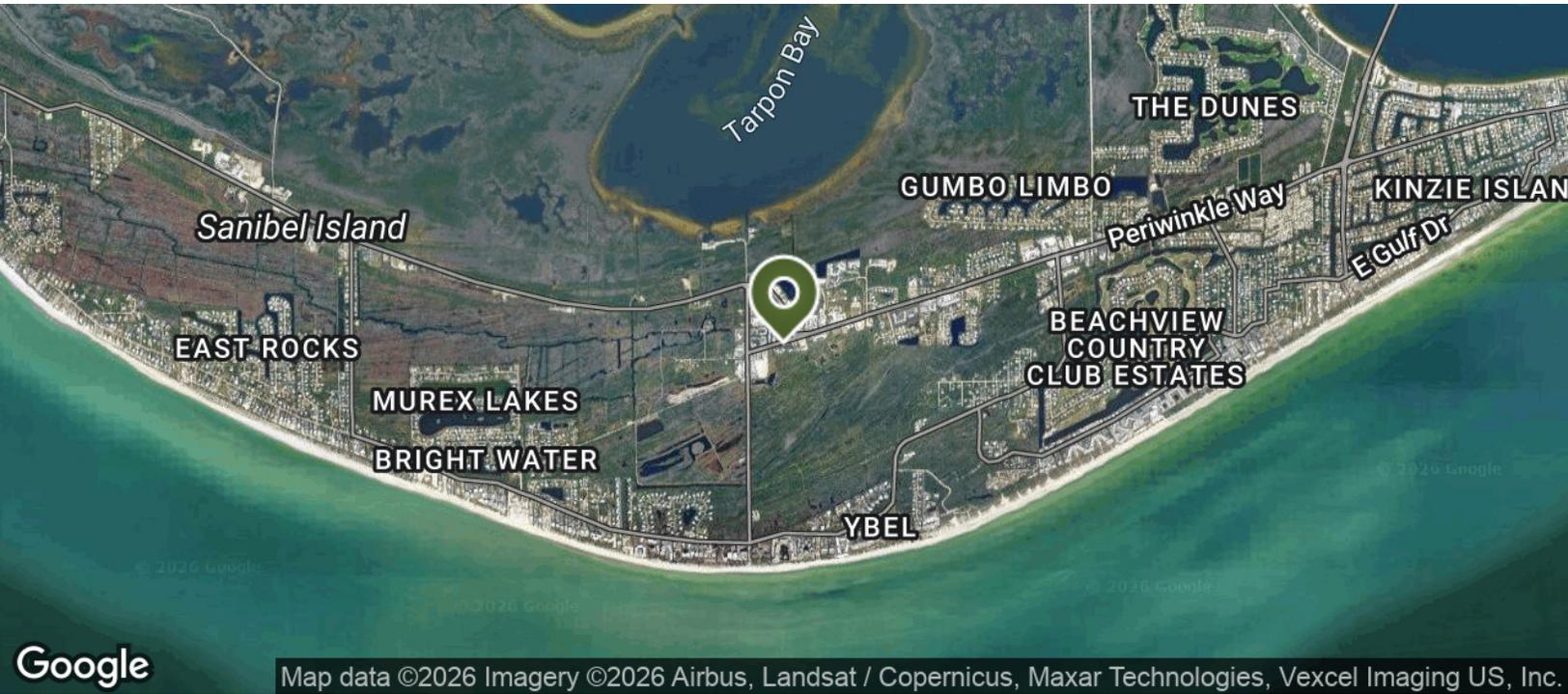
239.292.3031
nick@investflorida.com

INVEST
FLORIDA
WWW.INVESTFLORIDA.COM

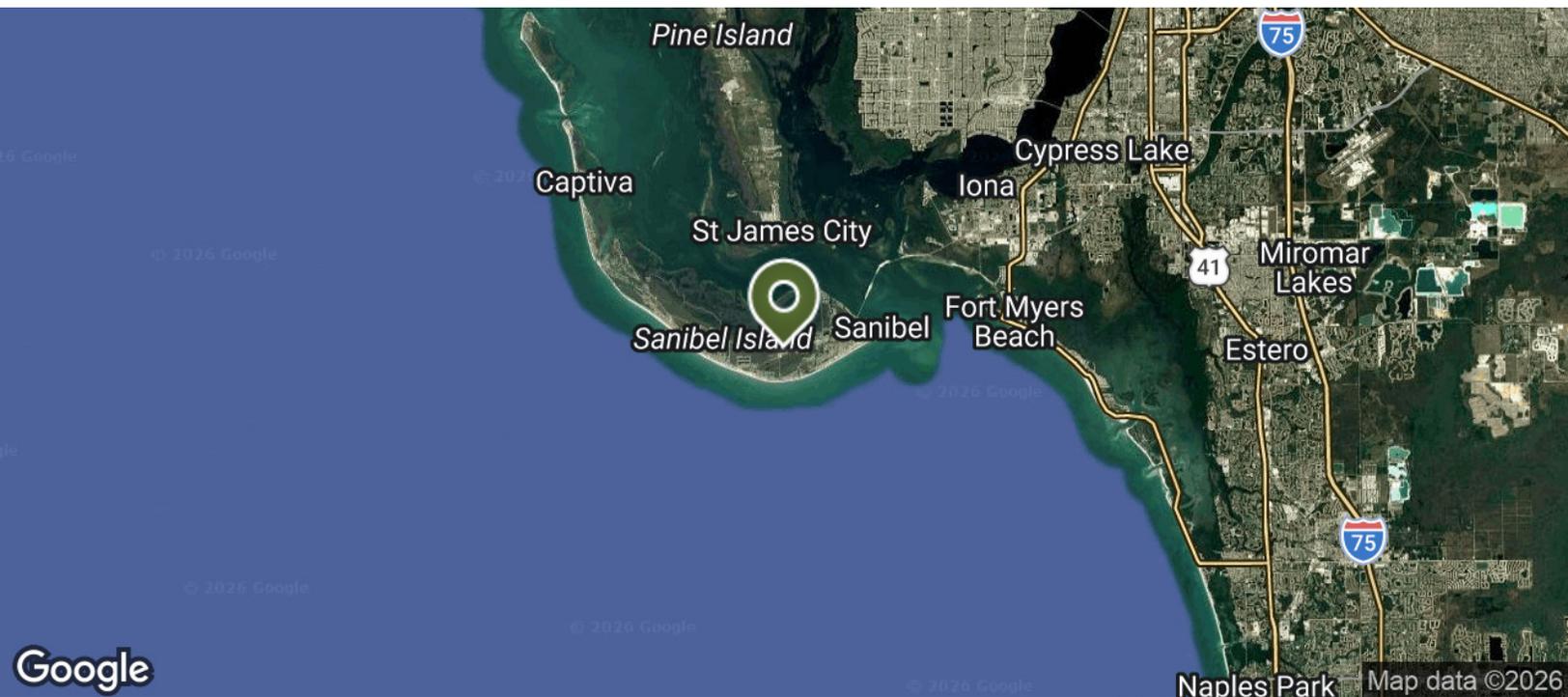
© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

GREAT LOCATION ON ISLAND // 2407 PERIWINKLE WAY
GREAT LOCATION ON ISLAND



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



Map data ©2026

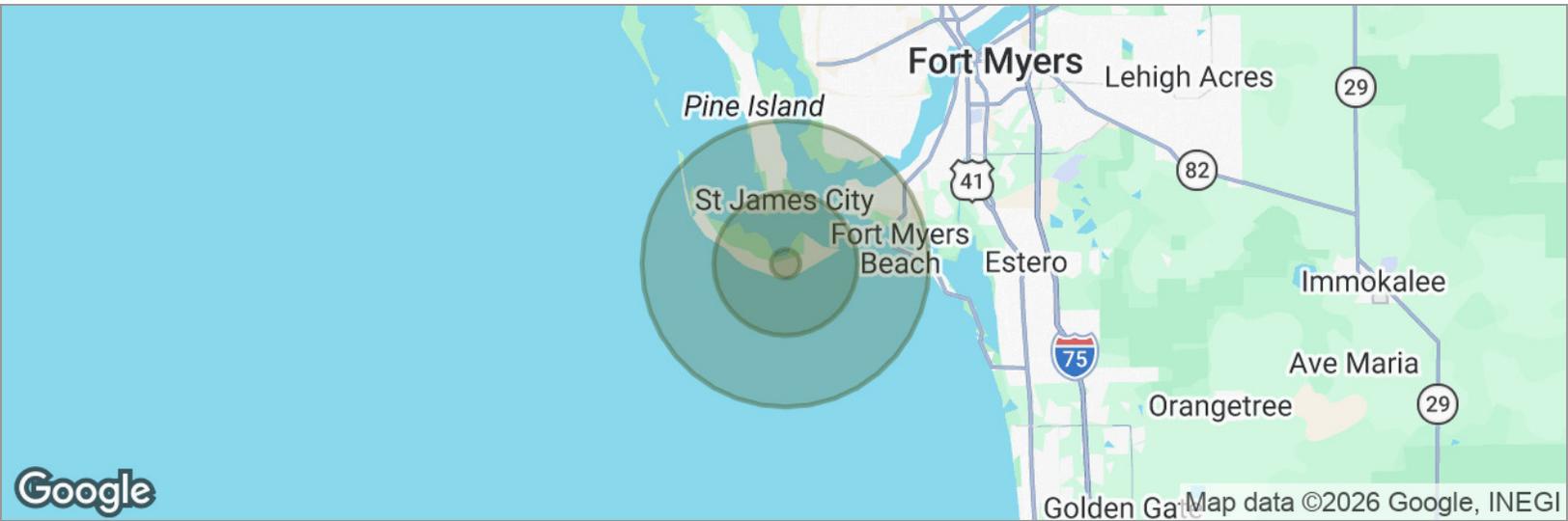
NICHOLAS PAULUS

239.292.3031
nick@investflorida.com



© 2018 Invest Florida, LLC. The information contained in this document has been obtained from sources believed reliable. While Invest Florida, LLC does not doubt its accuracy, Invest Florida, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS ON SANIBEL // 2407 PERIWINKLE WAY
 DEMOGRAPHICS ON SANIBEL



POPULATION	1 MILE	5 MILES	10 MILES
Total population	978	4,717	34,744
Median age	64.5	64.4	58.8
Median age (Male)	66.5	65.8	58.2
Median age (Female)	62.7	62.8	58.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	538	2,556	17,260
# of persons per HH	1.8	1.8	2.0
Average HH income	\$142,720	\$143,751	\$84,451
Average house value	\$752,428	\$701,063	\$324,327

* Demographic data derived from 2020 ACS - US Census

NICHOLAS PAULUS

239.292.3031
 nick@investflorida.com



FOR LEASE

PROFESSIONALLY MANAGED // 2407 PERIWINKLE WAY
PROFESSIONALLY MANAGED



NICHOLAS PAULUS

Managing Broker/Principle

nick@investflorida.com

Direct: 239.292.3031

PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over the past decade, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Consulting and Corporate Retreats.

Invest Realty was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. Nicholas's extensive background has helped him and his clients achieve superior results investing in commercial and investment real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

Invest Florida, LLC
8987 Mockingbird Drive
Sanibel, FL 33957
239.292.3031

NICHOLAS PAULUS

239.292.3031

nick@investflorida.com

