



TURNKEY RESTAURANT & BAR OPPORTUNITY

470 W DEARBORN ST
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- Business, real estate, and existing liquor license included
- Turnkey sale with furniture, fixtures, and equipment
- ±2,550 SF of combined indoor and outdoor space
- Approximately 90 seats with potential to expand to ±120
- Potential eligibility for a full liquor license
- Fully equipped commercial kitchen and dedicated bar
- Expansive outdoor patio in the Dearborn Street district



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	400	1,603
Total Population	182	714	2,916
Average HH Income	\$64,630	\$66,576	\$76,811

For More Information

GEOFFREY PAUL

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ENGLEWOOD, FL 34223



OFFERING SUMMARY

Sale Price:	\$767,400
Building Size:	1,438 SF
Lot Size:	10,455 SF
Price / SF:	\$533.66
Year Built:	1947
Zoning:	CG/EBD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 470 W. Dearborn St, Englewood, FL — Blue Pineapple Bistro

Property Type: Restaurant Business and Real Estate for Sale
Property Size: ±2,550 SF Total (±1,400 SF Interior + ±1,100 SF Outdoor Dining Area)

This rare offering includes the established Blue Pineapple Bistro business, the underlying real estate, the existing beer and wine liquor license, and the furniture, fixtures, and equipment necessary to continue operations. Located in the heart of Englewood's vibrant Dearborn Street dining and entertainment district, the property offers a true turnkey opportunity for an owner-operator or hospitality investor.

The restaurant features approximately 1,400 SF of interior space and an expansive 1,100 SF outdoor dining area. The current layout accommodates approximately 90 guests, with the potential to expand seating to approximately 120. Increasing the seating capacity may also provide an opportunity to qualify for a full liquor license, subject to applicable licensing requirements and approvals, creating the potential to significantly improve profit margins.

The fully equipped commercial kitchen includes hoods, oven ranges, fryers, walk-in coolers, a dishwasher, food preparation areas, and ample storage. A dedicated bar and spacious outdoor patio create an inviting atmosphere for both local residents and visitors.

Positioned along one of Southwest Florida's most popular downtown corridors, Blue Pineapple Bistro presents an exceptional opportunity to acquire an established restaurant, its real estate, and the assets needed for continued operation—with additional upside through expanded seating and beverage service.

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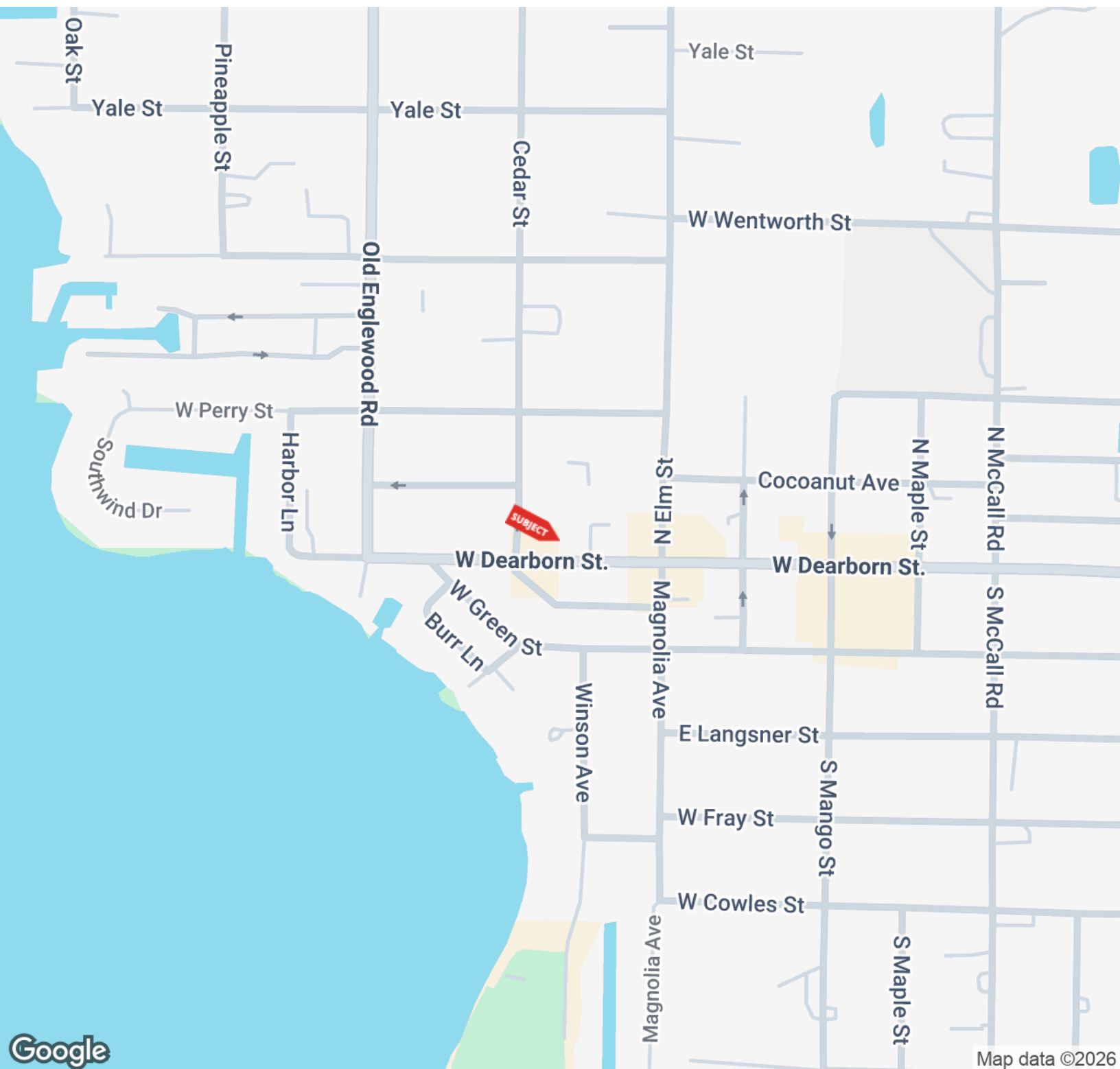
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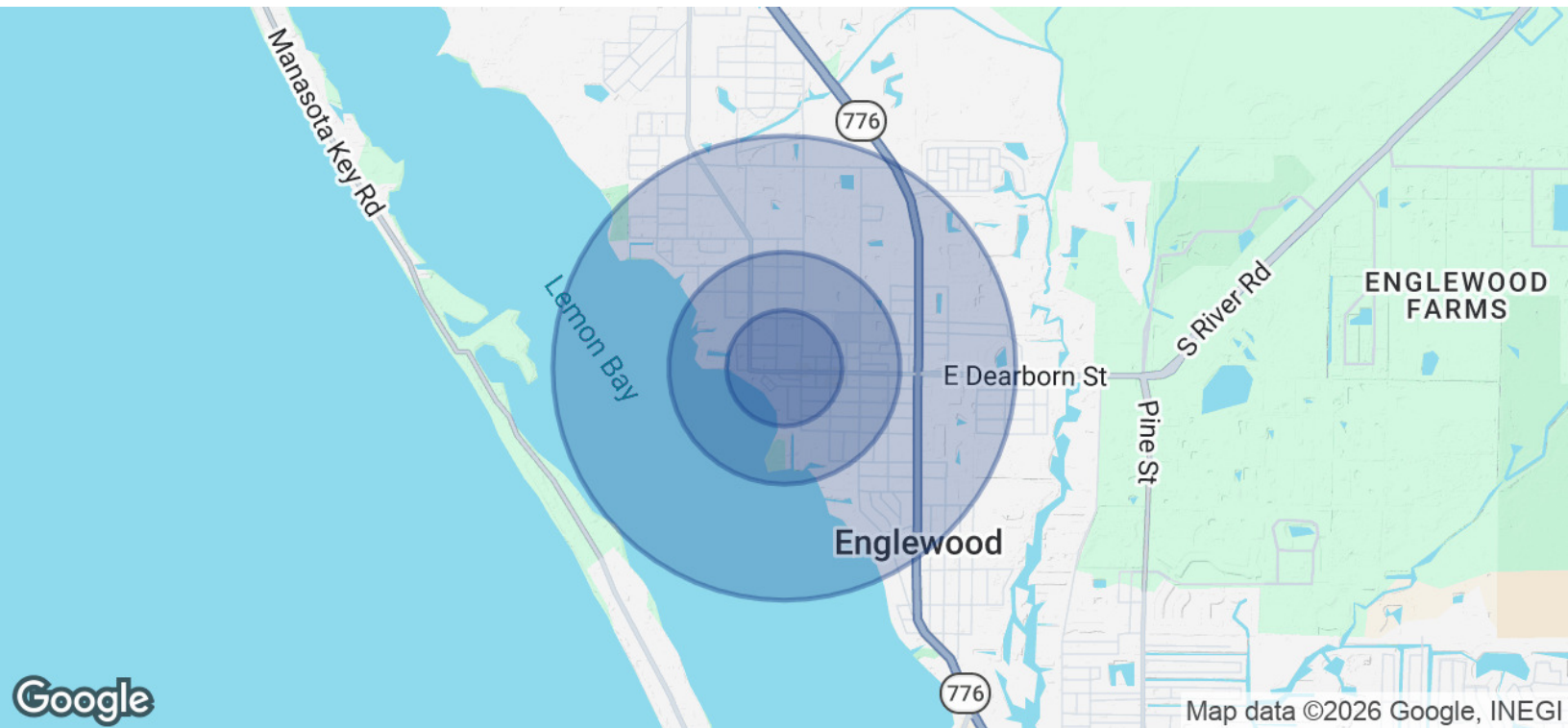


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	182	714	2,916
Average Age	63.9	63.8	63.9
Average Age (Male)	65.5	65.6	65.9
Average Age (Female)	62.0	61.9	62.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	400	1,603
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$64,630	\$66,576	\$76,811
Average House Value	\$380,117	\$376,483	\$370,370

2023 American Community Survey (ACS)

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