



SALE

Downtown Fort Myers Second Generation Restaurant

2260 DR. MARTIN LUTHER KING JR. BLVD.

Fort Myers, FL 33901

PRESENTED BY:

TIFFANY LUONGO

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,750,000
UNDER AIR:	3,960 SF
OUTSIDE PATIO	950 SF
TOTAL SEATS:	150
LOT SIZE:	0.87 Acres
ON-SITE PARKING SPACES:	50
BUILT	1980
COMPLETE REMOVATION	2002
ZONING:	Urban Center (U-CTR)

PROPERTY DESCRIPTION

Stand-Alone, Second-Generation Restaurant in the heart of Downtown Fort Myers with rare onsite parking. All FF&E included. Business has been operating as breakfast and lunch only. They have been in downtown for over 35 years with a very loyal client base and the area is now rapidly expanding with lots of new development and redevelopment. Kitchen has TWO FULL LINES including TWO HOODS, which allows rapid response in busy times but which can also facilitate different uses like carry-out, etc.

Property is easily insurable as it is not in a flood zone.

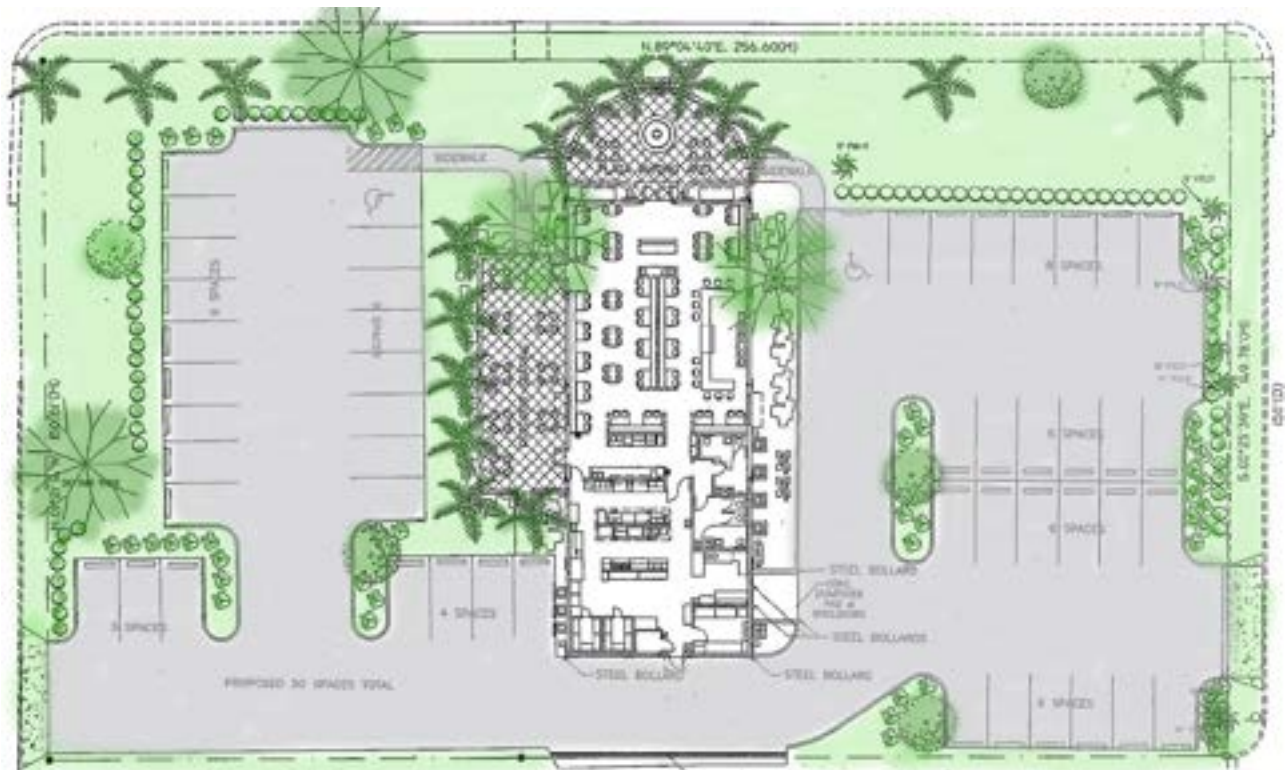
PROPERTY HIGHLIGHTS

- Includes all FF & E
- Lighted Intersection Access
- Seats 120 - Indoor and Patio
- Traffic Count - SR 82: 16,700
- Building completely gutted & renovated in 2002
- New Roof in 2022
- Hoods Completely Refurbished in 2024

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NEW DEVELOPMENT MAP



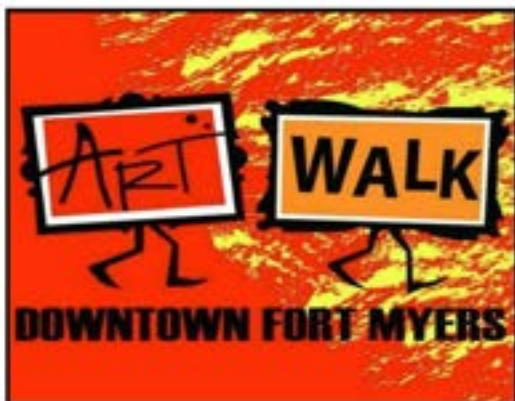
1. West End at City Walk - 318 Class-A Units, Amenity Center, and 10,000 SF of Commercial.
2. Triton Cay – 327 Units including 1, 2 and 3-bedroom options.
3. Triton Cay Phase II: Silver Hills – 236 Apartments
4. The Flats at City Walk – 70 Apartments plus Commercial
5. Vantage – 229 Apartments plus Amenities
6. 1935 Lafayette - 81 One-bedroom Senior Living Units plus Amenities.
7. The Irving - 12-Story Multi-Family consisting of 98 Units plus Amenities.
8. Hilton Tempo - 9-story, 140-Room Hotel
9. The Ivy Apartments - 275 Multi-Family Units plus Clubhouse and Pool.
10. Staybridge Suites Hotel - 6-Stories with 100 Guest Rooms.
11. Montage at Midtown - 321 Class-A Apartments plus a 17,000sf Amenity Center.
12. Hoople Street Apartments - 12 New Units
13. Riverfront First St. Apartments - 8-Story, 221 Units plus Pool and Riverwalk.
14. One Condominium - 21-Story, 34 Units, Fitness Center plus Pool.
15. Gardners Park Grove - 10 Residential Homes
16. Allure - 32-Story, 292 Units plus Amenities.
17. Prima Luce - 22-Stories with 220 Units plus Amenities.
18. Seaboard Waterside Apartments – Two, 6-story Apartment Buildings with 420 Units.

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DOWNTOWN FT. MYERS EVENT ACTIVITY



Downtown hosts regular events that keep people visiting. Monthly Events include Art-Walk and Music Walk. Annual Events include the Edison Festival of Lights Parade, Artfest Fort Myers, and the Seafood and Music Festival. The Parade itself attracts as many as 200,000 people although there are Festival activities that go on for many days. ArtFest goes for three days with hundreds of artists and attracts around 90,000 people. The Seafood and Music Fest is a smaller venue but goes on three days and attracts Thousands.

Additionally, the food scene in downtown Fort Myers is set for a flavorful makeover. The City approved a \$14,500 plan to launch and promote a new culinary district in downtown. The initiative aims to attract more food lovers by showcasing the area's unique dining scene. The plan was just voted on this month (July 2025) and will roll out in phases and feature a new brand, logo, and social media campaign. City leaders emphasized the focus is on promoting local food and drink spots, though an official launch date has not been announced.

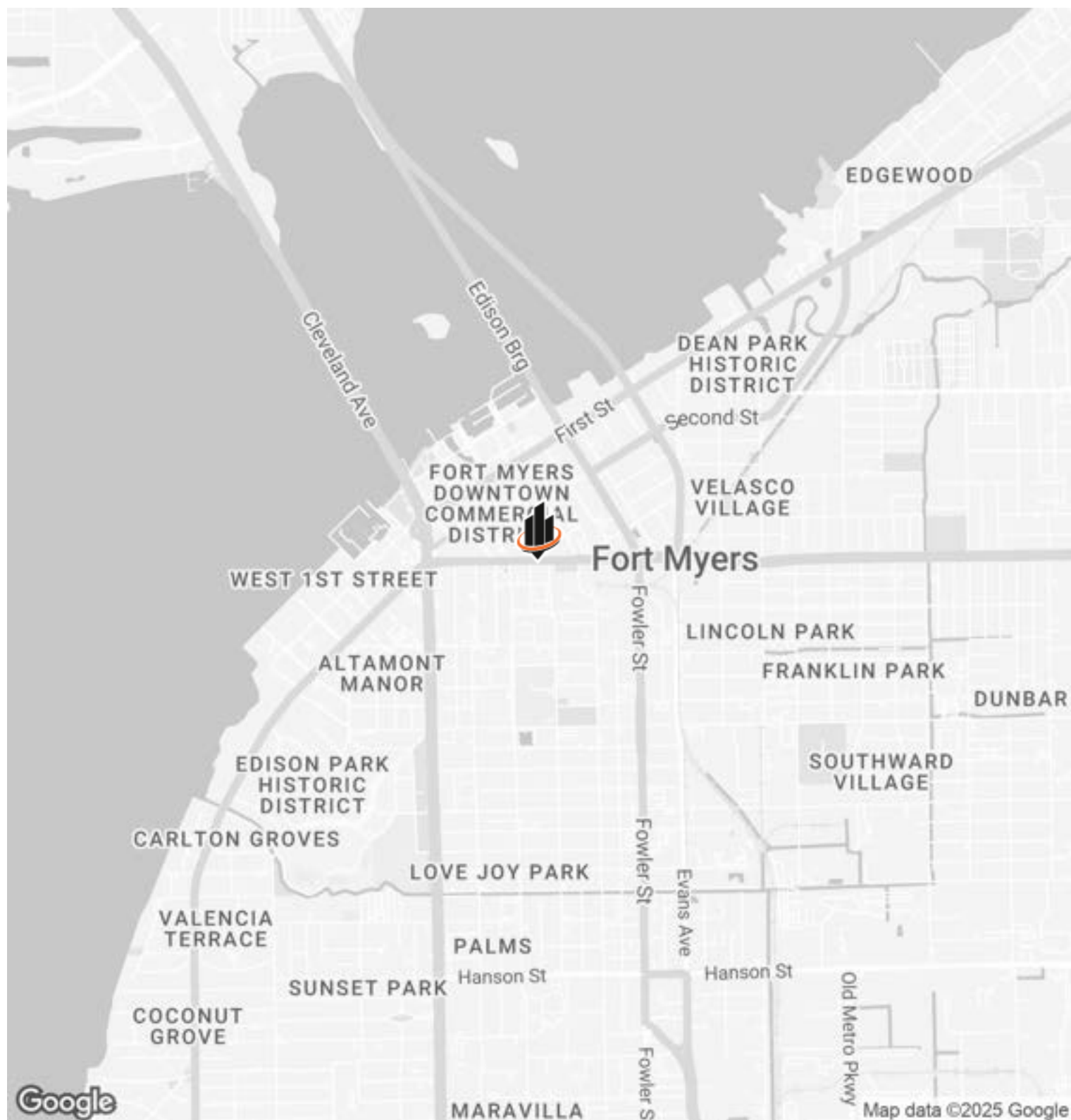


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LOCATION MAP

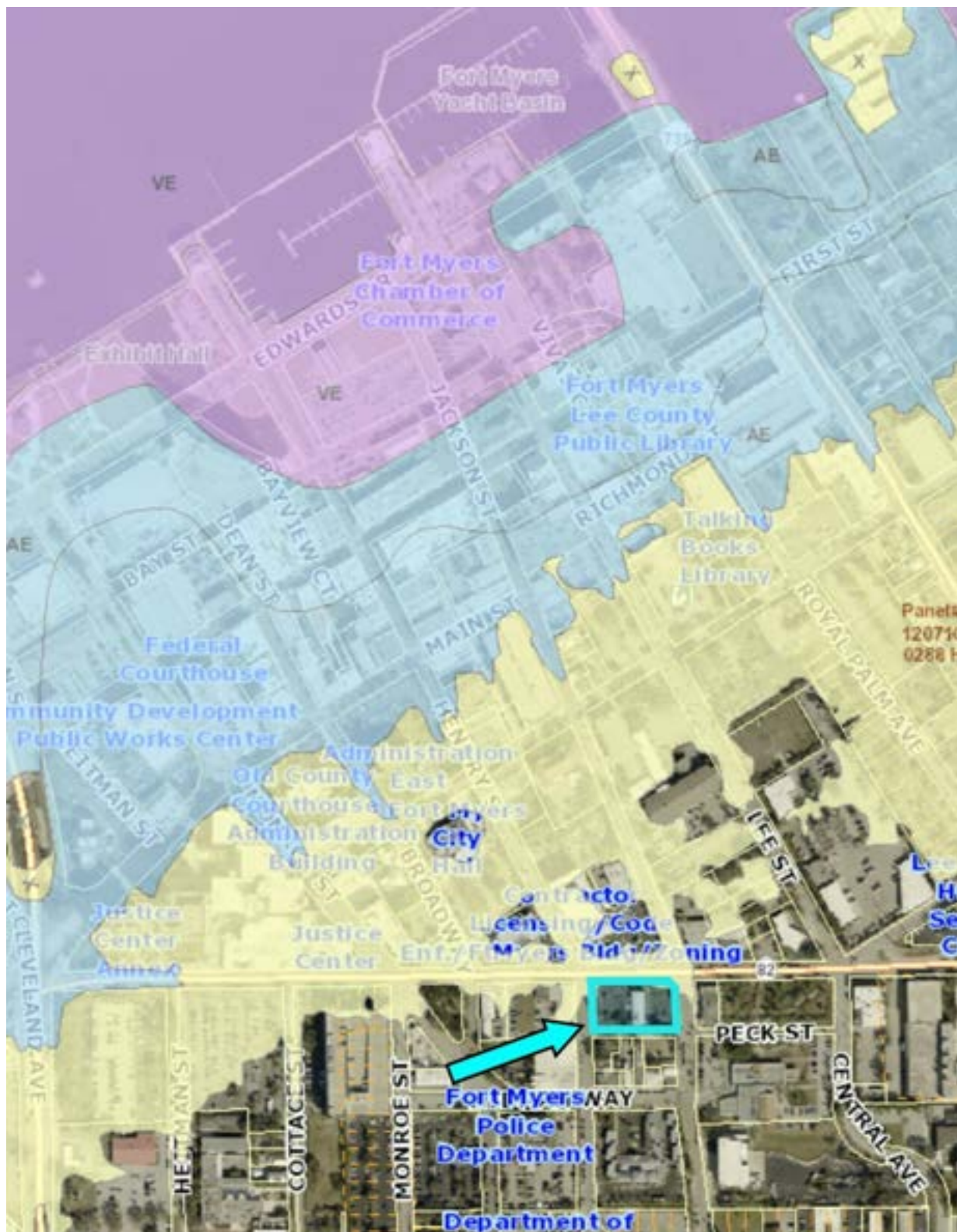


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PROPERTY IS IN A NO-FLOOD ZONE

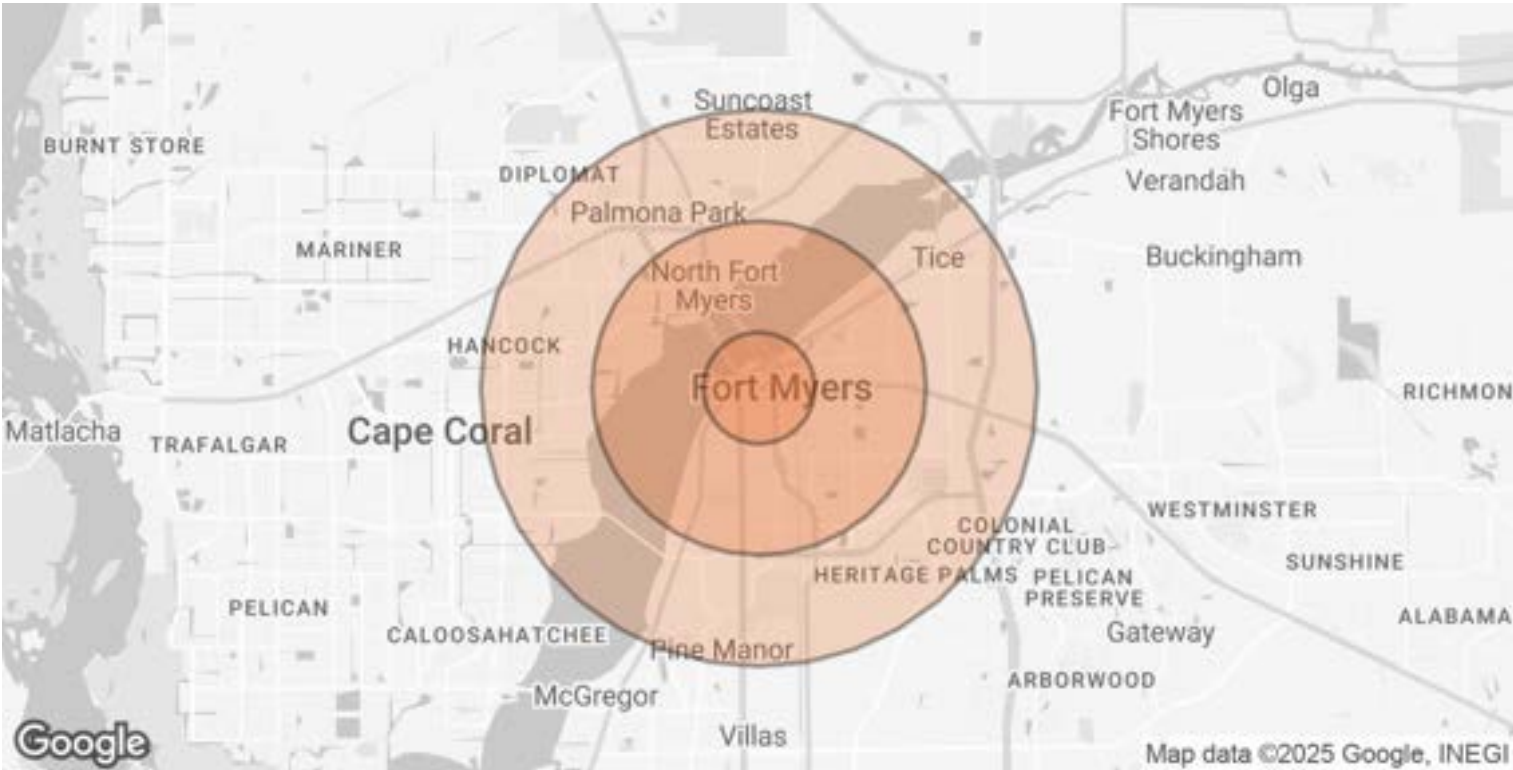


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,246	60,099	167,435
AVERAGE AGE	49	43	45
AVERAGE AGE (MALE)	48	43	44
AVERAGE AGE (FEMALE)	50	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,602	25,545	70,165
# OF PERSONS PER HH	2	2.4	2.4
AVERAGE HH INCOME	\$63,948	\$71,267	\$77,309
AVERAGE HOUSE VALUE	\$441,599	\$308,647	\$306,367

Demographics data derived from AlphaMap

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