

FOR SALE | CALL FOR OFFERS



WATERFRONT DEVELOPMENT

Fishermen's Village

1200 W Retta Esplande, Punta Gorda, FL 33950



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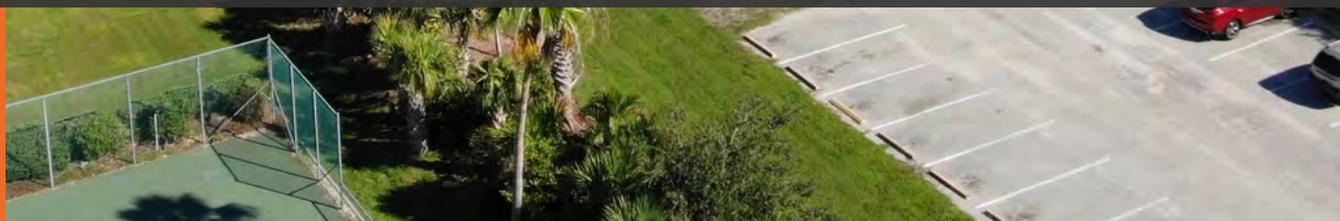
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Executive Summary



ABOUT FISHERMEN'S VILLAGE



EXECUTIVE SUMMARY

SVN Commercial Partners proudly presents the exclusive listing for the Call for Offers of Fishermen's Village, a Mixed Use Waterfront property situated on 14.23 acres in the charming coastal city of Punta Gorda, Florida. This offering encompasses a marina development, upland development opportunity, retail & restaurant spaces, and hotel apartments, making it an unique investment opportunity in one of Southwest Florida's most sought after locations. The Subject Property is currently 100% leased with all 5 restaurant concepts with new or renewed leases.

LOCATION

Fishermen's Village is strategically located in Punta Gorda, a picturesque waterfront community known for its scenic beauty, historic charm, and vibrant cultural scene. The property enjoys easy accessibility, being situated near major highways, 4 major airports, and popular waterfront destinations that is nestled between Sarasota & Naples. Further, the Subject Property is located directly across the Peace River from Sunseeker which was developed by Allegiant Airlines and recently acquired by Blackstone, Inc.

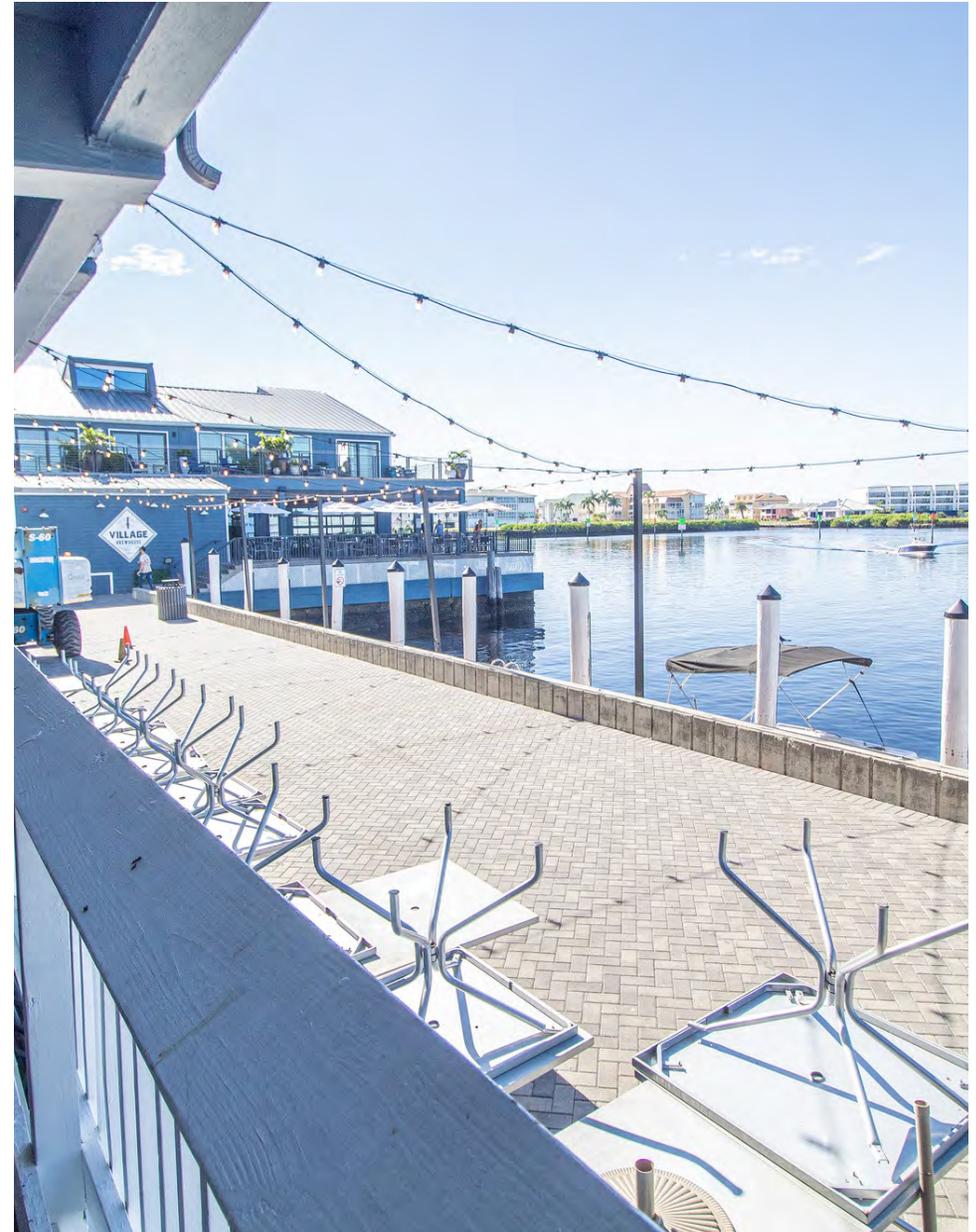
Fishermen's Village is a destination that captures the essence of coastal living. Visitors and residents alike are drawn to the unique blend of maritime allure and modern conveniences. The marina serves as a gateway for boating enthusiasts, offering unparalleled access to the Gulf of Mexico's pristine waters. The retail spaces boast a curated mix of shops and restaurants, creating a lively atmosphere with a focus on community engagement.

CALL FOR OFFER DETAILS

SVN Commercial Partners is privileged to exclusively represent the sale of Fishermen's Village. The Call for Offer process begins on January 5, 2026 and ends at 5pm EST on February 27, 2026. Offers will be accepted immediately to qualified purchasers & there is the possibility that one is accepted prior to the end date should the right price and terms be submitted. Visit www.svnpc.com/fv_2026 for further information and details regarding this call for offers.

KEY METRICS & DETAILS

PROPERTY NAME	Fishermen's Village
PROPERTY TYPE	Retail Office Marina Hotel
APN	412212126001
LOT SIZE	22.894 AC
UPLAND ACREAGE	14.23 Acres Total & 8.664 of Upland
YEAR BUILT	1979
RETAIL SPACES	92,419 Sq Ft 100% Leased Restaurant Space 57% of Total Space New or Renewed Long Term Leases
OFFICE	5,305 Sq Ft of Management or Executive Offices
MARINA	Permitted for 142 Wet Slips; Partially Operational After 2024 Hurricanes
MARINA DEVELOPMENT	Permitting Underway
HOTEL APARTMENTS	47 Fully Renovated Units +/-950 Square Feet Waterfront Views
PARKING	694 Spaces (Regular Surface Spaces: 574; Disabled: 22; Motorcycle: 8) Conceptual Plan to Add Addition Surface Level Parking
NUMBER OF FLOORS	2





HIGHLIGHTS

- Fishermen's Village built on site of Maud Street City Docks, replacing King Street Pier (1928-29)
- King Street Pier housed fish packing plants vital to local fishing industry
- The original Barron Collier bridge construction required the removal of the old King Street railroad dock and pier structures. Later replaced by northbound Route 41 bridge.
- Seven companies initially operated plants on new pier, reduced to two by mid-30's: Punta Gorda Fish Co and West Coast Fish Co
- Gulf Oil Co had bulk storage facility, Matt Week's Boat Shop also on Pier
- Fish companies had run boats for fishing trips in Charlotte Harbor, supplying fishermen and bringing back catch
- Fish camps on harbor shores housed fishermen in stilt houses, some still standing on National Historic Registry
- Fire in 1939 destroyed much of the packing plant infrastructure, West Coast Fish Co. closed, Punta Gorda Fish Co. continued on smaller scale
- Crab packing plant build in mid-40's later expanded to include shrimp, carried on by local shrimp boats
- Dock and buildings fell into disrepair;
- Fishermen's Village constructed in 1980, offering waterfront shopping, dining, resort, marina, boutiques, fishing charters, boating excursions, rentals, villa vacation rentals, military heritage museum, live entertainment, and events

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Location: Prime location within Fishermen's Village, a popular waterfront destination in Punta Gorda, Florida.
- Across the Peace River from Sunseeker Resort which was developed by Allegiant & recently acquired by Blackrock which rebranded the property with a Hilton property flag.
- Direct Boating Access to Boca Grande and Gulf of Mexico.
- Retail is currently 100% leased with all 5 Restaurant concepts with new or renewed long term leases & significant build-out.
- Marina Development opportunity provides the ability to have a new & potentially expanded state of the art operation.
- Mixed Use Waterfront Development Opportunity that is very limited in Southwest Florida.
- Fishermen's Village is a known and iconic development that is known both domestically and internationally.
- Suites at Fishermen's Village (Hotel Apartments) consist of 47 recently renovated +/-950 square foot units, providing an opportunity for a waterfront hotel or hotel/condominium operation.
- Marina is permitted for 142 wet slips with 3,000 SF of accessory uses, and boats have docked for quick shopping/dining via courtesy dock or extended stays.
- Fisherman's Village boasts quick commutes to the 4 Major Airports in the region including Tampa (TPA), Sarasota/Bradenton (SRQ), Fort Myers (RSW) Punta Gorda Airport (PGD),
- Convenient Access to Highway & Commercial Corridor which is I-75, and US 41, and Naples and Tampa can be reached in 1.5 hours.
- Walking distance to downtown Punta Gorda.



Property Information



THE RETAIL

Diverse retail spaces that create a unique shopping and dining experience. High foot traffic driven by the property's scenic waterfront setting.

Discover an exciting opportunity to set up shop in Punta Gorda's most vibrant waterfront experience, Fishermen's Village. Located in a picturesque waterfront setting, these retail spaces offer a promising location for your business, with a unique and dynamic environment for both local residents and visitors.

Leasing a retail unit at Fishermen's Village provides an exceptional opportunity to become a part of a vibrant, coastal-themed shopping destination that promises both charm and commercial success. Join us in this unique and bustling community and take advantage of the picturesque waterfront setting to grow your business.

CURRENT RETAIL MIX INCLUDES

Restaurant & Dining +/- 57%:

Fishermen's Village is a renowned dining destination, offering 6 waterfront restaurants. Indulge in fresh seafood, dine al fresco with breathtaking water views, and make every meal a memorable experience.

Shopping & Spa Personal Care +/- 43%:

Shopping at Fishermen's Village is a unique experience. Discover a selection of shops and boutiques where you can find coastal treasures, from nautical-themed clothing and artisanal jewelry to home decor and artwork. The shopping opportunities here are perfect for finding distinctive souvenirs or gifts to commemorate your visit. It's a shopper's paradise with a distinctive coastal flair.

Fashion & Accessories

Beach

Kids & Pets

Specialty & Home

Food & Beverage

RETAIL TENANT MAP



THE SUITES: HOTEL APARTMENTS



THE SUITES: HOTEL APARTMENTS

A well-appointed resort providing a luxurious retreat for guests. Accommodations ranging from boutique suites to spacious waterfront villas.

LOCATION DESCRIPTION

Fishermen's Village in Punta Gorda, Florida, is a multifaceted tourist attraction and destination that offers a wealth of experiences for locals and travelers. Whether you're seeking exquisite dining, comfortable accommodations with incredible views, exciting boating activities, or unique shopping opportunities, this waterfront gem has it all.

Accommodations:

For those looking to extend their stay, The Suites at Fishermen's Village offers well-appointed suites that provide both comfort and convenience. Imagine waking up to the sound of gentle waves and stepping out onto your private balcony to savor the waterfront views. Whether you're planning a romantic getaway, a family vacation, or a weekend escape, the suites provide a relaxing home base for your visit.

THE SUITES: HOTEL APARTMENTS



THE SUITES: HOTEL APARTMENTS



THE SUITES: HOTEL APARTMENTS



THE MARINA



MARINA OVERVIEW

NUMBER OF PERMITTED SLIPS 142

CURRENT STATUS Partially Operational to include limited slip rental, boat tours and rental, and fuel sales

FORM OF BOTTOM INTEREST Submerged Land Lease with the State of Florida

PERMITTING Redevelopment permitting commenced

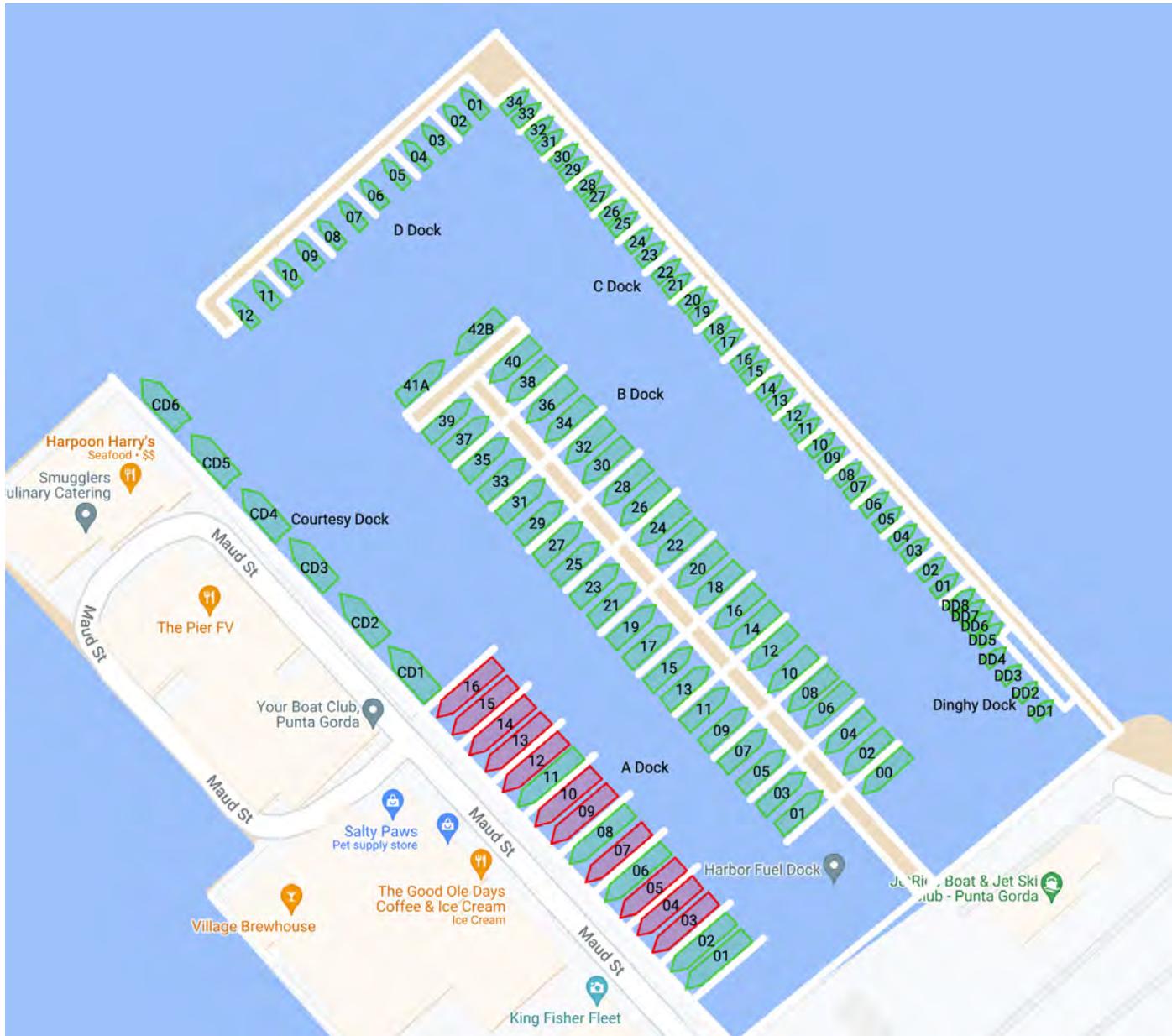
UPLAND DEVELOPMENT Property Zoned: Likely future path via Planned Development

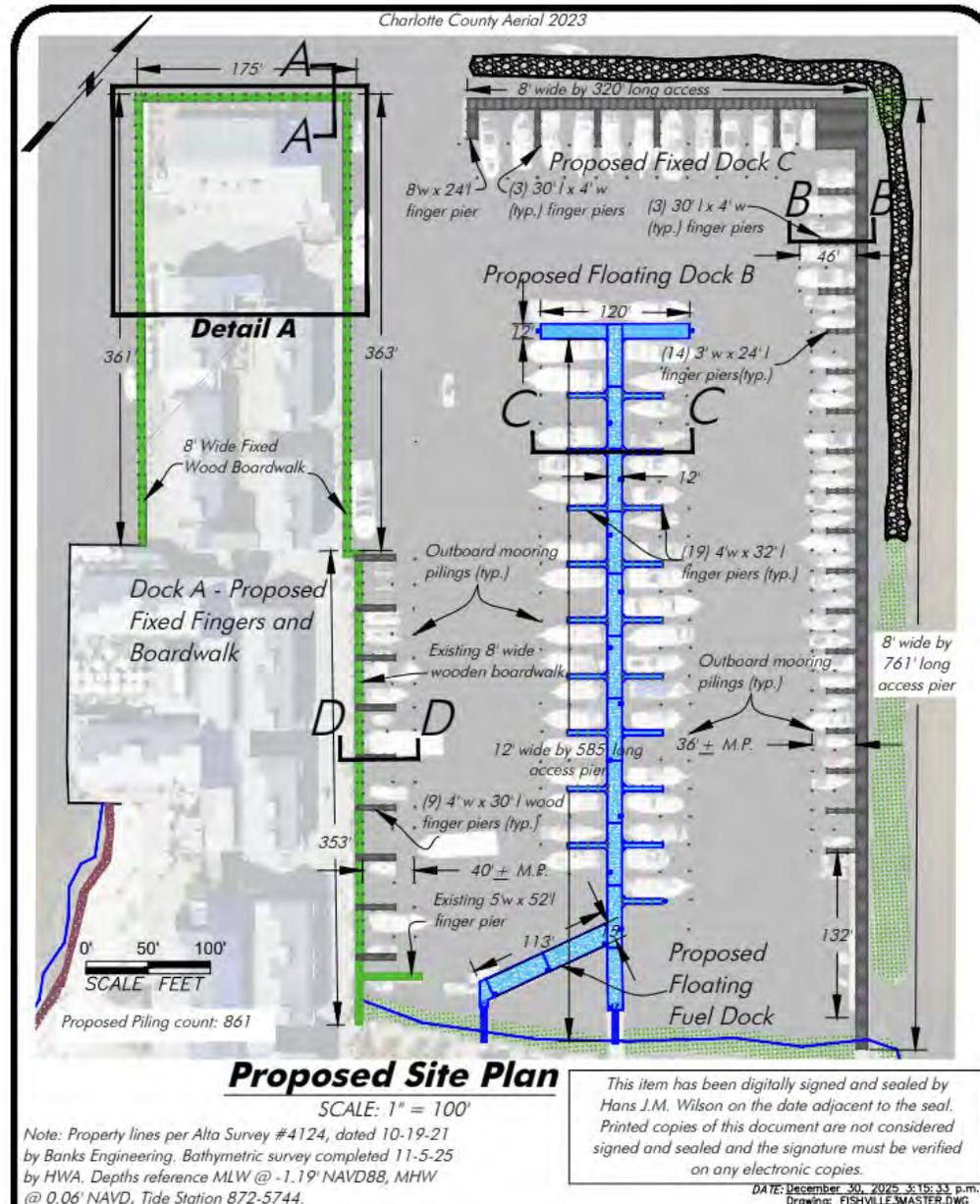
MARINA ACREAGE +/- 8.66 AC excluding Upland

MARINA DETAILS

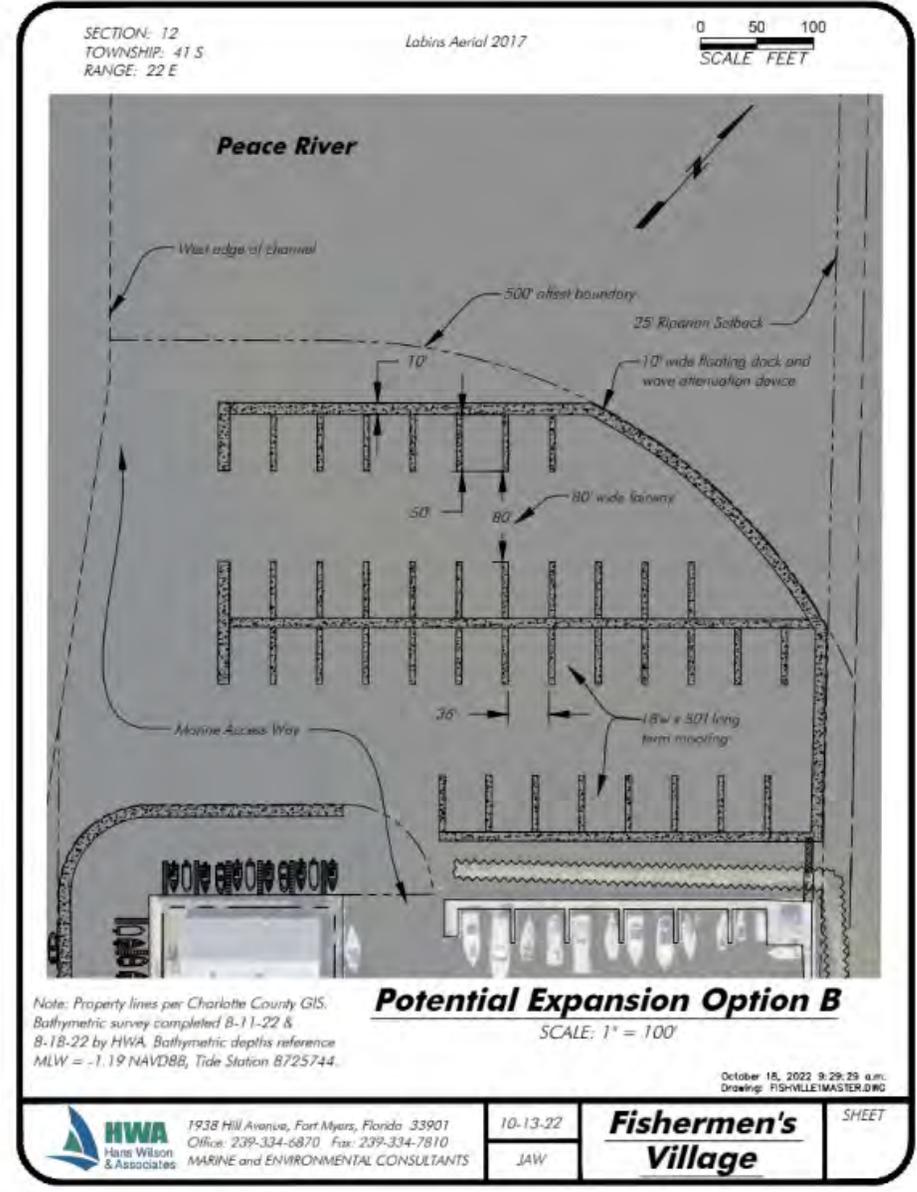
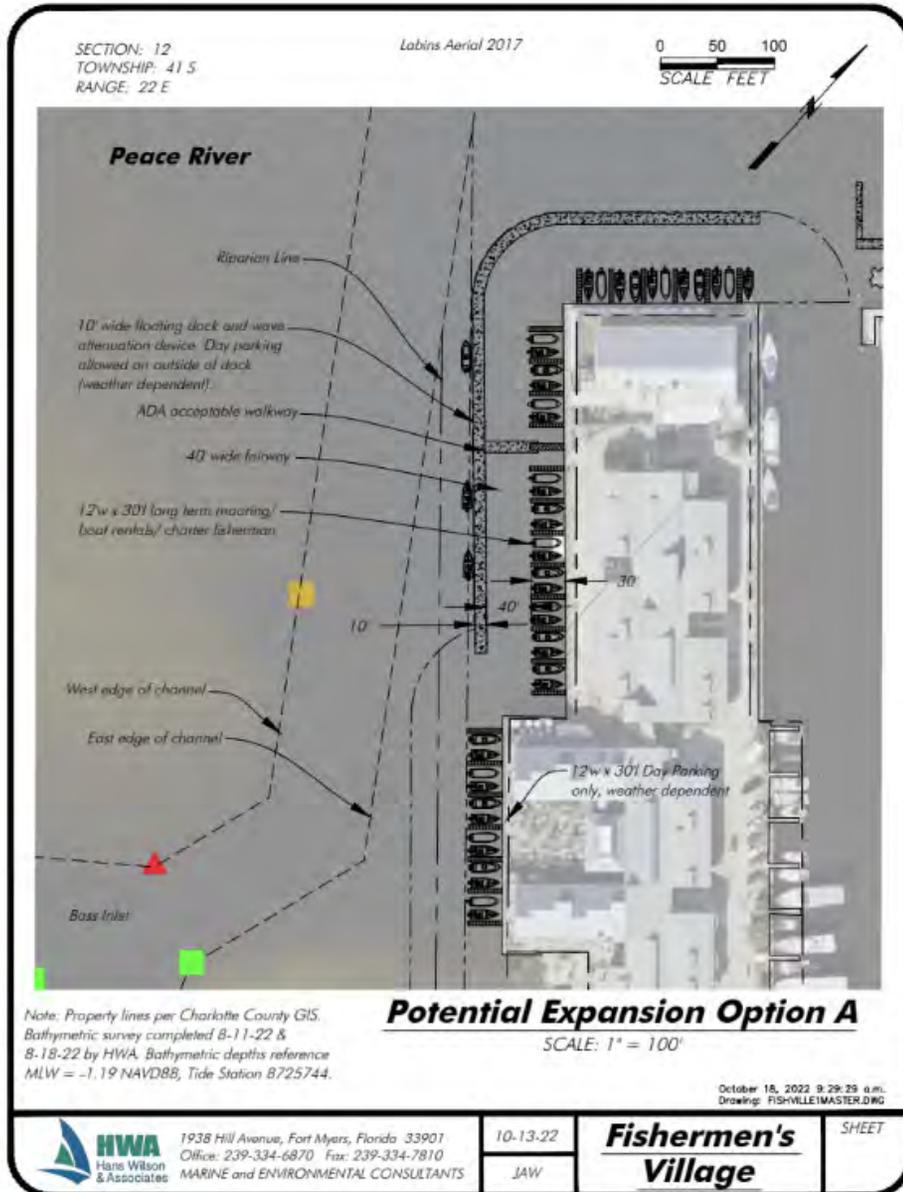
- Accommodating: power craft and sailing vessels up to 60 feet LOA and 6 foot draft
- Boat Slips: 116 Wet Slips* (Prior to 2024 Hurricanes)
- Harbor Fuel: Open Daily from 7:00am - 5:00pm
- Dock Slips Include: Previously included 30/50 amp electricity, dock boxes and potable water. Additional amenities from pump-outs to pizza delivery are available upon request. Larger vessels can be side-secured and 100 amp service is available.
- Updated Bathymetric Survey available (late 2025).

THE MARINA PREVIOUS SLIP MAP

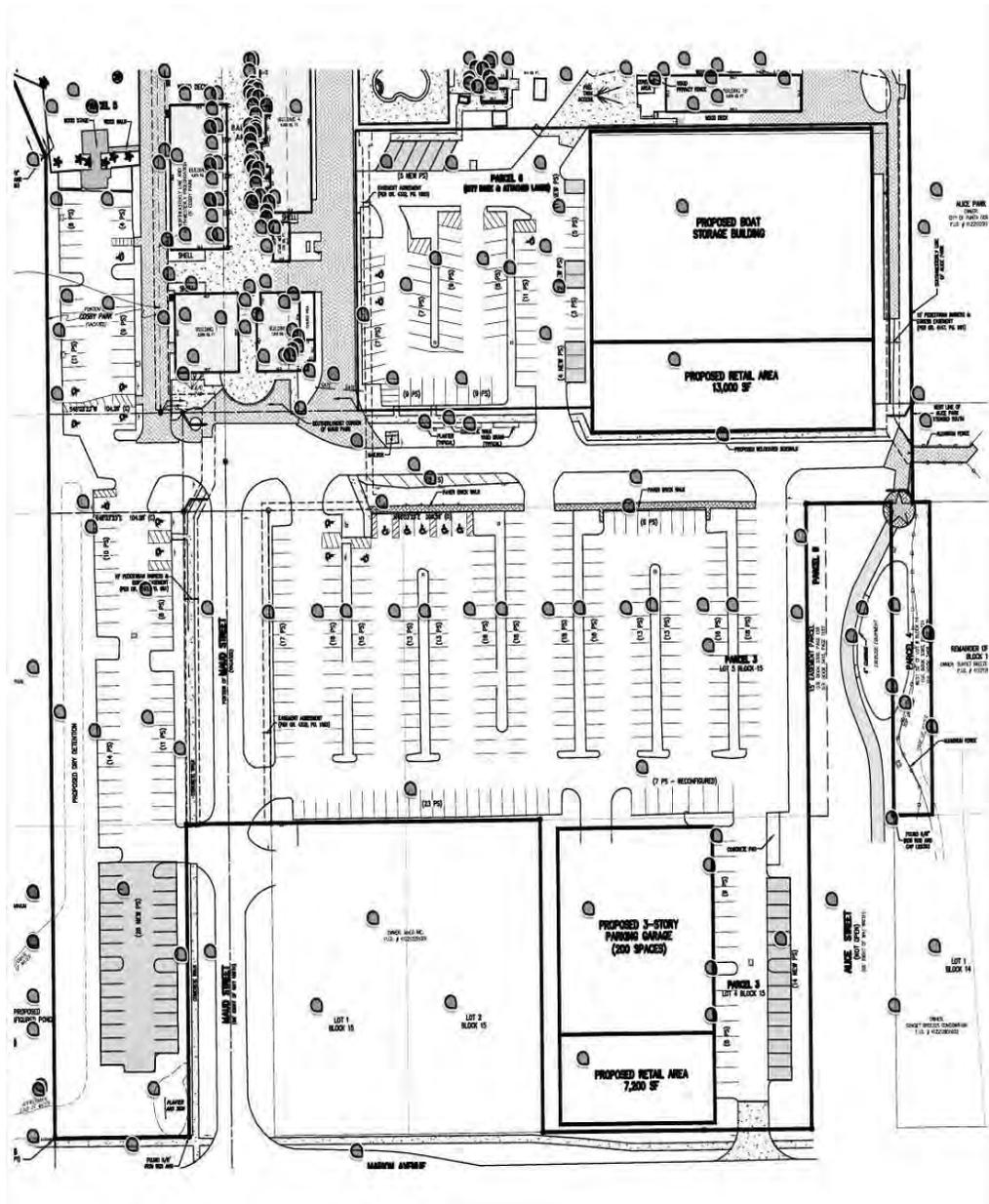




CONCEPTUAL EXPANSION PLANS



CONCEPTUAL UPLAND MARINA PLAN

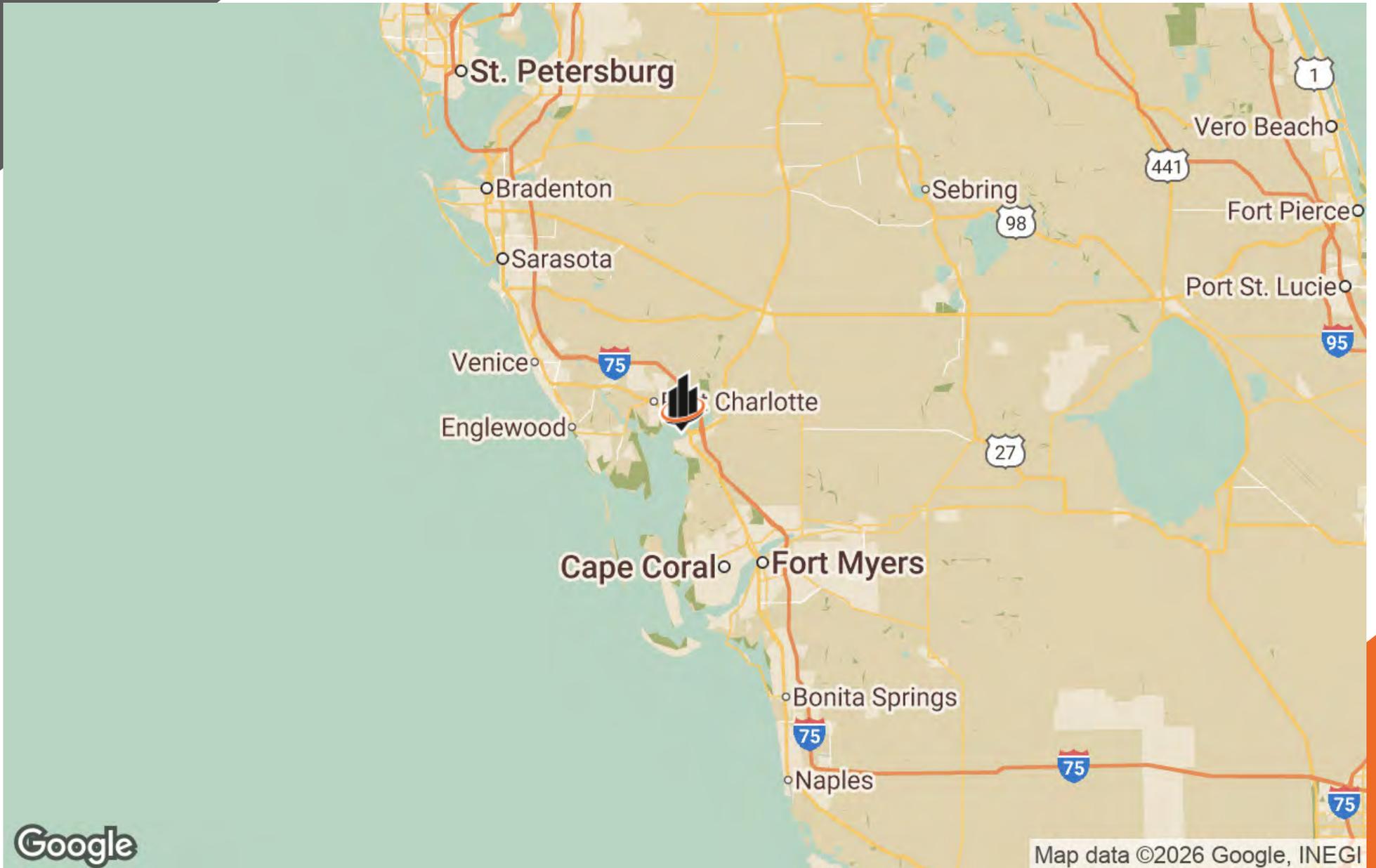




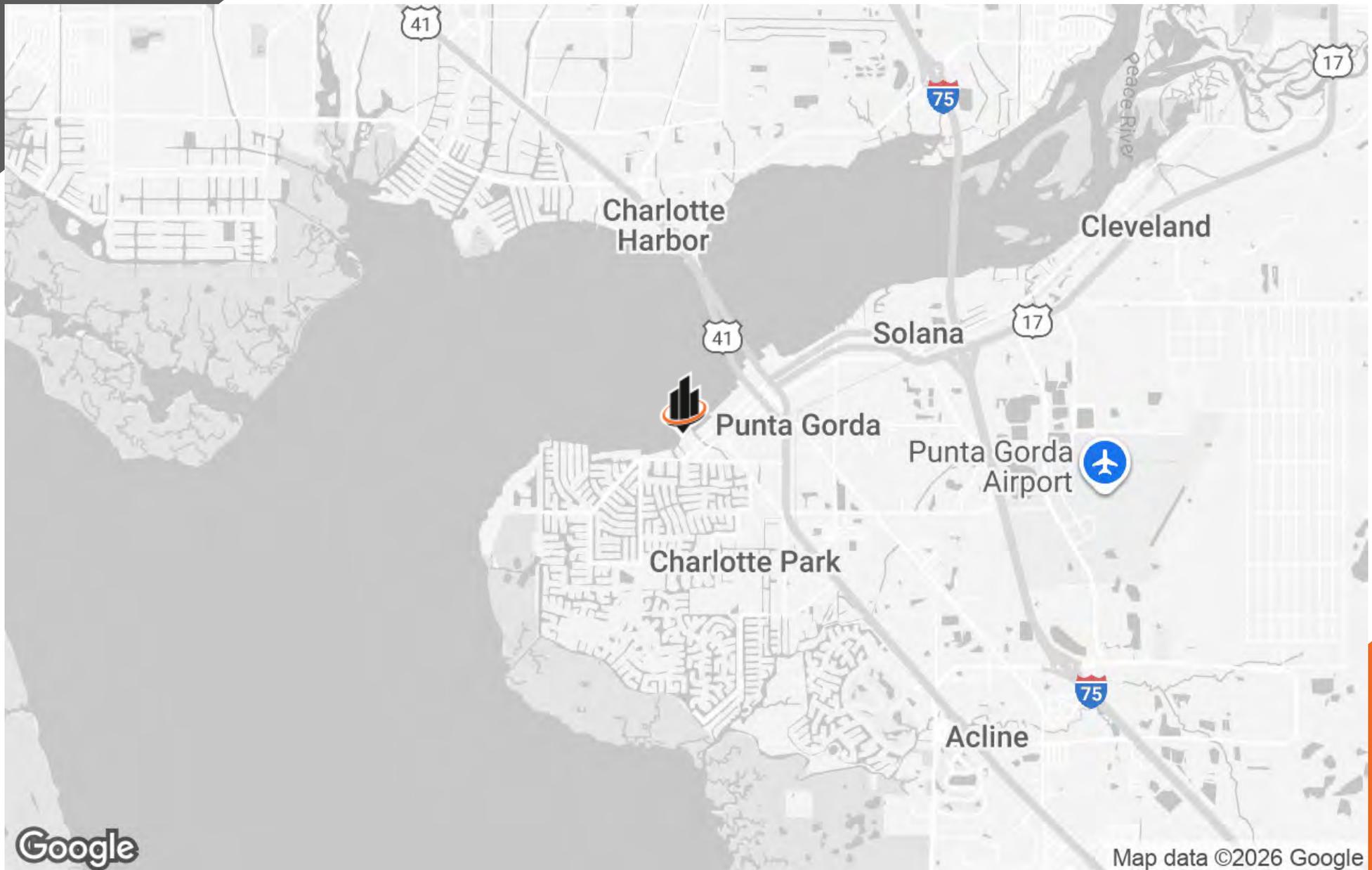


Location Information

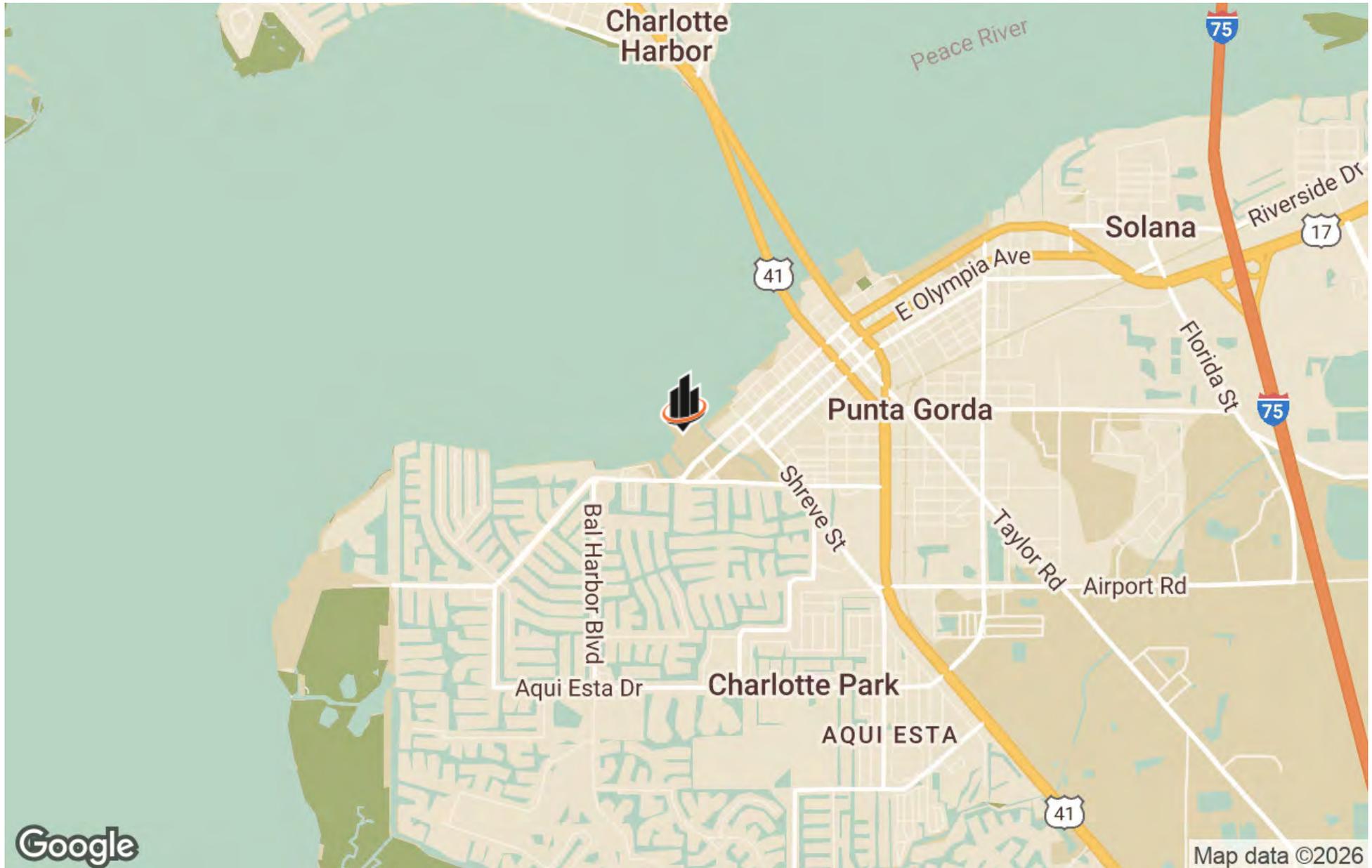
REGIONAL MAP - SARASOTA TO NAPLES



PUNTA GORDA MAP



AERIAL MAP - DOWNTOWN PUNTA GORDA



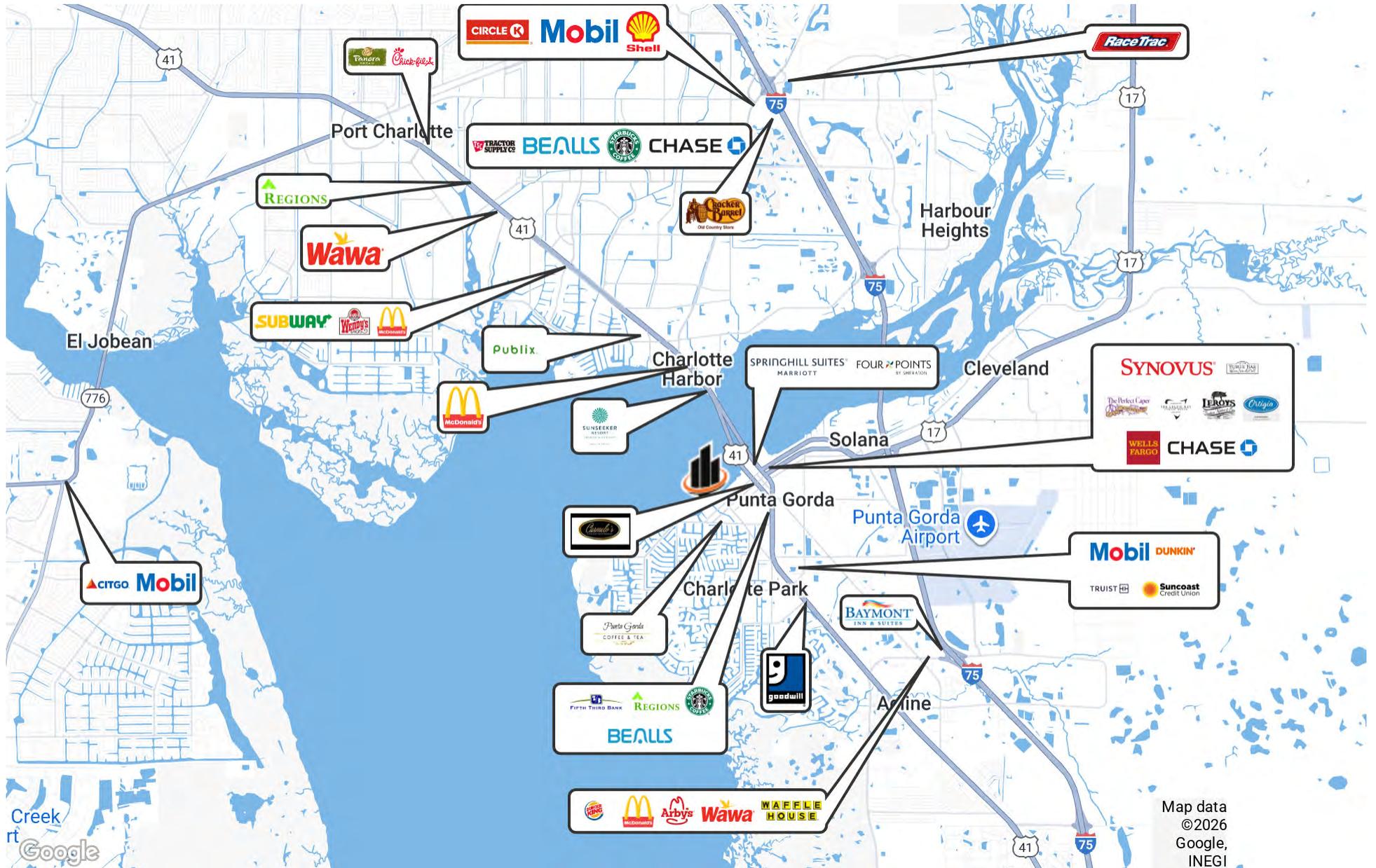
AERIAL MAP - OVERHEAD



AMENITIES MAP

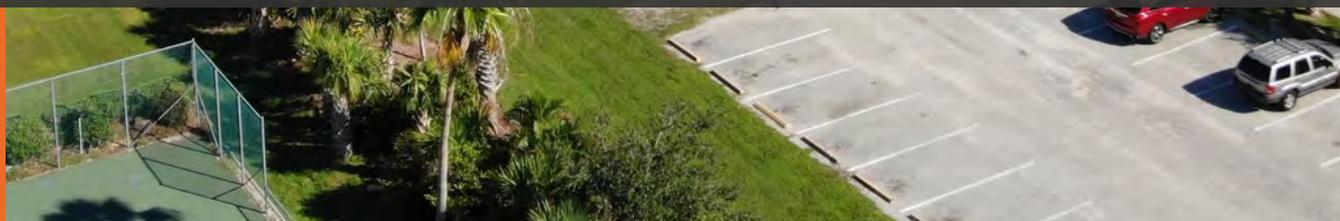


RETAILER MAP





Additional Information



FISHVILLE SPECIAL EVENTS



RETAIL PHOTOS



RESTAURANTS - LOCALLY OWNED & INSPIRED RESTAURANTS

LATITUDE
26°
CHARLOTTE HARBOR





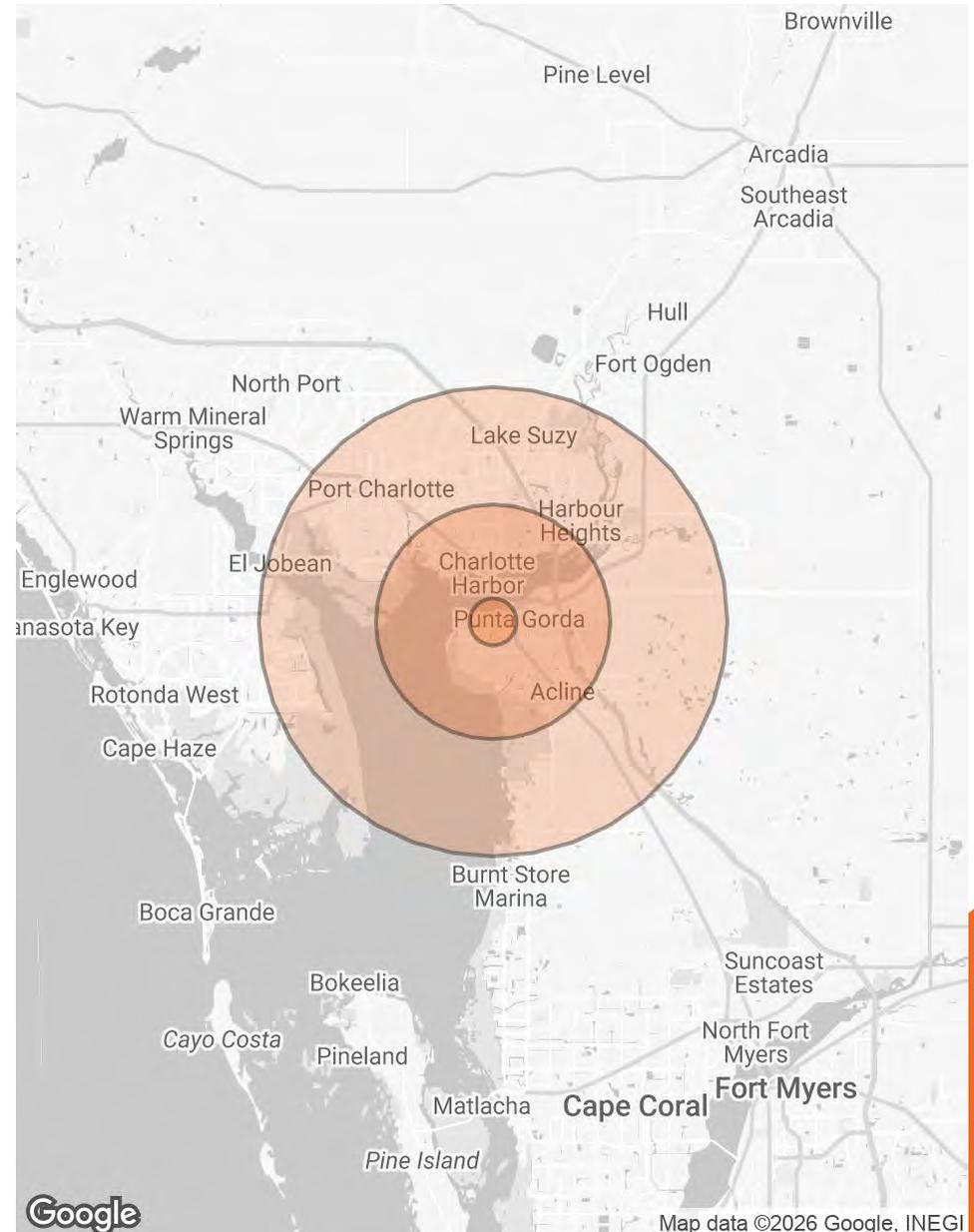
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,877	57,184	142,787
AVERAGE AGE	62.4	57.8	56.1
AVERAGE AGE (MALE)	62.3	55.7	53.6
AVERAGE AGE (FEMALE)	61.4	58.0	57.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,540	32,543	75,765
# OF PERSONS PER HH	1.5	1.8	1.9
AVERAGE HH INCOME	\$60,937	\$57,584	\$58,587
AVERAGE HOUSE VALUE	\$323,187	\$236,021	\$221,179

2020 American Community Survey (ACS)



MEET THE TEAM



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