

US-41 | TAMAMI TRAIL. (+30,000 AADT)

PRESENTED BY:

MARGEAUX MCCARTHY

401-688-0822
mvmccarthy@svn.com

HUNTER MCCARTHY

941-421-9569
hunter.mccarthy@svn.com

FOR SALE:

PRICE:
\$3,500,000



DOWNTOWN RESTAURANT, PARKING LOT, & BUSINESS

BROCHURE

130 Tamiami Trail & 123 E Retta Esplanade | Punta Gorda, FL 33950



CONFIDENTIALITY AND DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN Commercial Partners® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Commercial Partners® Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Commercial Partners® Advisor.

Neither the SVN Commercial Partners® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Commercial Partners® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Commercial Partners® Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Commercial Partners® Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

EXCLUSIVELY PREPARED BY

MARGEUX MCCARTHY

401.688.0822

mvmccarthy@svn.com

HUNTER MCCARTHY

941.421.9569

hunter.mccarthy@svn.com





TABLE OF
CONTENTS

04 EXECUTIVE SUMMARY

08 AREA OVERVIEW

13 PROPERTY PHOTOS

19 MENUS

24 MEET THE TEAM



EXECUTIVE SUMMARY

PROPERTY SUMMARY



Dean's South of the Border is an iconic restaurant and bar in the heart of historic downtown Punta Gorda. This 0.74 acre offering includes both the fully operating restaurant business and the real estate assets: The restaurant is a 5,813 SF structure on 0.23 acres featuring a mix of indoor seating, two full-service bars, and expansive outdoor patio dining. A separately platted 0.51 acre paved parking lot, brings 60 dedicated spaces.

With significant visibility on US-41, Dean's sits at the gateway to Punta Gorda's thriving historic downtown district known for its walkability, festivals, and robust dining scene. Originally established in 1992 Dean's is surrounded by hotels, marinas, and new mixed-use developments, drawing both locals and tourists. Here you can enjoy live entertainment 7 nights a week.

KEY METRICS

ADDRESS: 130 Tamiami Trail
& 123 E Retta Esplanade
Punta Gorda, FL 33950

PARCELS: 412306328006 &
412306328003

BLDG SIZE: 5,813 SF

2024 REAL ESTATE TAXES: \$11,266 + \$6,989 =
\$18,255

TOTAL LOT ACREAGE: 0.74 AC

COUNTY: Charlotte

YEAR BUILT: 1947

MUNICIPALITY: City of Punta Gorda

ZONING: TPG-DC

SEATING CAPACITY: 300+/-

[CLICK HERE FOR VIDEO](#)

COMPLETE HIGHLIGHTS

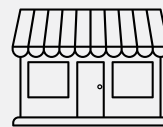
- Operating since 1992 with strong local and tourist following.
- Sale includes 5,813 SF restaurant on 0.23 acres & 0.51-acre paved parking lot.
- 4COP license permits on-premises sale of beer, wine & spirits.
- Live music 7 nights a week on covered outdoor stage.
- Incredible frontage on US-41 in downtown Punta Gorda near waterfront and shops.
- Two bars, patio seating, indoor dining, and event-friendly layout.
- Includes all FF&E, business name, website, social media pages, goodwill, and vendor contacts.
- 60 paved spaces, a rare find for downtown restaurants.
- Zoned TPG- Downtown Core



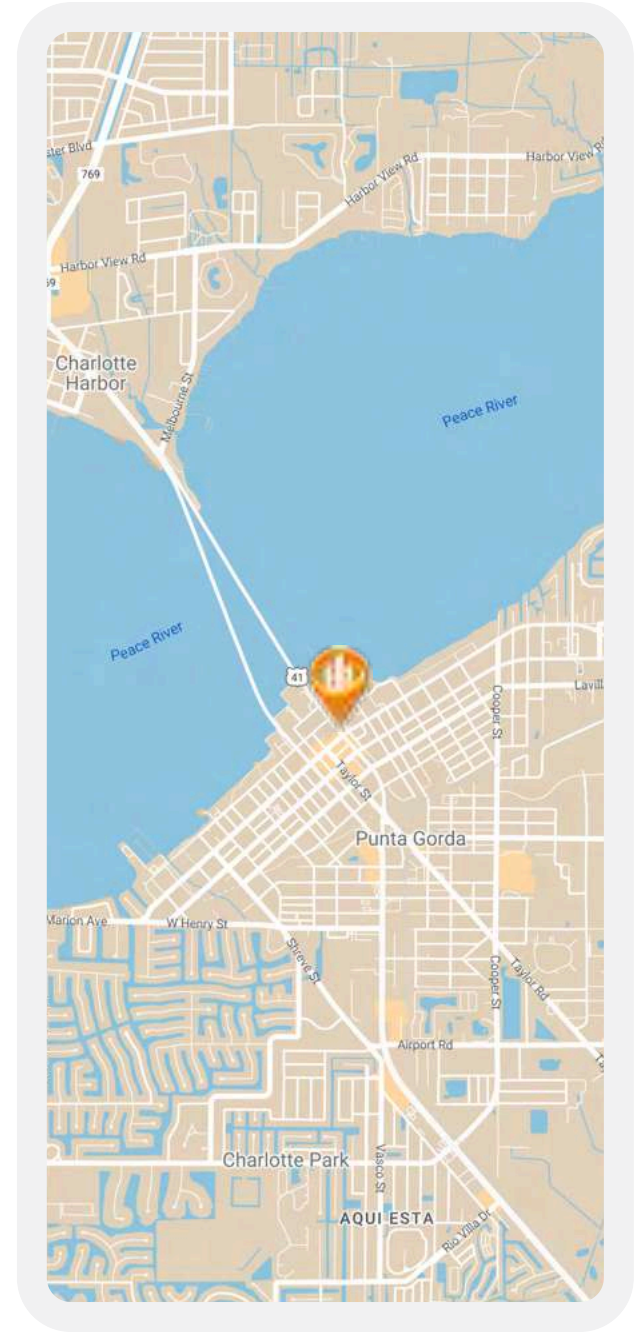
SIZE:
0.74 AC



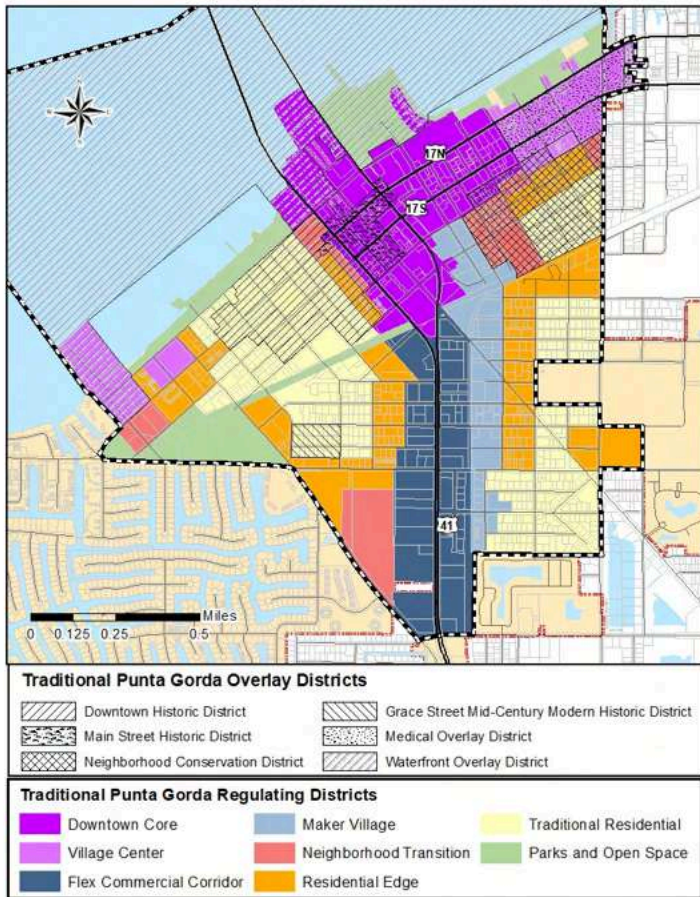
ZONING
TPG-DC



FREESTANDING
BUILDING



ZONING SUMMARY



The TPG-DC zoning designation in Punta Gorda refers to the “Traditional Punta Gorda - Downtown Core” district. This zoning is part of the city’s form-based code system, which emphasizes the physical form of the built environment to promote walkable, mixed-use urban development.

Key Features of TPG-DC Zoning:

- **Mixed-Use Development:** Encourages a combination of residential, commercial, and civic uses within the same area, fostering a vibrant downtown atmosphere.
- **Urban Form Emphasis:** Focuses on building placement, massing, and design to maintain the traditional character and pedestrian-friendly nature of the downtown area.
- **Historic Preservation:** Aims to protect and enhance the historic structures and streetscapes that define Punta Gorda’s unique identity.
- **Infill and Redevelopment:** Supports the development of vacant or underutilized parcels to strengthen the downtown core.

For detailed information on permitted uses, development standards, and design guidelines within the TPG-DC district, refer to Chapter 26 of the City’s Land Development Regulations.

For detailed information on specific regulations and permitted uses within the Neighborhood Transition district, please refer to the City of Punta Gorda’s official zoning resources.



AREA OVERVIEW

TAMPA

SARASOTA

VENICE

NORTH PORT

PORT CHARLOTTE

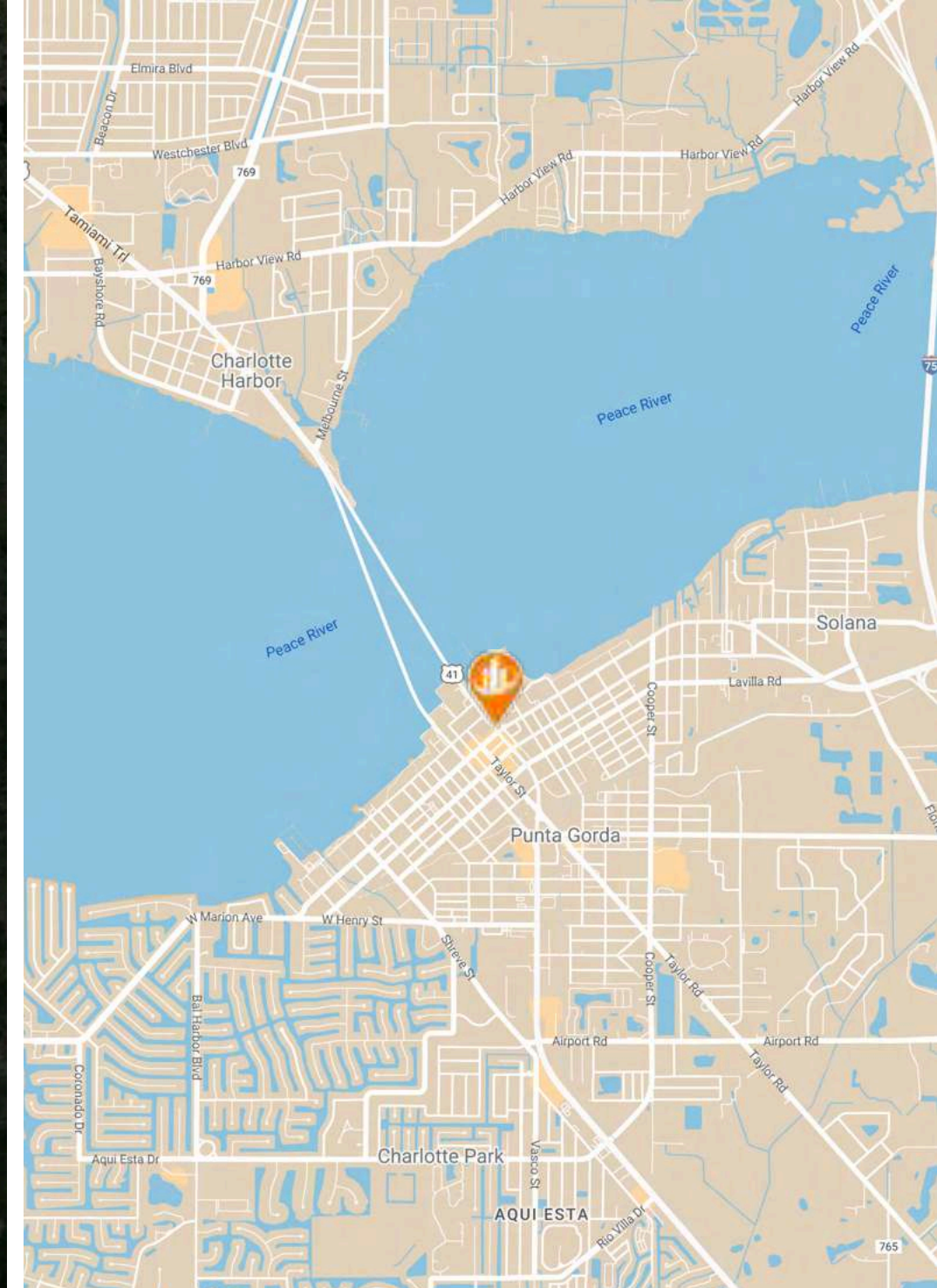
PUNTA GORDA

FORT MYERS

CAPE CORAL

ESTERO

NAPLES



DOWNTOWN RETAIL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

RETAIL MAP



DEMOGRAPHICS

2023 Summary	5 MIN	10 MIN	15 MIN
Population	2,935	23,989	73,230
Households	1,444	12,098	34,688
Workday Population	3,189	23,437	65,300
Avg Home Value	\$396k	\$428.6k	\$349.1k
Median Age	58	63	60
Median HH Income	\$49.9k	\$62.6k	\$62.8k
Avg Household Income	\$73k	\$85.1k	\$83.5k



\$1.4B

TOTAL CONSUMER SPEND (15 MIN)



10.596%

POPULATION GROWTH 5 YR (5 MIN)



\$83.5k

AVG HH INCOME (15 MIN)



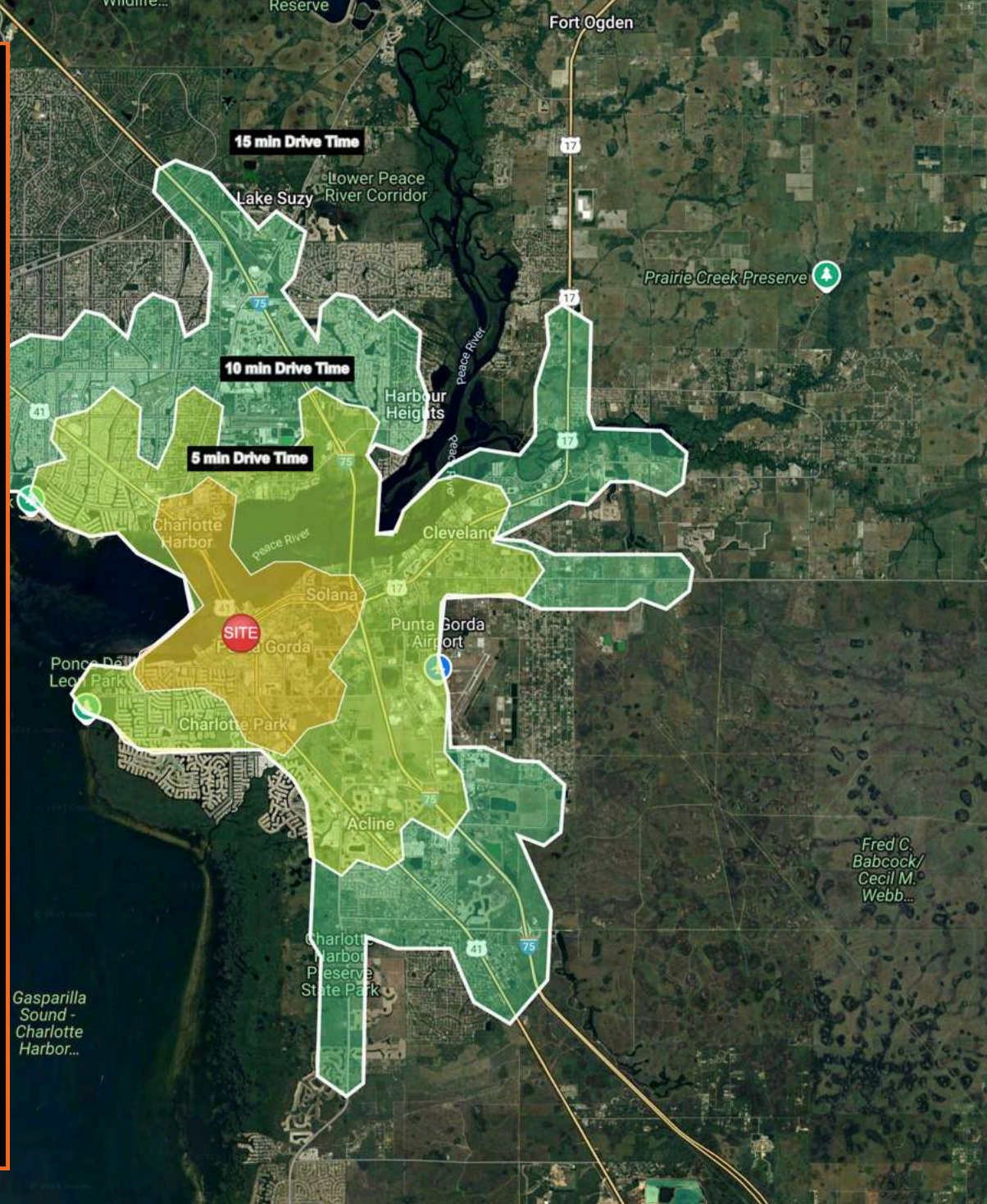
\$428.6k

AVG HOME VALUE (10 MIN)



58

MEDIAN AGE (5 MIN)



PROPERTY PHOTOS





US-41 | TAMAMI TRAIL. (+30,000 AADT)

E MARION AVE. (+12,000 AADT)













RESTAURANT
MENUS

DEAN'S BREAKFAST

Eggs

Substitute egg whites...¢75

SERVED WITH YOUR CHOICE OF BREAKFAST POTATOES
AND TOAST, BISCUIT OR TORTILLA

One egg	\$5.50
Two eggs	\$6.50
Three eggs	\$7.50

Eggs with bacon, sausage or ham

One egg	\$8.00
Two eggs	\$8.75
Three eggs	\$10.00

Homemade Biscuits & Gravy

Half order...\$6.75

- With a biscuit or cottage fries

Full order...\$8.50

- With two biscuits or cottage fries

Full order

combo...\$9.25

- With one biscuit and cottage fries

Belgian Waffle...\$7

Served with butter and syrup.

Sunrise Breakfast...\$11

Your choice of a Belgian waffle,

Chicken & Waffles...\$11

Dean's Belgian waffle with two crispy chicken tenders.

Build Your Own 3 Egg Omelette

SERVED WITH YOUR CHOICE OF BREAKFAST POTATOES
AND TOAST, BISCUIT OR TORTILLA

Two Inclusions	\$9.25
Three Inclusions	\$9.75
Four Inclusions	\$10.25

Omelette Inclusions

Bacon, Ham, Sausage, Onions, Peppers,
Mushrooms, Spinach, and Black Olives

Cheese Choices

American, Cheddar, Cheddar Jack, Swiss,
Pepper Jack and Provolone

Breakfast Burritos

ALL INCLUDE SCRAMBLED EGGS, COTTAGE FRIES AND CHEESE.
SERVED WITH SALSA AND SOUR CREAM ON THE SIDE.

Sausage	\$9.25
Bacon	\$9.25
Spanish	\$10.25
Peppers & onion	
Western	\$10.25
Peppers, onion and ham	

Prices posted are for cash, gift card, or debit card payments. A 3% surcharge is applicable to ALL CREDIT CARD payments.

Consuming raw or undercooked meats or eggs may increase your chance of foodborne illness, especially if you have certain medical conditions.

DEAN'S BREAKFAST SPECIALTIES

Huevos Rancheros...\$12.00

Crispy corn tortillas, covered with cheddar cheese, cottage fries, shredded beef and eggs. Topped with diablo rojo, salsa verde and sour cream.

Country Fried Steak Skillet...\$10.25

Beef fritter, topped with two eggs, breakfast potatoes and sausage gravy. Served with your choice of toast or a biscuit.

Breakfast Sandwich...\$9.25

Eggs any style, with your choice of bacon, ham or sausage stacked on toast with your choice of cheese. Served with breakfast potatoes.

Breakfast Tacos...\$8.75

Two tacos with scrambled eggs, sausage and shredded cheese. Served with your choice of breakfast potatoes, pico de gallo and sour cream.

Dean's Border Bowl...\$9.75

Crispy tortilla bowl filled with scrambled eggs, sausage, shredded cheese, cottage fries and smothered in sausage gravy.

Country Benedict...\$13.00

Two scrambled eggs over our homemade biscuits topped with sausage patties and sausage gravy. Served with your choice of breakfast potatoes.

Traditional Benedict...\$13.00

Two poached eggs over English muffins topped with ham and hollandaise sauce. Served with your choice of breakfast potatoes.

One Egg \$1.25	SIDES	Biscuit \$2.25
Bacon (3 Strips) \$4		3 Tomato Slices \$2.25
Sausage (2) link/patty \$4		Hashbrowns \$3.25
Ham \$3.50		(add cheese .75)
English muffin \$2.25		(add cheese and onions \$1.25)
Tortillas (3) \$1.95		Sausage Gravy Cup \$3.75
Cottage Fries \$3.25		Sour Cream OR Salsa .75
Toast \$2.25		Salsa Verde \$1
		Diablo Rojo \$1

Dean's South of the Border

LIMITED ALL DAY BREAKFAST

COUNTRY FRIED STEAK \$12.00
Topped with sausage gravy.

CHICKEN & WAFFLES \$12.00

COTTAGE FRIES & SAUSAGE GRAVY \$6.00

HUEVOS RANCHEROS \$10.50
Crispy corn tortilla, covered with shredded cheese, cottage fries, shredded beef and eggs. Topped with diablo rojo, salsa verde and sour cream.

Add 2 fried eggs to any breakfast - \$3

CHIPS & DIP

SALSA...\$3.00
WHITE QUESO...\$7.00
7 LAYER DIP...\$11.50
Refried beans, lettuce, guacamole, tomato, cheese, black olives, jalapeños & sour cream
GUACAMOLE DIP...\$9.00

WINGS

Naked, breaded or boneless.
Served with blue cheese or ranch.
*Add celery (1.25) or carrots (1.25)
1lb...\$13

SAUCES

BBQ, buffalo, garlic parm, teriyaki & blackened dry rub.

FAJITAS

Served with flour tortillas, refried beans, spanish rice, bell pepper, onion, lettuce, tomato, cheese, sour cream, guacamole & jalapeños.

CHICKEN FAJITAS...\$18.50/STEAK FAJITAS...\$24.00
SHRIMP FAJITAS...\$18.50/VEGETARIAN BBB FAJITAS...\$17.50

APPETIZERS

PICK ANY 3 SMALLER PORTIONED APPETIZERS FOR \$15.00

FRIED PICKLE CHIPS \$6.50

CHICKEN TENDERS \$10.00

Fried & served with your choice of sauce.

ONION RINGS \$9.00

TWO TACOS \$7.00

Pulled pork, shredded chicken or beef.

JALAPEÑO POPPERS \$10.00

JALAPEÑO BOTTLE CAPS \$5.00

BAVARIAN PRETZEL WITH QUESO \$12.00

SOUTHWEST CHICKEN EGG ROLLS \$13.00

Served with chipotle ranch.

CHEDDAR JACK CHEESE FRIES \$8.00

LOADED CHEESE FRIES \$11.00

Topped with cheddar jack cheese, bacon, tomato, green onion & sour cream.

*Add pork, chicken or beef for \$3.00

COCONUT SHRIMP \$12.50

BOOM BOOM SHRIMP \$12.00

NACHOS

ALL INCLUDE JALAPEÑOS AND SOUR CREAM SERVED WITH CHIPS OR UPGRADE TO COTTAGE FRIES *\$2/-\$3 PERSONAL/FULL SIZE

CHEESE...\$8/\$13

BEAN & CHEESE...\$8.50/\$14

BEEF & CHEESE...\$9.50/\$14

CHILI & CHEESE...\$9/\$14

DELUXE* BEEF, BEAN & CHEESE...\$13/\$18

SUPREME* DELUXE WITH CHILI, TOMATO, ONION & OLIVES...\$15/\$20

PORK NACHOS* PULLED PORK, QUESO, PICO DE GALLO, CHIPOLTE DRIZZLE & GREEN ONION...\$11/\$16

PROTEIN CHOICES

Beef Pulled pork Shredded chicken Chorizo
Chicken tenders +\$3.50
Shredded beef +\$2.00
Shrimp +\$3.50
Steak +\$5.50

QUESADILLAS & TOSTADAS

GRILLED QUESADILLA \$12

Flour tortilla, filled with cheese, your choice of protein and salsa verde. Lettuce, tomato and sour cream on the side.

CRISPY FRIED SHELL QUESADILLA \$12

Flour tortilla, filled with cheese, your choice of protein and salsa verde. Topped with black olives, jalapeños and sour cream.

TOSTADA \$7

Corn tortilla, topped with your choice of protein, lettuce, tomato and shredded cheese.

SAUCES

Traditional, verde, diablo, spicy and white queso

TACOS

TACO DINNERS ALL SERVED WITH 3 SOFT OR HARD TORTILLAS, SPANISH RICE AND REFRIED BEANS.

CLASSIC \$13

Your choice of protein, lettuce, tomato and shredded cheese.

STEAK \$16.50

Steak, lime, cilantro and onion.

SHRIMP \$14

Lettuce, pico de gallo, cheese and chipotle drizzle.

CHICKEN \$14

Fried, grilled or blackened chicken tenders, lettuce, tomato, shredded cheese and a side of chipotle ranch.

CHORIZO \$13

Chorizo, lime, cilantro and onion.

SOUTH OF THE BORDER

ALL SERVED WITH SPANISH RICE AND REFRIED BEANS

BURRITO \$14.00

Flour tortilla stuffed with your choice of protein, cheese and homemade sauce, then baked.

ENCHILADAS \$14.00

Two soft corn flautas, loaded with cheese and your choice of protein. Topped with homemade sauce, more cheese and baked.

CHILE RELLENO \$13.00

Flour tortillas stuffed with chili peppers, blended cheese, your choice of protein and deep fried.

CHIMICHANGA \$16.00

Large flour tortilla, stuffed with cheese, your choice of protein and deep fried. Served with lettuce, tomato, guacamole and sour cream.

CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR CHANCE OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

SOUP AND SALADS

5 ALARM CHILI...CUP/\$4.50 BOWL/\$6.50

FIESTA CHICKEN SALAD...\$14.00

GRILLED CHICKEN, BELL PEPPER, CUCUMBER, PICO DE GALLO, AND TORTILLA CRISPS WITH CHIPOLTE RANCH DRESSING.

BORDER SALAD...\$10.00

ARTICHOKE HEARTS, BLACK OLIVES, FETA CHEESE, BACON AND PICO DE GALLO WITH BALSAMIC VINAIGRETTE.
ADD CHICKEN TENDERS +\$8.50/ADD STEAK +\$10.50
ADD SHRIMP +\$8.50/ADD HADDOCK +\$8.50

CAESAR SALAD...\$9.00

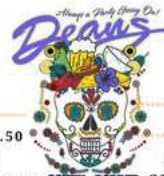
ADD CHICKEN TENDERS +\$8.50/ADD STEAK +\$10.50
ADD SHRIMP +\$8.50/ADD HADDOCK +\$8.50

TACO SALAD...\$14.00

CRISPY FLOUR TORTILLA BOWL FILLED WITH REFRIED BEANS, CHILI, TACO BEEF, LETTUCE, TOMATO, CHEESE, BLACK OLIVES, TACO SAUCE & SOUR CREAM.

GARDEN SALAD...\$8.00

CUCUMBER, ONION, BELL PEPPER, TOMATO, CHEESE AND CROUTONS
ADD CHICKEN TENDERS +\$8.50/ADD STEAK +\$10.50
ADD SHRIMP +\$8.50/ADD HADDOCK +\$8.50



NORTH OF THE BORDER

SERVED WITH TWO SIDE CHOICES

MESQUITE CHICKEN...\$16

Mesquite grilled chicken breast.

CHOPPED STEAK...\$15

Mesquite grilled chopped steak with sautéed mushrooms, onion and demi-glace.

CRISPY CHICKEN PLATTER...\$15.00

COCONUT SHRIMP DINNER...\$18

HADDOCK FILET DINNER...\$16.50
Fried, grilled or blackened.

CHICKEN EL PASO...\$16.50

Grilled chicken breast topped with pico de gallo, shredded cheese and black olives.

SANTA FE CHICKEN...\$17.50

Grilled chicken breast with applewood smoked bacon, barbecue sauce, and monterey jack cheese.

RIBS AND CHICKEN COMBOS

SERVED WITH TWO SIDES AND GARLIC BREAD

BABY BACK RIBS

HALF RACK \$13.50 / FULL RACK 19.75

SANTA FE CHICKEN & RIBS...\$22.00

Half rack of ribs with a grilled chicken breast, topped with applewood smoked bacon, barbecue sauce and monterey jack cheese.

BBQ CHICKEN & RIBS...\$18.75

Half rack of baby back ribs and barbecued chicken.

RIBS & SHRIMP...\$18.75

Half rack of ribs with 8 shrimp (grilled, blackened, bbq or coconut)

SANDWICHES

SERVED WITH A CHOICE OF SIDE.

PHILLY

CHEESESTEAK \$13.50
Smothered with mushrooms, onion and provolone cheese on a hoagie roll.

BLT WRAP \$10

Applewood smoked bacon, lettuce, tomato and mayo wrapped in a flour tortilla.

GRILLED HAM & CHEESE \$9

Grilled ham and cheese on sourdough bread.

BBQ SANDWICH \$9.75

Choice of shredded barbecued pork or chicken

CHICKEN BACON CLUB \$15

Served with lettuce, tomato and garlic aioli

PRESSED CUBAN \$12.50

Pork, ham, swiss cheese, pickle and mustard. Served on a pressed hoagie roll.

SANTA FE CHICKEN SANDWICH \$14

Grilled chicken with applewood smoked bacon and monterey jack cheese.

CHICKEN SANDWICH \$13

Fried, grilled or blackened.

HADDOCK SANDWICH \$13

Fried, grilled or blackened.

DESSERTS

FRIED ICE CREAM \$6.50

Vanilla or chocolate ice cream, coated in cornflakes & cinnamon & deep fried.

BREAD PUDDING \$6.50

Homemade assorted breads, drizzled with our

Maple-rum sauce, strawberry sauce, caramel sauce and whipped cream.

CHEESECAKE CHIMIS \$6.50

Two raspberry cheesecake chimis.

ASK ABOUT OUR DAILY DESSERT

ALL BEEF HOT DOGS

BIG DOG \$14 FOOT LONG

PUPPY DOG \$9.25 1/2 FOOT LONG

*ADD CHILI, CHEESE AND ONION \$1.00

*ADD SAUERKRAUT .25¢







MEET THE
TEAM

MEET THE TEAM | SVN COMMERCIAL PARTNERS



Hunter McCarthy

Advisor

941-421-9569 | hunter.mccarthy@svn.com

Hunter McCarthy is a seasoned commercial real estate professional with a passion for industrial warehouses and land development. Hunter's interest in the field is not new as he comes from a family of realtors and has been around the industry his whole life. After obtaining a B.A. in Business Administration and Economics, he pursued a Master's degree in Health and Wellness Education.

Hunter joined the commercial real estate industry as a generalist, but he has since honed his skills to specialize in land sales, industrial and retail investment properties. Hunter's strengths lie in his ability to gather and interpret data from various tools that help him value properties and gain a comprehensive understanding of the different assets in the market. He enjoys finding innovative solutions to meet his clients' needs.



Margeaux McCarthy

Senior Advisor

401.688.0822 | mvmccarthy@svn.com

A resident of Punta Gorda for over 15 years, Margeaux McCarthy is a distinguished figure in the commercial real estate realm, renowned for her expertise in transacting sales and leases within Charlotte County. Her deep-rooted connection to the community, coupled with her extensive industry experience, positions her as a local trusted advisor.

Margeaux's influence extends far beyond her role as a property marketing specialist. Her capabilities in graphic design and videography has been instrumental in shaping the visual identity of real estate marketing in Southwest Florida. Her exceptional skills bring properties to life, capturing the essence of each space with captivating visuals that resonate with potential buyers and lessees.



BROCHURE

DOWNTOWN RESTAURANT, PARKING LOT, & BUSINESS

130 Tamiami Trail & 123 E Retta Esplanade
Punta Gorda, FL 33950

PRESENTED BY:

MARGEUX MCCARTHY

401.688.0822

mvmccarthy@svn.com



HUNTER MCCARTHY

941.421.9569

hunter.mccarthy@svn.com