

FOR SALE - 2ND GENERATION RESTAURANT



**Investment
Properties
Corporation**

3936 TAMIAMI TRAIL N, NAPLES, FL 34103



FORMER LAMORAGA - FINE DINING - CONTEMPORARY RESTAURANT

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Licensed Real Estate Broker

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OFFERING SUMMARY

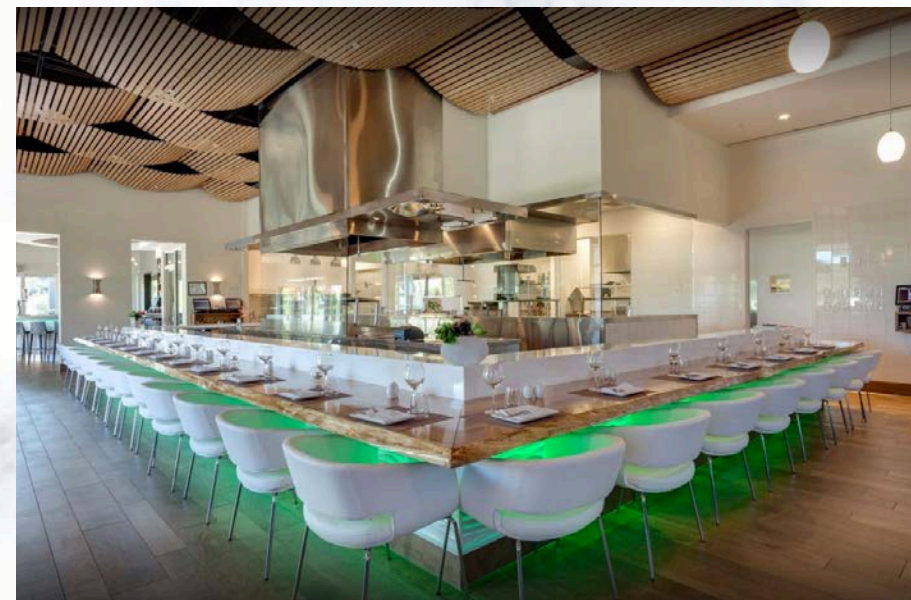
PRICE: **\$5,200,000**

LOT SIZE: **.95 +/- ACRES**

BUILDING SIZE: **5,417 +/- SF**

Rare opportunity to purchase former fine dining restaurant - an established, high-profile location directly on US-41. Offering exceptional visibility and exposure to heavy daily traffic, this contemporary-designed space features seating for 150 guests, and 45+ dedicated parking spaces.

This turnkey property is ideal for restaurateurs looking to make a mark in Naples.

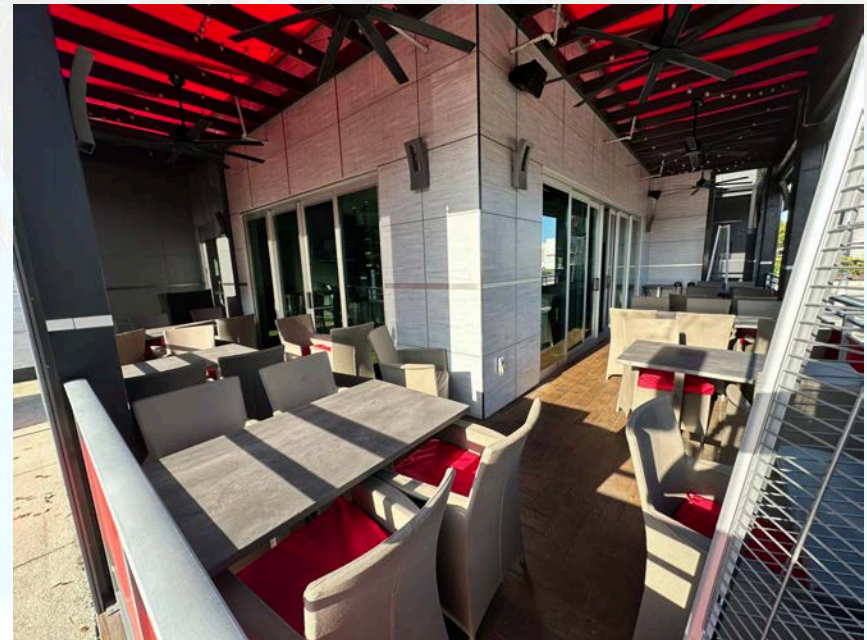




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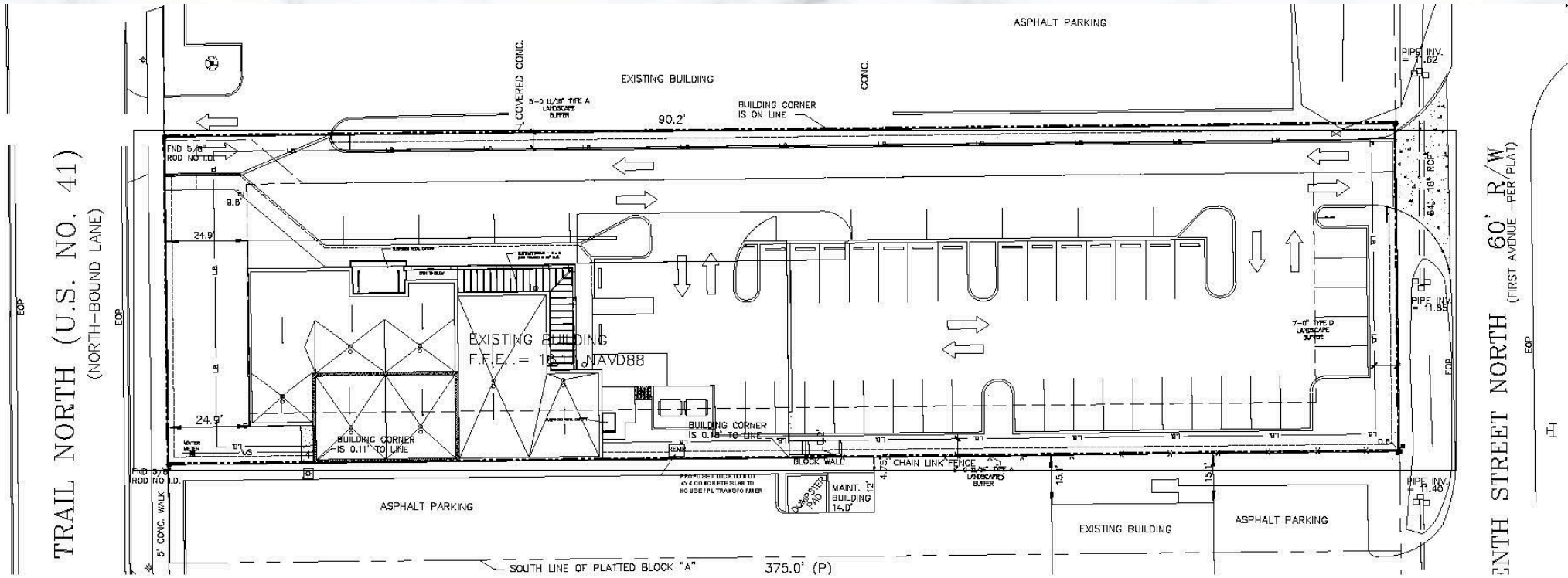
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SITE PLAN



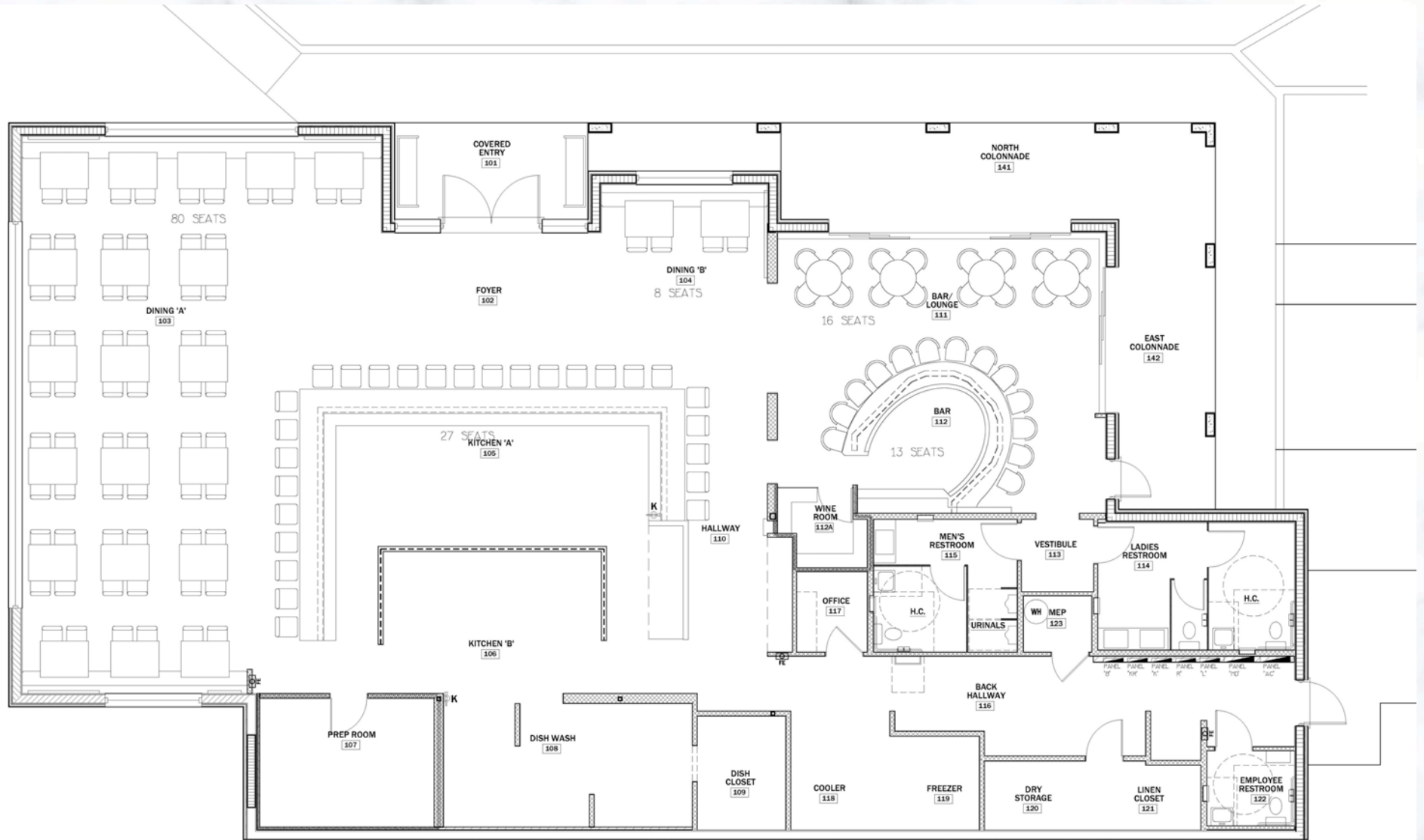


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FLOORPLAN





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Demographics
within

3

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36,982

Population

\$226,616

Average Household
Income

62

Median Age

72%



White Collar

\$1,126,404

Median Net Worth



18,864

Housing Units

2

Average
Household Size



36,982

Total Population

\$1,004,820

Median Home Value



4,821

Total Businesses



\$105,336

Median Disposable Income

Commute Time: Minutes



- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+



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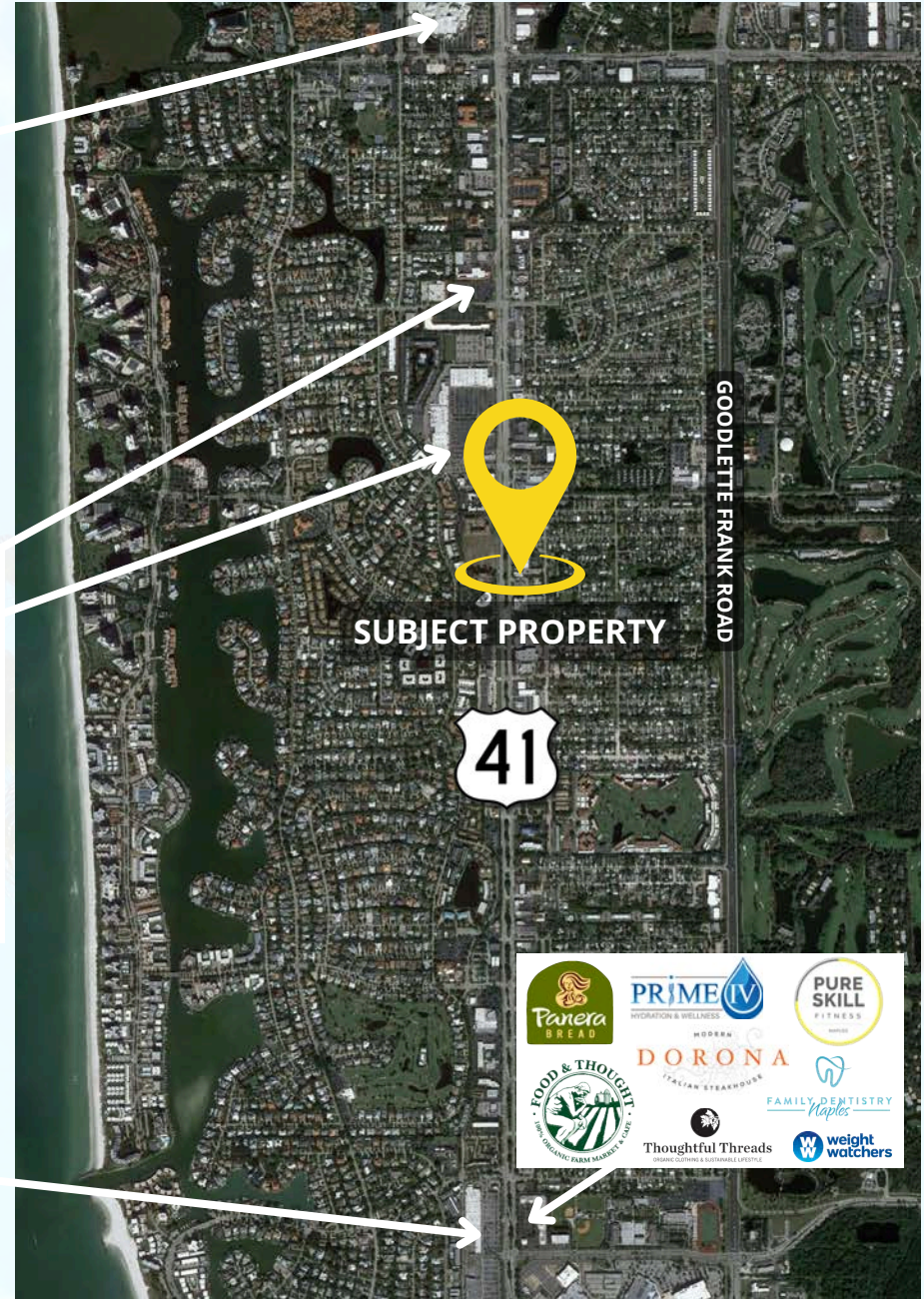
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WATERSIDESHOPS



AMENITY RICH LOCATION FOR EMPLOYEES



click here!

