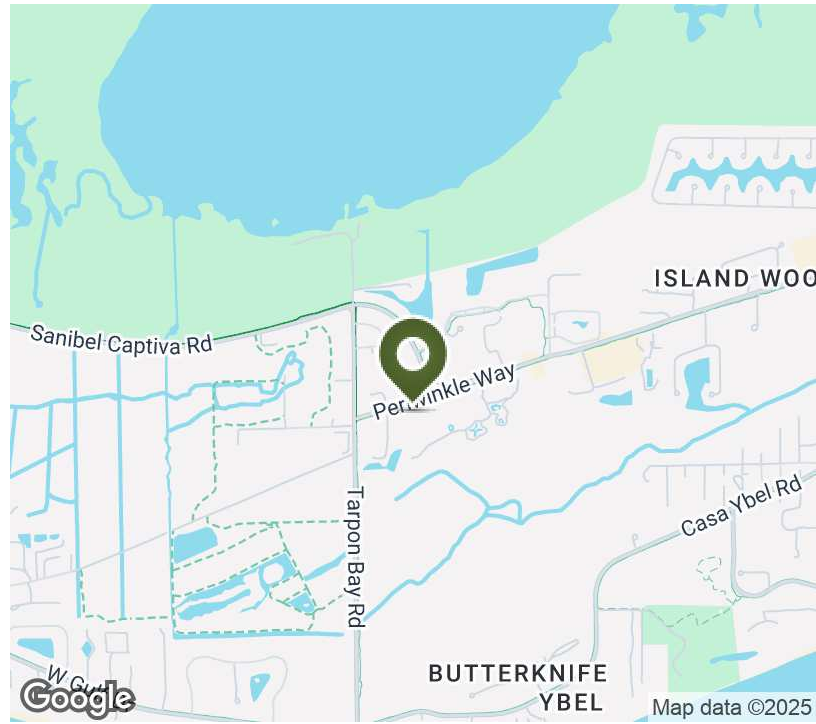


FOR SALE

SHOPPING CENTER FOR SALE // 2407 PERIWINKLE WAY SHOPPING CENTER FOR SALE



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.35 Acres
Year Built:	1996
Year Renovated:	2025
Building Size:	7,825 SF
Submarket:	Sanibel and Captiva Islands

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Southwest Florida: a meticulously renovated, 7,825 SF shopping center ideally positioned at 2407 Periwinkle Way. Built in 1996 and recently updated in 2025, this property exudes the charm of Sanibel and old Florida style, featuring distinctive metal roofs and lush tropical landscaping. With the potential for growth in Sanibel Island's tourism, occupancy rates for this shopping center can only go up as tourists return. Zoned CPD and strategically located, this property presents a rare opportunity for an astute commercial real estate investor. The center comprises of six units, including a full-service restaurant, a take-away restaurant, a medical office, boutique retail spaces, and a beautiful office space. Embrace the allure of this unique asset with its blend of character, functionality, and promising future returns. This property is perfect for an owner/user who wants to have a business and generate passive income at the same time!

PROPERTY HIGHLIGHTS

- Prime location on Sanibel Island
- 49 parking spaces
- Newly renovated
- Value-add potential
- Trophy property opportunity

NICHOLAS PAULUS

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Positioned in the aftermath of Hurricane Ian, Islander Center's strategic location offers an unparalleled investment opportunity. With a 20% surge in property values following the hurricane, the Southwest Florida market is ripe for growth. Boasting a robust tourism industry and a 15% increase in commercial leasing post-disaster, the area presents a compelling case for commercial real estate investment. The lack of available commercial properties on the island, following the destruction, provides an advantage to existing commercial properties, cementing the area's economic resilience. The center itself has been completely renovated, featuring all-new interiors and state-of-the-art HVAC systems, offering a turnkey investment opportunity. Embrace the potential of this thriving island location, where business meets paradise amidst a post-disaster resurgence.

EXTERIOR DESCRIPTION

The Islander Center has a old Florida Palm Beach feel with charming metal roof and old florida accents. This property has two buildings. First building is located to right of entrance and runs the length of the western property line with 4 tenant spaces. The other building is located to the far left of the entrance and runs along the southern boundry line with 2 tenant space. The parking lot has 49 spaces and sits between the two buildings.

INTERIOR DESCRIPTION

The entire shopping center has been completely renovated with brand new interiors to include flooring, new paint, electrical and plumbing as well as all new HVAC systems. This property is turnkey ready to lease out and start earning revenue!

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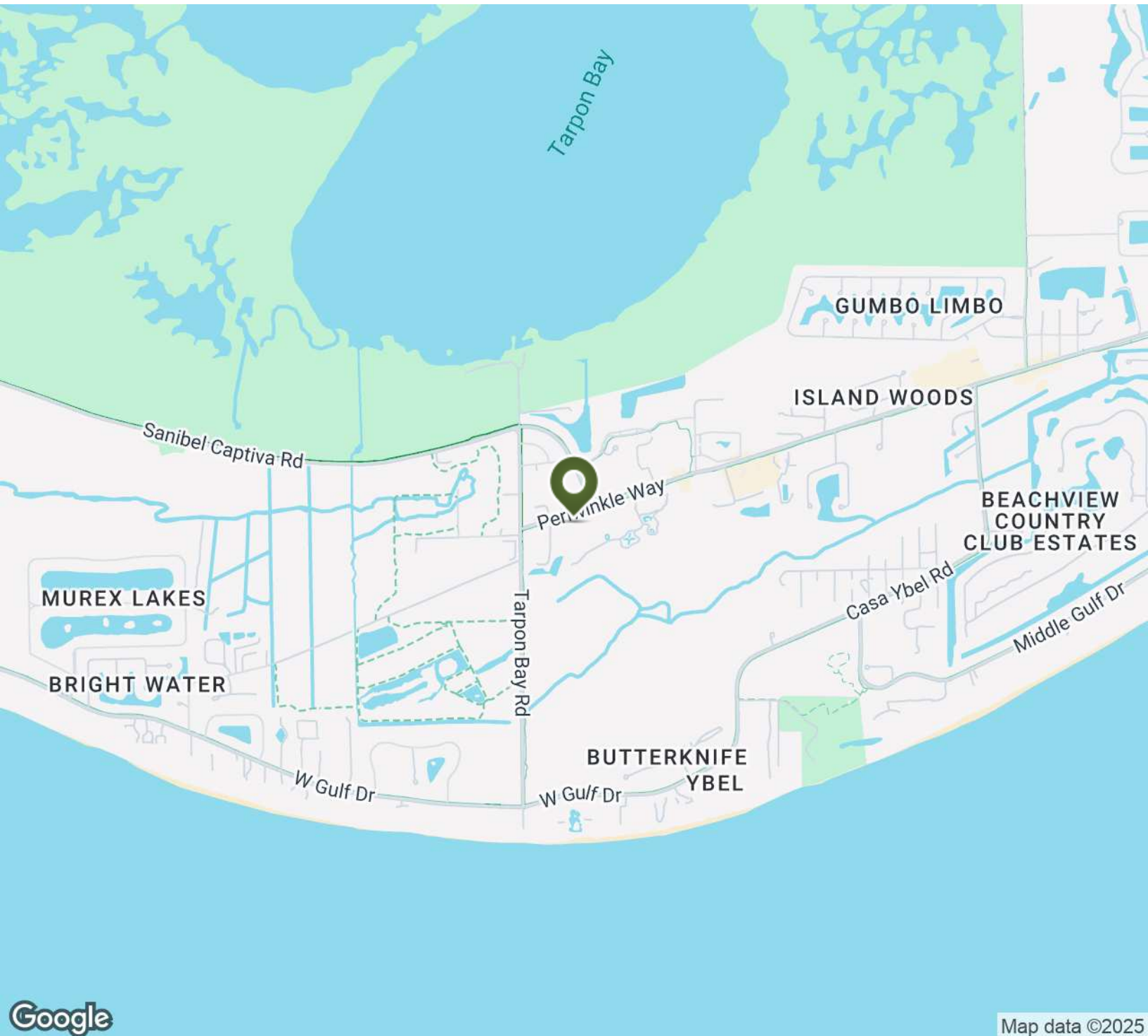
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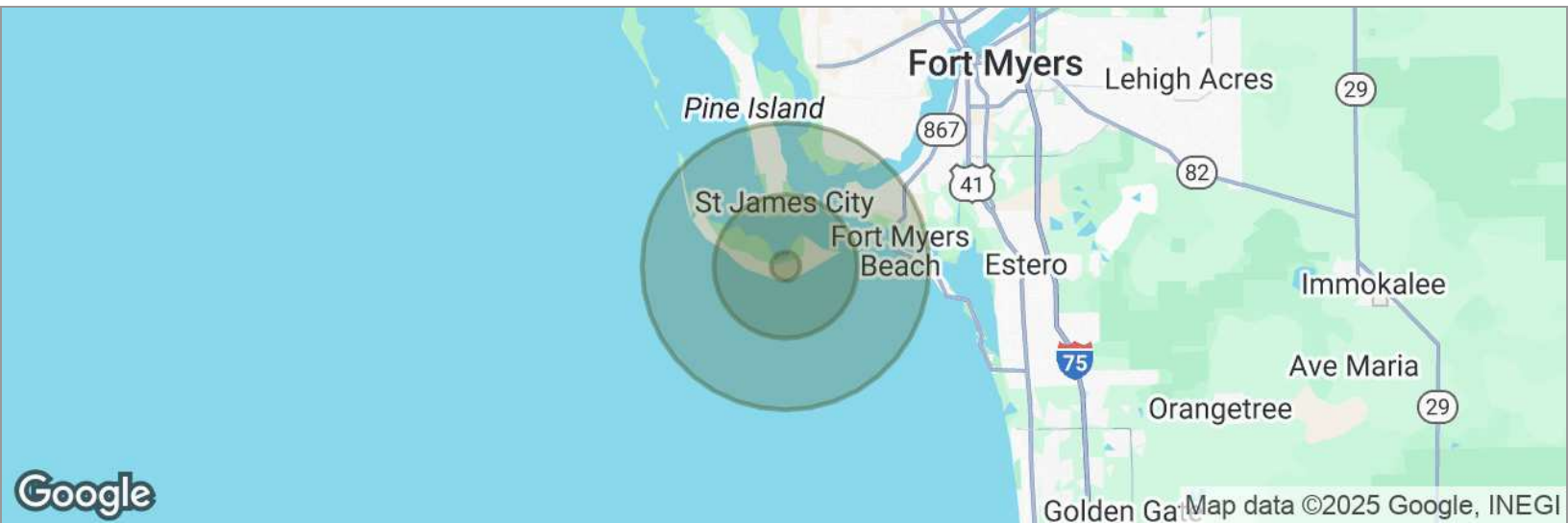


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	978	4,717	34,744
Median age	64.5	64.4	58.8
Median age (Male)	66.5	65.8	58.2
Median age (Female)	62.7	62.8	58.7

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

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Managing Broker/Principle

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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. All of which have helped him and his clients achieve superior results investing in Florida 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

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