

**FLYER**

# Fishermen's Village

**1200 W RETTA ESPLANADE**

Punta Gorda, FL 33950



**ASHLEY BARRETT BLOOM**

O: 941.366.1136

ashley.bloom@svn.com

**CORRIE GATES**

O: 239.250.2240

corrie.gates@svn.com

**PRESENTED BY:**

**BRYAN J. MYERS**

O: 239.246.5380

bmyers@svn.com

**MARGEUX MCCARTHY**

O: 401.688.0822

mvmccarthy@svn.com





PROPERTY SUMMARY



[Property Video](#)

OFFERING SUMMARY

LEASE RATE:	\$55.00 SF/yr (NNN)
AVAILABLE SF:	23,871 SF
2 FLOORS:	2 Concepts
1ST FLOOR:	11,353 SF   291 Seats
2ND FLOOR:	12,518 SF   211 Seats
OUTDOOR SEATING:	Yes, Both Units
TOTAL SEATING:	502 Seats

PROPERTY DESCRIPTION

Located at the point of Fishermen’s Village, this iconic waterfront restaurant space presents an unmatched opportunity to establish a dynamic culinary presence in one of Southwest Florida’s most visited destinations.

Spanning a total of 23,871 square feet, the space is thoughtfully divided between 11,353 square feet on the first floor, ideal for a high-energy casual concept, and 12,518 square feet on the second floor, perfectly suited for an upscale dining experience with sweeping views of Charlotte Harbor.

Surrounded by a strong mix of established tenants and benefitting from consistent year-round foot traffic, this high-profile location offers direct marina access and exceptional visibility.

With the flexibility to launch two distinct concepts under one roof, this is a rare chance to anchor your brand in a landmark setting with built-in demand and unmatched waterfront appeal.

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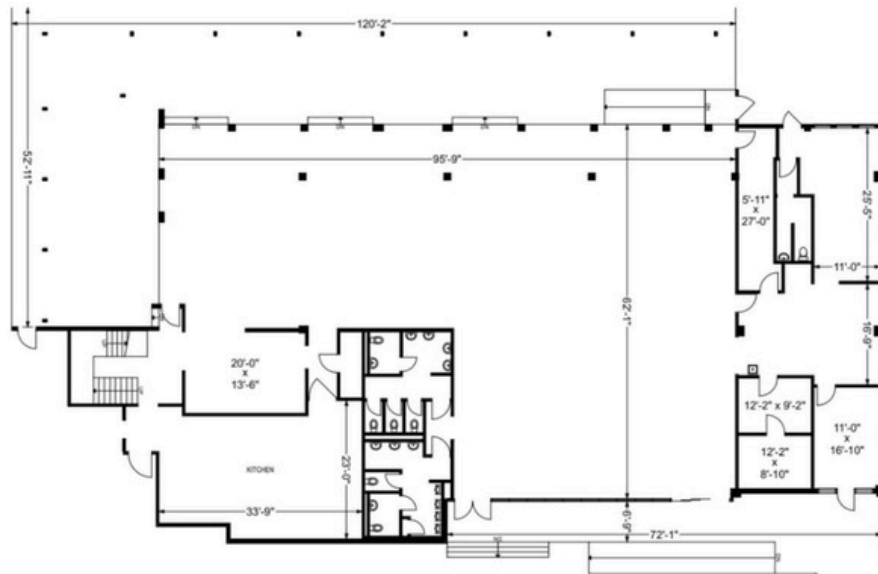
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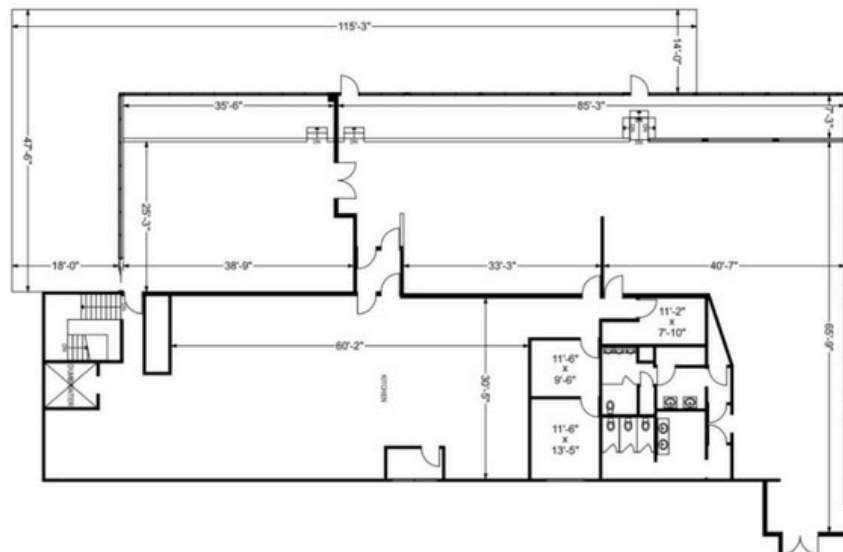
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## ADDITIONAL PHOTOS

**According to BOMA 2020 Standards of Retail Calculations a 5.74% or 680 Sq Ft Load Factor was added, bringing the total square footage to 12,518 Square Feet**



**According to BOMA 2020 Standards of Retail Calculations a 5.74% or 616 Sq Ft Load Factor was added, bringing the total square footage to 11,353 Square Feet**



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