



For Sale

1149 Periwinkle Way,  
Building/Unit #2,  
Sanibel, FL

OFFERING MEMORANDUM

**MSC** | COMMERCIAL  
REAL ESTATE

**G. RIVER WEST**  
Senior Commercial Advisor  
(863) 202-0439  
riverwest@msccommercial.co  
SL3419267, Florida

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1149 PERIWINKLE WAY, #2

## MSC COMMERCIAL

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SENIOR COMMERCIAL ADVISOR

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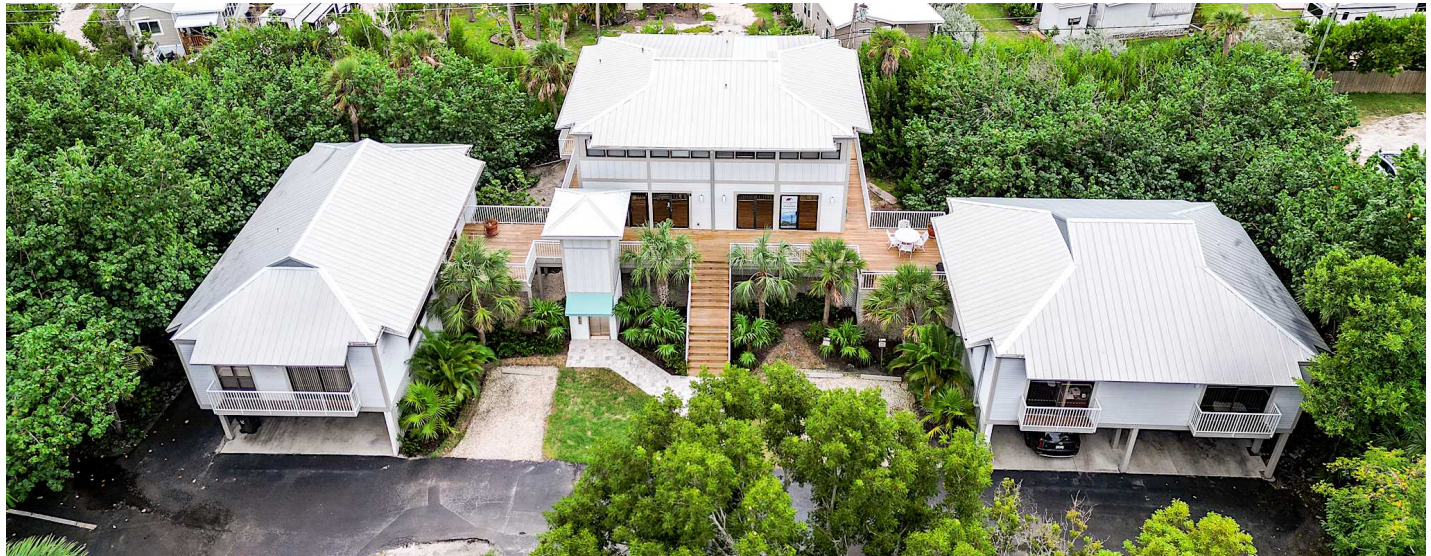
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# OFFERING SUMMARY

1149 PERIWINKLE WAY, #2 | SANIBEL, FL 33957



## Property Summary

Price:	\$1,100,000
Building SF:	4,521
Price / SF:	\$243
Occupancy:	Immediately Available
Lot Size:	0.82 Acres (Shared)
Frontage:	210 Feet
Parking:	On-Site Surface Parking
Year Built:	1981
Zoning:	General Commercial & Mid-Island Ridge Zone

## Property Overview

Standalone commercial condominium building totaling 4,521± SF within the 1149 Periwinkle Commercial Condominium complex on approximately 0.82± shared acres. This three-level building includes ground-floor enclosed storage/two-car garage, second-floor primary commercial space with multiple ingress/egress points & potential to divide into multiple units, and a third-floor live-work unit with a kitchen area. Elevator-served and available for immediate occupancy, the property offers flexibility for owner-occupancy, multi-tenant leasing, or partial owner-occupancy with rental income.

With its flexible layout and prime island setting, this property is well suited for a variety of use cases!

## Sanibel-Captiva Market Overview

The Sanibel-Captiva Market represents one of Southwest Florida's most distinctive and supply-constrained island commercial markets, supported by a nationally recognized tourism base, affluent residential population, seasonal demand, and reputation as one of Florida's exclusive coastal destinations. Known for preserved beaches, shelling, boating, fishing, wildlife viewing, locally owned businesses, and relaxed island character, Sanibel and Captiva continue to attract long-term & seasonal residents, and repeat visitors.

The Islands' economy is driven by tourism, seasonal residency, hospitality, restaurants, specialty retail, professional services, real estate, wellness, and recreation. This diverse demand base supports a wide range of commercial uses along the islands' primary corridors, where businesses benefit from resident and visitor traffic. Limited commercial inventory, high barriers to new development, and convenient access from mainland Lee County and Southwest Florida International Airport (RSW) create a compelling blend of scarcity, lifestyle appeal, and long-term investment potential!

# THE BUILDING

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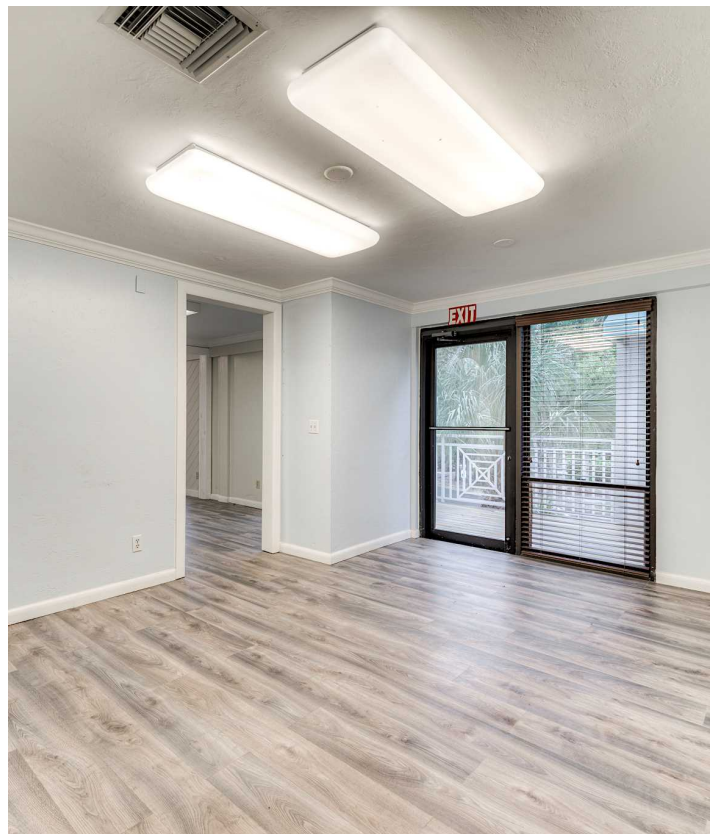


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# THE SECOND FLOOR - COMMERCIAL SPACE

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# THE THIRD FLOOR - LIVE-WORK UNIT

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# THE SITE

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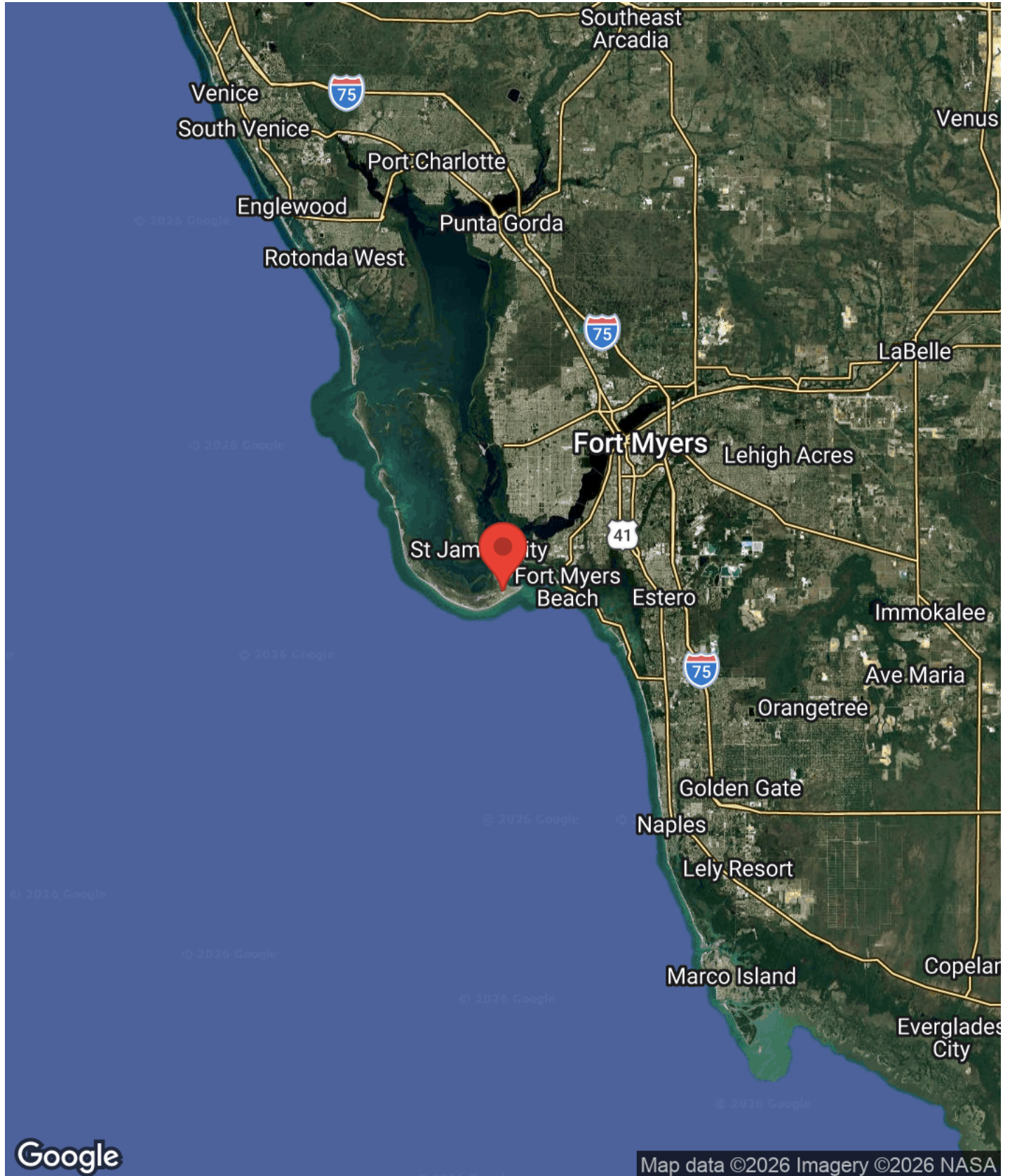


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# REGIONAL MAP

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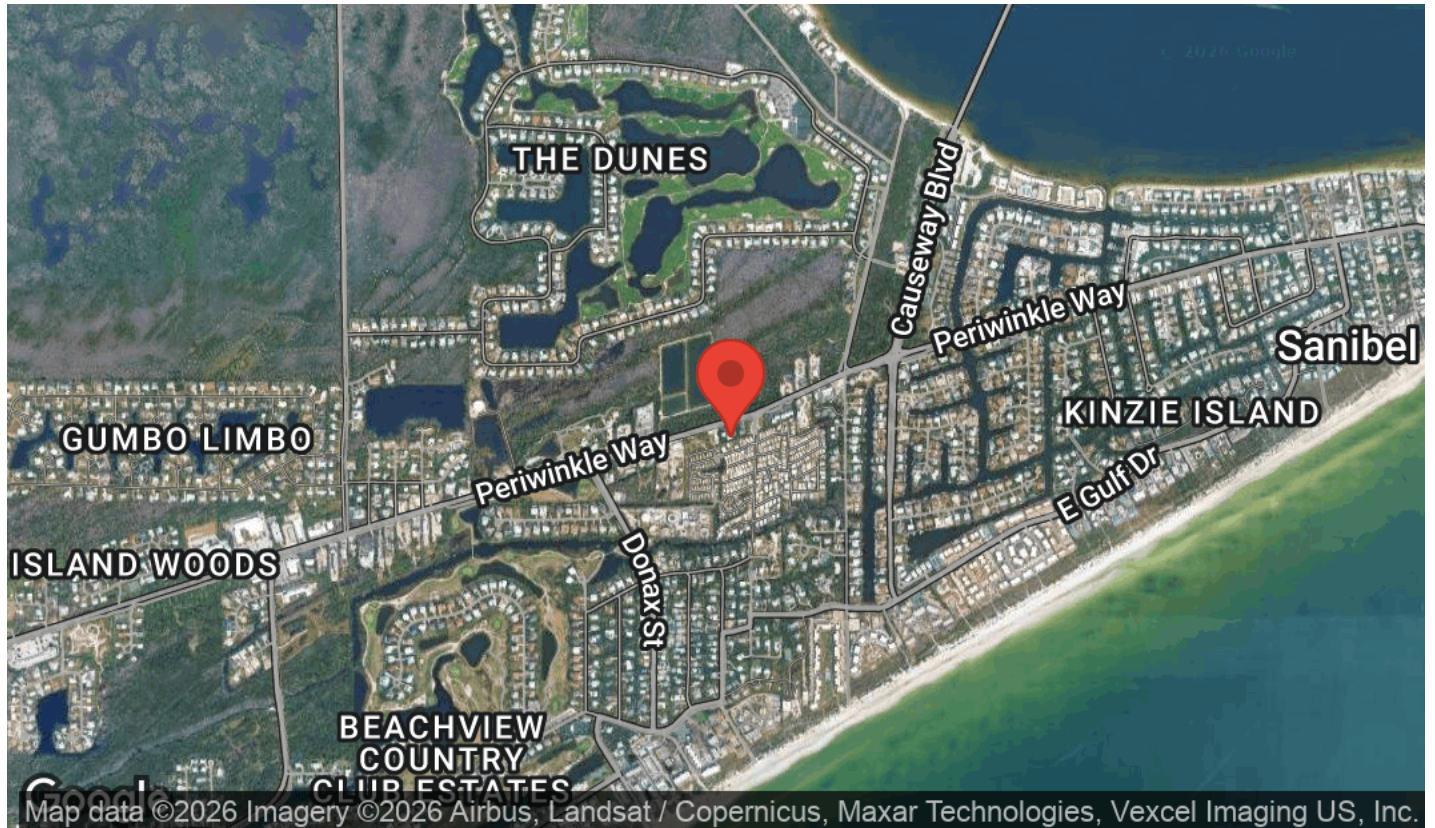


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# LOCATION MAPS

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# SITE MAP

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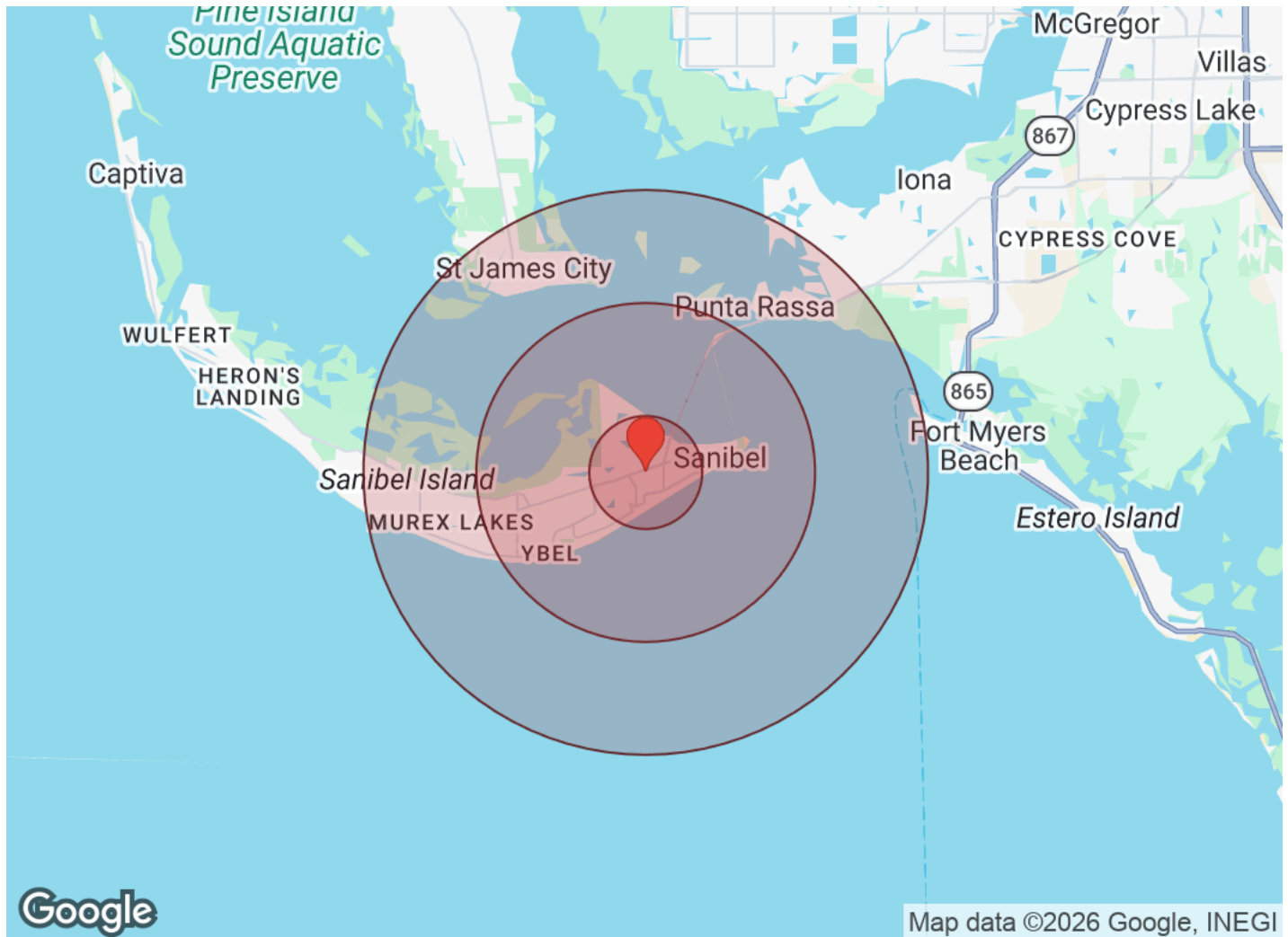


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# DEMOGRAPHICS

1149 PERIWINKLE WAY, #2 | SANIBEL, FL 33957



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,538	3,104	5,593	Median	\$94,421	\$109,163	\$107,366
Female	1,737	3,540	5,946	Under \$15k	138	296	484
Total Population	3,275	6,644	11,539	\$15k - \$25k	80	117	206
<b>Housing</b>				\$25k - \$35k	35	77	379
Total Units	2,659	5,485	9,251	\$35k - \$50k	245	398	547
Occupied	1,747	3,556	6,172	\$50k - \$75k	147	229	496
Owner Occupied	1,501	3,077	5,279	\$75k - \$100k	294	549	770
Renter Occupied	246	479	893	\$100k - \$150k	202	362	954
Vacant	912	1,929	3,079	\$150k - \$200k	184	520	727
<b>Age</b>				Over \$200k	423	1,008	1,610
Ages 0 - 14	235	431	641				
Ages 15 - 24	154	297	488				
Ages 25 - 54	562	1,098	1,810				
Ages 55 - 64	566	1,110	1,949				
Ages 65+	1,758	3,709	6,651				

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# MEET YOUR ADVISOR

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## BIOGRAPHY

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

## EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

## MEMBERSHIPS & AFFILIATIONS

-International Council of Shopping Centers, Retailer Member

-University of Florida Finance Group, Alumni

-University of Florida Real Estate Society, Alumni

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*PRESENTED BY:*

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