



1585 Pine Ridge Road

Naples, Florida 34109 · between Goodlette-Frank Rd and Airport-Pulling Rd

FULLY BUILT OUT

6,309 SF INTERIOR · 1,500 SF PATIO

A fully built-out, second generation restaurant on Pine Ridge Road in the heart of Naples' central commercial corridor. 6,309 SF of interior space plus 1,500 SF of exterior seating, served by a 365° bar with both interior and exterior service. Recently remodeled kitchen, a \$100,000 sound and lighting package, and seating for 180 inside and 80 outside — or 300 inside when configured as a dance club. Parking for more than 300 cars. Offered for sale or for lease.

OFFERING

For sale **\$3,590,000**

For lease **\$38.00 PSF/yr interior · \$10.00 PSF/yr exterior**

Association fees **\$4,100 / month (CAM)**

■ **Asset purchase also available** — call for details.

EXISTING IMPROVEMENTS

- Remodeled kitchen · 16' hood + 8' rear hood
- \$100,000 upgraded sound & lighting system
- Four grease traps, recently cleaned
- Parking for over 300 cars
- 365° bar with interior & exterior service
- Security system with 40 cameras
- Six new toilets in restrooms
- WM recycling & dumpster service

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PROPERTY

Interior	6,309 SF
Exterior seating	1,500 SF
Capacity · interior	180
Capacity · exterior	80
As dance club · interior	300
Parking	300+ cars

2025 AVG. DAILY TRAFFIC

54,000

Pine Ridge Rd at the property

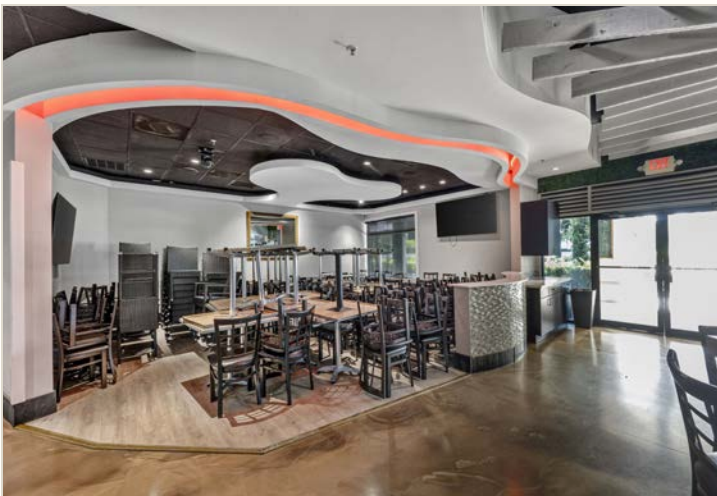
35,000

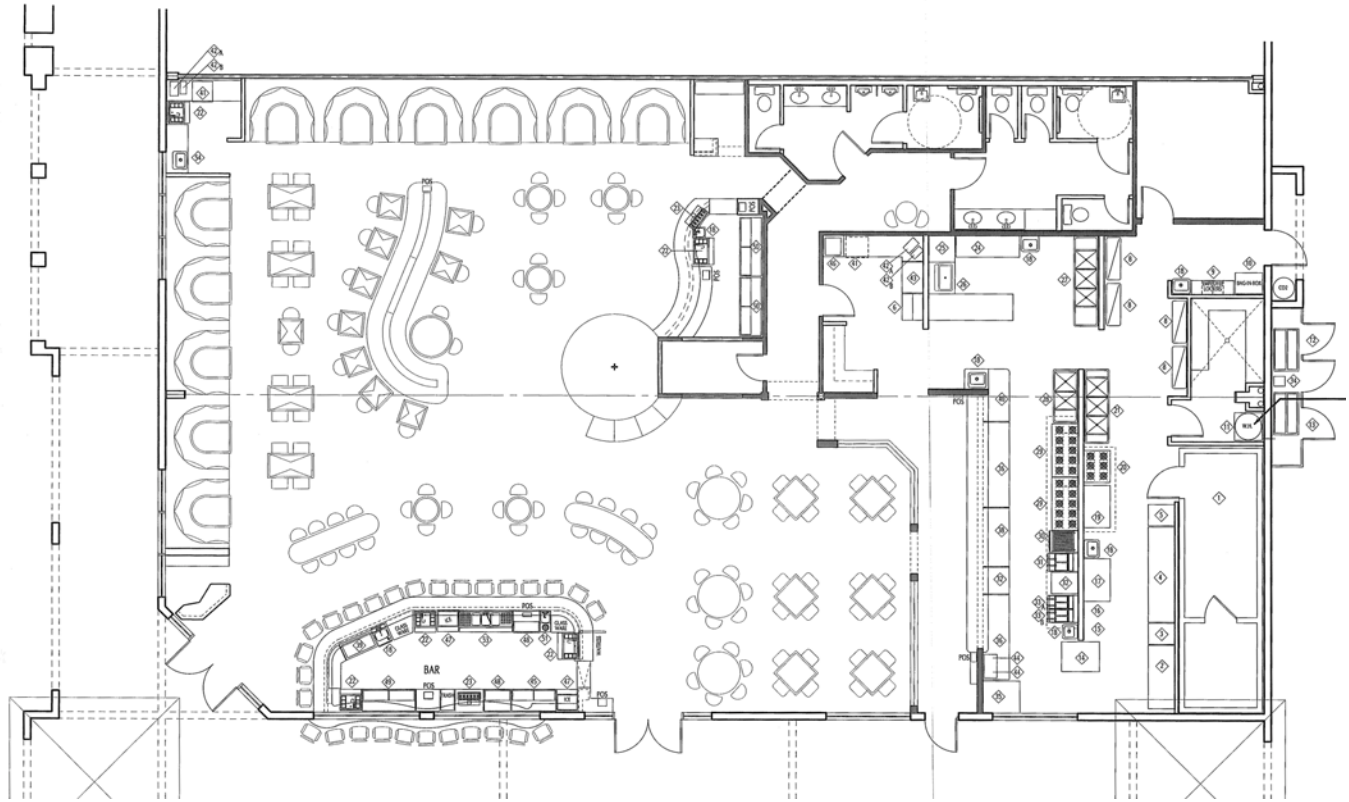
Goodlette-Frank Rd, south of Pine Ridge

DEMOGRAPHICS · CENSUS ACS 2019–2023 5-YEAR

	3 MI	5 MI	7 MI
Population	48,203	107,681	204,170
Avg. HH income	\$200,659	\$174,077	\$148,338

Dining room, 365° bar and covered patio





EQUIPMENT LIST:

- | | | |
|--|--|---|
| 1 - WALK IN COOLER / FREEZER, OWNER PROVIDED | 23 - DRAFT BEER TAPS | 43 - 48"W BOTTL CHILLER 8.5 AMPS |
| 2 - 6'-0" S. S. TABLE | 24 - 6'-0" CLEAN SIDE DISH TABLE | 44 - MICROWAVE OVEN, (2) OWNER PROVIDE |
| 3 - PASTA ROLLER, OWNER PROVIDE - 15AMP | 25 - 24"W DISHWASHER - 115 V / 15AMP | 45 - 50"W BOTTLE CHILLER 8.5 AMPS |
| 4 - 9'-0" S. S. TABLE | 26 - 6'-0" +/- DIRTY SIDE DISH TABLE | 46 - ESPRESSO MACHINE 230 AMPS / 2700 WATTS |
| 5 - 21 1/2" PAN RACK, OWNER PROVIDE | 27 - 8'-0" TRIPLE S. S. SINK | 47 - 2'-0" ICE BIN / BOTTLE CHILLER |
| 6 - 25" ICE / FOUNTAIN, PEPSI PROVIDE | 28 - 60" DOUBLE S. S. SINK | 48 - 2'-6" GLASS CHILLER |
| 7 - RESERVED | 29 - 60"W 10 BURNER STOVE W/ DBL OVEN | 49 - 60" BOTTLE COOLER |
| 8 - 24" X 48" WIRE SHELVING | 30 - 24" GAS CHAR BROILER | 50 - 60" BOTTLE COOLER |
| 9 - EMPLOYEE LOCKERS | 31 - 18 1/4" PASTA COOKER | 51 - BLENDER / SINK STATION |
| 10 - BAG-IN-THE-BOX SODA SYSTEM - 110 V | 32 - 24" +/- S. S. TABLE | 52 - CARDBOARD COMPACTOR - REMOTE LOCATION |
| 11 - 100 GALLON GAS WATER HEATER - DRAIN TO EXTERIOR | 33A - 15 1/2"W SUPER GAS FRYER | 53 - 60" TRIPLE SINK / BAR SINK |
| 12 - 31" X 48" X 76" ICE-O-MATIC ICE CUBER - 208/230 1PH | 33B - 15 1/2" SUPER GAS FRYER | 54 - 18" DROP IN SINK |
| 13 - 31" X 48" X 76" ICE-O-MATIC ICE CUBER - 208/230 1PH | 34 - AUTOMATIC MISTING SYSTEM | |
| 14 - DOUBLE DECK PIZZA OVEN 43"W X 36"D - 56.2 KW | 35 - 27"W REACH IN FREEZER | |
| 15 - EQUIPMENT RACK | 36 - 93 1/4" PIZZA PREP STATION 9.7 AMPS | |
| 16 - DOUGH MIXER 36" 1PH / 230 / 11A OWNER PROVIDE | 37 - RESERVED | |
| 17 - 48" +/- S. S. TABLE | 38 - 64" HOT FOOD TABLE | |
| 18 - 16" X 17" X 6" ADA HAND SINK W/ SPLASH GUARD | 39 - 36" X 16" ICE BIN / BOTTLE CHILLER - 8.5 AMPS | |
| 19 - 48" GAS TILT SKILLET | 40 - 60" S. S. TABLE | |
| 20 - 36" GAS 6 BURNER STOVE W/ CONVECTION BELOW | 41 - 30"W UNDER COUNTER WARMING DRAWER 120V / 475W / 3.96A | |
| 21 - 96" TRIPLE S. S. SINK | 42A - ICED TEA DISPENSER | |
| 22 - 23" X 23" ICE BIN (SERVER STATION) | 42B - COFFEE MAKER / DISPENSER | |

Dining room with booth and banquette seating, curved display bar, full commissary kitchen, walk-in cooler/freezer, employee lockers and two restroom blocks. Equipment Schedule Plan, Sheet A-6 • Phoenix Planning & Engineering, April 2004. Shown as built; purchaser to verify all dimensions and equipment.

6,309

SF INTERIOR

180

INTERIOR SEATS • 300 AS CLUB

54

ITEM EQUIPMENT SCHEDULE ON FILE



54,000

ADT · PINE RIDGE RD AT PROPERTY

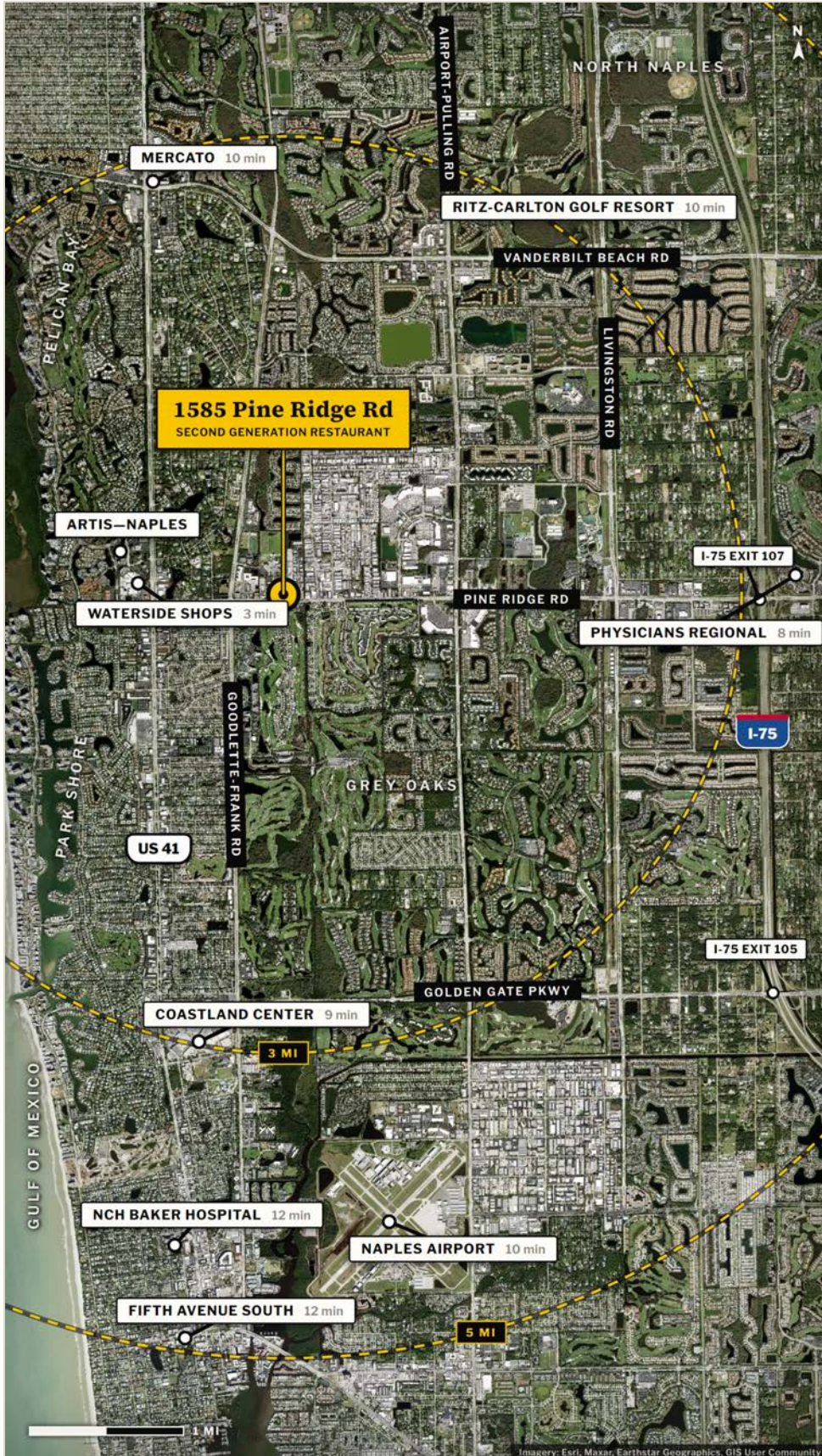
300+

PARKING SPACES

260

SEATS · 180 INTERIOR + 80 EXTERIOR

Central Naples, minutes to US 41 and I-75



WHY HERE

On Pine Ridge Road, Naples' primary east-west commercial corridor, between Goodlette-Frank Road and Airport-Pulling Road. Three minutes to US 41 and Waterside Shops, eight to I-75, with Pelican Bay, Park Shore and Grey Oaks in the immediate trade area.

ADDRESS

1585 Pine Ridge Rd
Naples, FL 34109

CORRIDOR

Pine Ridge Rd, north side

TRADE AREA

Naples · Pelican Bay · Park Shore · Grey Oaks

DRIVE TIMES

US 41 / Waterside Shops	3 min
I-75, Exit 107	8 min
Naples Airport	10 min
Mercato	10 min
Downtown / 5th Ave	12 min

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