



The White Elephant Pub

1855 Gulf Blvd. Englewood, FL 34223

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
naimemberfirm.com

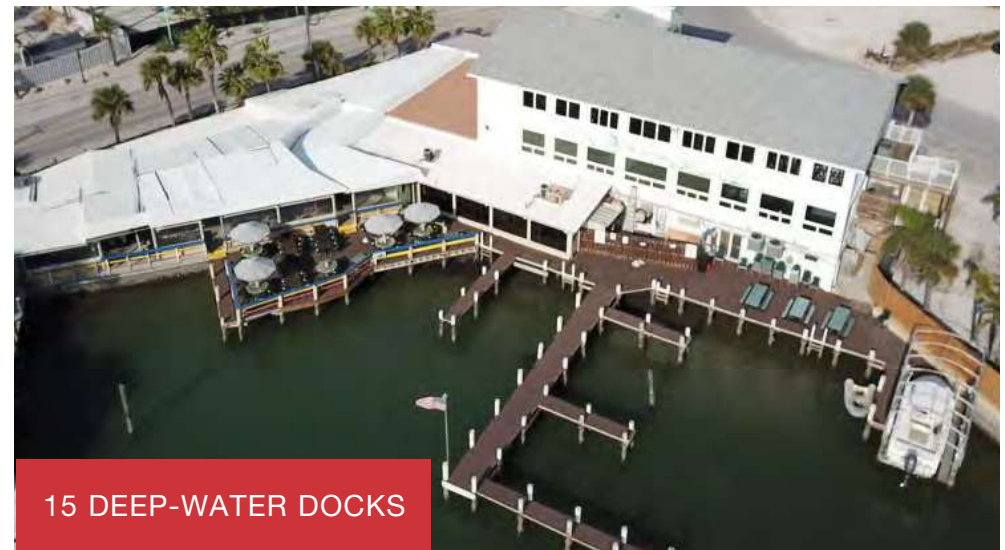
The White Elephant Pub

1855 Gulf Blvd. Englewood, FL 34223

Property Features

We are pleased to present this 300-seat waterfront restaurant property with boat docks (the White Elephant Pub) on Lemon Bay in Englewood, Southwest Florida. Under the same ownership for more than 20 years, this location represents a prime – and very rare – opportunity for a waterfront restaurant concept to capitalize on the prime location and local clientele, including boaters. Facilities include open-air, covered and indoor dining spaces. The gulfside beaches of Manasota Key are just a short walk away across Gulf Blvd.

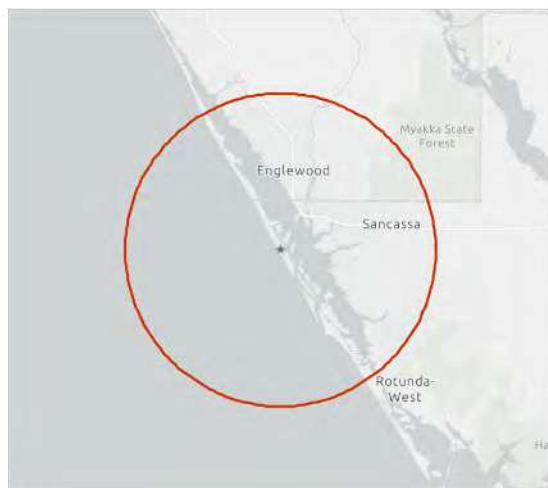
Address	1855 Gulf Blvd., Englewood, FL 34223
Strap Number(s):	411912403004 411912403002
Sale Price:	\$7,900,000
Price Per SF:	\$619.03
Property Type:	Commercial (Restaurant)
Land Area:	±23,673 SF / ±0.54 AC ± 8,414 SF / ±0.19 AC (Vacant Lot)
GLA:	±12,762 SF
Year Built:	1946
Zoning:	CT
Parking:	45 Spaces Total
Submarket:	Charlotte County



Property Features

- Located on Lemon Bay
- Seawall on Lemon Bay
- Frontage on Gulf Blvd
- 15 boat slips
- 45 parking spaces
- 300 seat restaurant
- 3 story 12,000 SF + building
- Kitchen equipment
- Roof and windows replaced 2023
- New P.O.S. system
- Elevator replaced 2021
- Built out indoor, covered and open-air dining





POPULATION TRENDS AND KEY INDICATORS

1855 Gulf Blvd, Englewood, Florida, 34223
Ring of 5 miles

31,693

Population

16,565

Households

1.89

Avg Size
Household

99

Wealth Index

62

Housing
Affordability

21

Diversity Index

EMPLOYMENT



64%

White Collar



19%

Blue Collar



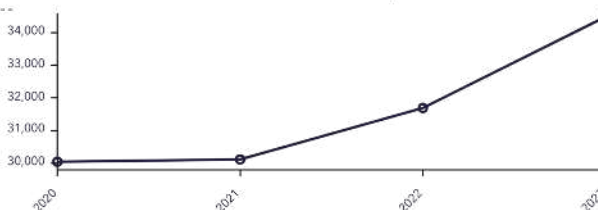
17%

Services

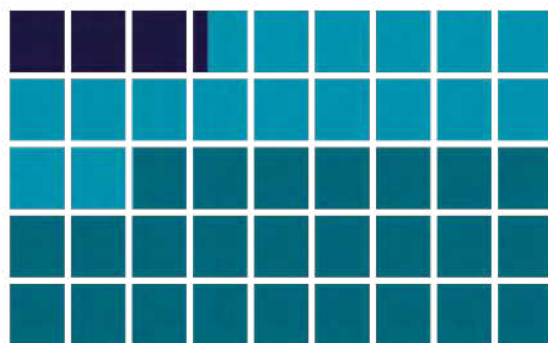
3.3%

Unemployment
Rate

Historical Trends: Population



POPULATION BY AGE



Under 18 (7%) Ages 18 to 64 (37%) Aged 65+ (55%)

POPULATION BY GENERATION



16.6%

Greatest Gen: Born
1945/Earlier



49.1%

Baby Boomer: Born
1946 to 1964



14.4%

Generation X: Born
1965 to 1980



\$69,442

2024 Average
Disposable
Income



1,559

2024 Industry:
Retail Trade



\$78,686,245

2024 Misc Retail
Sales (SIC)



1,582

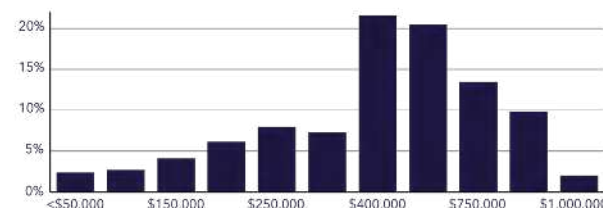
Total Businesses



10,431

Total Employees

Home Value



Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
© 2025 Esri



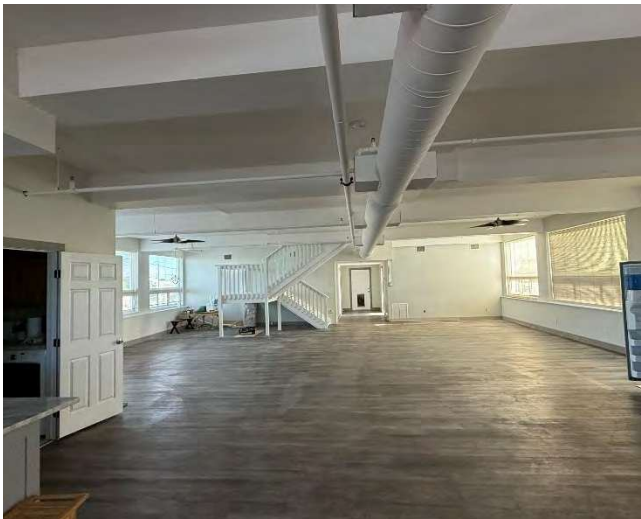
The White Elephant Pub

1855 Gulf Blvd. Englewood, FL 34223



The White Elephant Pub

1855 Gulf Blvd. Englewood, FL 34223





For more information:

Lane Boy, CCIM

First Vice President

239.675.3215

lboy@naiburnsscalo.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
naimemberfirm.com