



RESTAURANT FOR SALE

GREAT OPPORTUNITY
TO OWN A WELL
ESTABLISHED
RESTAURANT!

★
TURNKEY
OPERATION
BUSY LOCATION
GREAT
POTENTIAL



PRIME
LOCATION



STRONG
FINANCIALS



FULLY EQUIPPED
KITCHEN



ESTABLISHED
CUSTOMER BASE



INQUIRE TODAY
SERIOUS INQUIRIES ONLY
CALL FOR MORE INFORMATION

Be Your Own Boss!



A FANTASTIC OPPORTUNITY
DON'T LET THIS ONE PASS YOU BY!

HIGH VOLUME DOWNTOWN ITALIAN RESTAURANT & PIZZERIA – PUNTA GORDA, FL

PUNTA GORDA, FL 33950

TAMMY SHAW

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE
941.769.2222
TAMMYSHAW@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sale Price	\$2,000,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CC
Lot Size	4,396 SF

LOCATION INFORMATION

Building Name	High Volume Downtown Italian Restaurant & Pizzeria – Punta Gorda, FL
City, State, Zip	Punta Gorda, FL 33950
County	Charlotte

BUILDING INFORMATION

Building Size	1,664 SF
Building Class	C
Number of Floors	1
Year Built	1938
Number of Buildings	1



RESTAURANT FOR SALE

GREAT OPPORTUNITY TO OWN A WELL ESTABLISHED RESTAURANT!

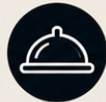
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PRIME LOCATION



STRONG FINANCIALS



FULLY EQUIPPED KITCHEN



ESTABLISHED CUSTOMER BASE

PROPERTY HIGHLIGHTS

- Restaurant Business & Real Estate For Sale
- Prime Downtown Punta Gorda Waterfront District Location
- Established Landmark Restaurant with Strong Sales History
- Turnkey Restaurant Operation Including Furniture, Fixtures & Equipment
- Indoor Dining & Outdoor Patio Seating
- High Visibility Location with Strong Foot & Vehicle Traffic

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	4,396 SF
Building Size:	1,664 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	633	2,542
Total Population	323	1,153	4,692
Average HH Income	\$76,928	\$79,966	\$90,441

PROPERTY DESCRIPTION

Exceptional opportunity to acquire a highly successful and established Italian restaurant and pizzeria including the real estate, located in the heart of historic downtown Punta Gorda, Florida. The business is a well-known destination restaurant offering authentic Italian cuisine, wood-fired pizza, wine service, indoor dining, patio seating, and a strong loyal customer base.

The business generated approximately \$1.53 million in gross sales during 2025 and served more than 46,000 guests, demonstrating consistent customer traffic and strong operational performance. Revenue is driven by a balanced mix of dine-in, patio dining, wine sales, and takeout operations. The offering includes both the operating business and the underlying real estate, providing a rare owner-user or investment opportunity in one of Southwest Florida's most desirable downtown districts.

The property features a charming historic Florida-style building with indoor dining, outdoor patio seating, attractive street presence, and excellent pedestrian visibility. Located within Punta Gorda's vibrant downtown corridor, the property is surrounded by waterfront attractions, boutique retail, marinas, hotels, luxury residential developments, and year-round tourism.

The restaurant is fully operational and offered as a turnkey opportunity including furniture, fixtures, equipment, branding, goodwill, operational systems, and established business presence.

Business & Property Highlights:

- Business & Real Estate Included
- Gross Sales Exceeding \$1.53 Million (2025)
- Prime Downtown Punta Gorda Location
- Established Landmark Restaurant
- Indoor Dining & Outdoor Patio Seating
- Strong Food, Wine & Beverage Sales
- Turnkey Operation
- Attractive Historic Building
- Excellent Visibility & Pedestrian Traffic
- Established Branding & Goodwill
- High Traffic Hospitality Corridor
- Experienced Staff & Operational Systems

Ideal opportunity for an owner/operator, hospitality group, restaurant entrepreneur, or investor seeking a proven restaurant operation with real estate ownership in one of Southwest Florida's fastest-growing coastal communities.

Confidentiality Agreement required for additional financial information and business details.

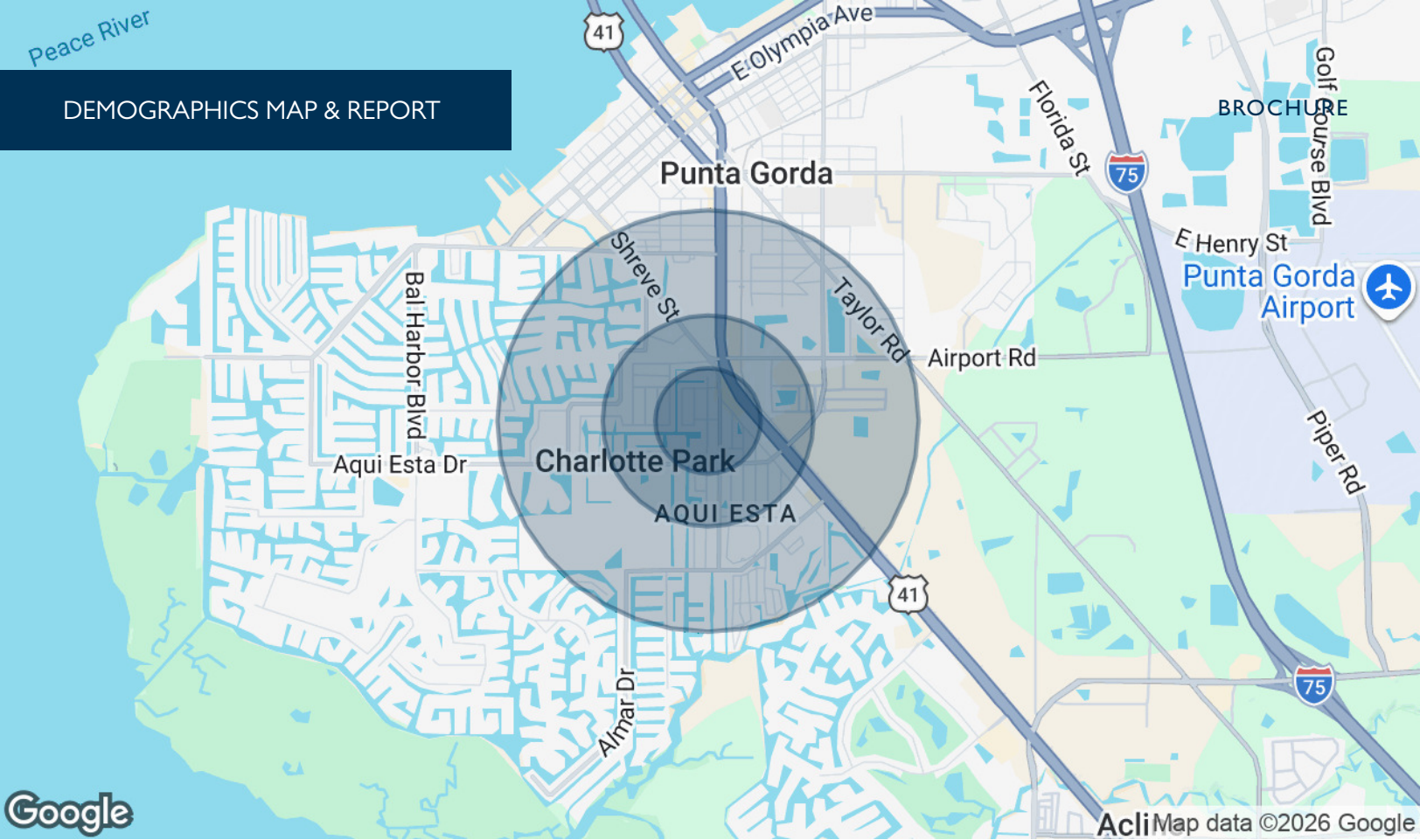






Map data ©2026

DEMOGRAPHICS MAP & REPORT



AcliMap data ©2026 Google

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	323	1,153	4,692
Average Age	62.4	63.6	64.6
Average Age (Male)	61.3	62.3	64.1
Average Age (Female)	64.1	64.9	64.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	633	2,542
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$76,928	\$79,966	\$90,441
Average House Value	\$286,399	\$295,865	\$375,266

2023 American Community Survey (ACS)



TAMMY SHAW

Senior Commercial Advisor | Broker Associate

TammyShaw@msccommercial.com

Direct: 941.769.2222 | Cell: 941.769.2222

FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

MSC Commercial
1605 Main Street Suite 500
Sarasota, FL 34236
941.957.3730