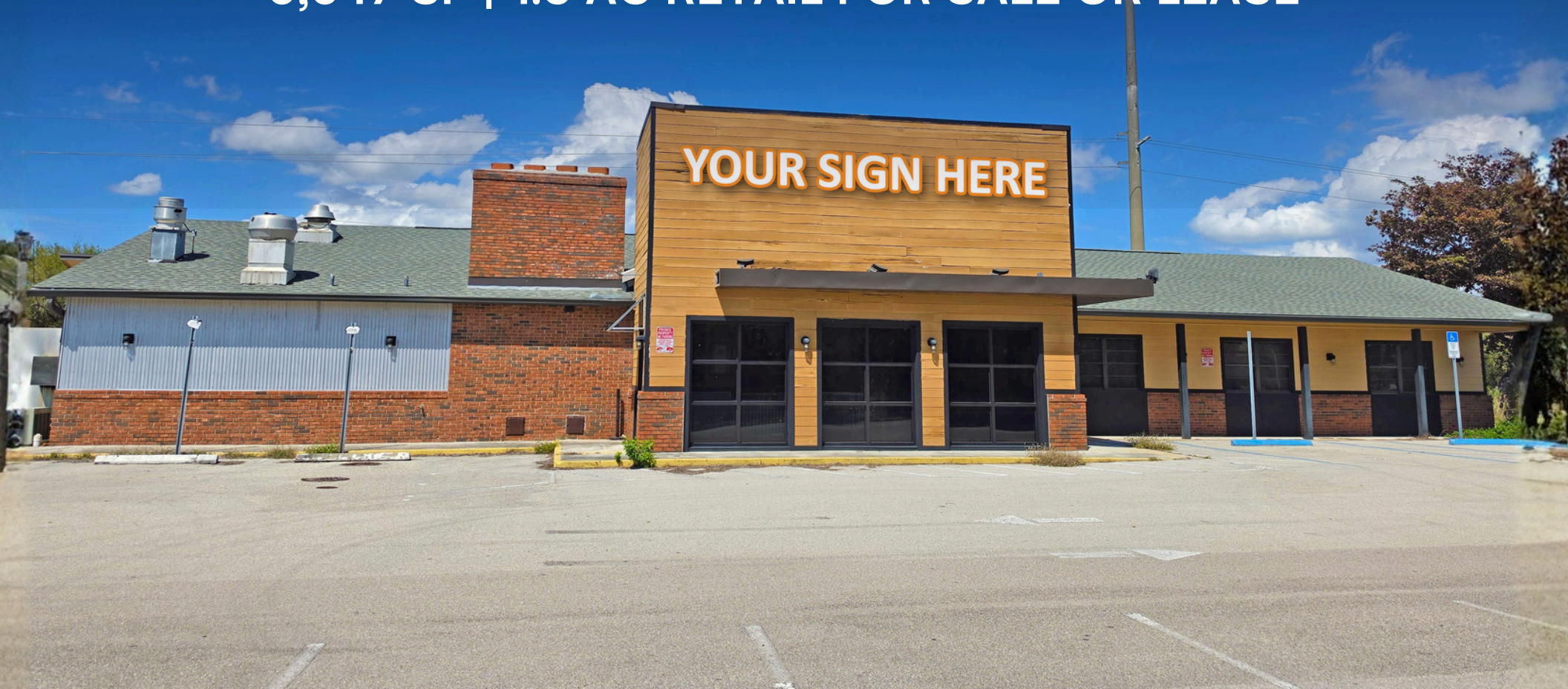


SECOND-GENERATION FREESTANDING RESTAURANT

5980 WINKLER ROAD | FORT MYERS, FL 33919

5,547 SF | 1.3 AC RETAIL FOR SALE OR LEASE



 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

BOB PEKOL
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D: 239.333.4369
BPEKOL@LQCRE.COM

SECOND-GENERATION FREESTANDING RESTAURANT

5980 Winkler Road | Fort Myers, FL 33919

Freestanding Restaurant For Sale or Lease



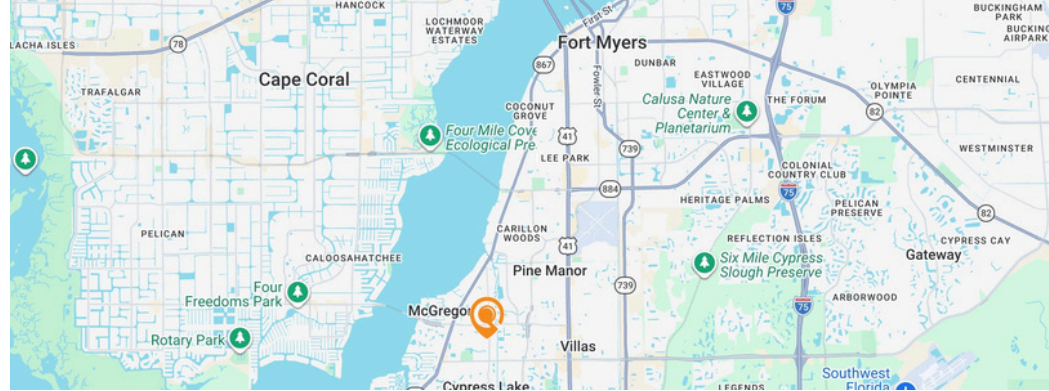
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**FOR SALE
OR LEASE**



**5,547 SF
BLDG SIZE**



**1.3 AC
LOT SIZE**



**1990 / 2023
BLT / REN**

- 5,547 SF building on 1.3 acres available for sale or lease
- Just off of College Pkwy, Fort Myers' primary office corridor
- Turnkey ready: second-generation restaurant infrastructure in place
- Strong traffic counts: 53,000 cars per day along bustling College Pkwy
- Immediate access to dense residential neighborhoods, national retailers and 16,000+ students at nearby Florida Southwestern State College

Second-generation restaurant spaces of this size rarely come to market in this submarket, making this a compelling opportunity for owner-operators or investors ready to hit the ground running.



5-MI POPULATION

158,392



5-MI HOUSEHOLDS

74,160



5-MI HH INCOME

\$110,053



5-MI EMPLOYEES

98,808



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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

SECOND-GENERATION FREESTANDING RESTAURANT

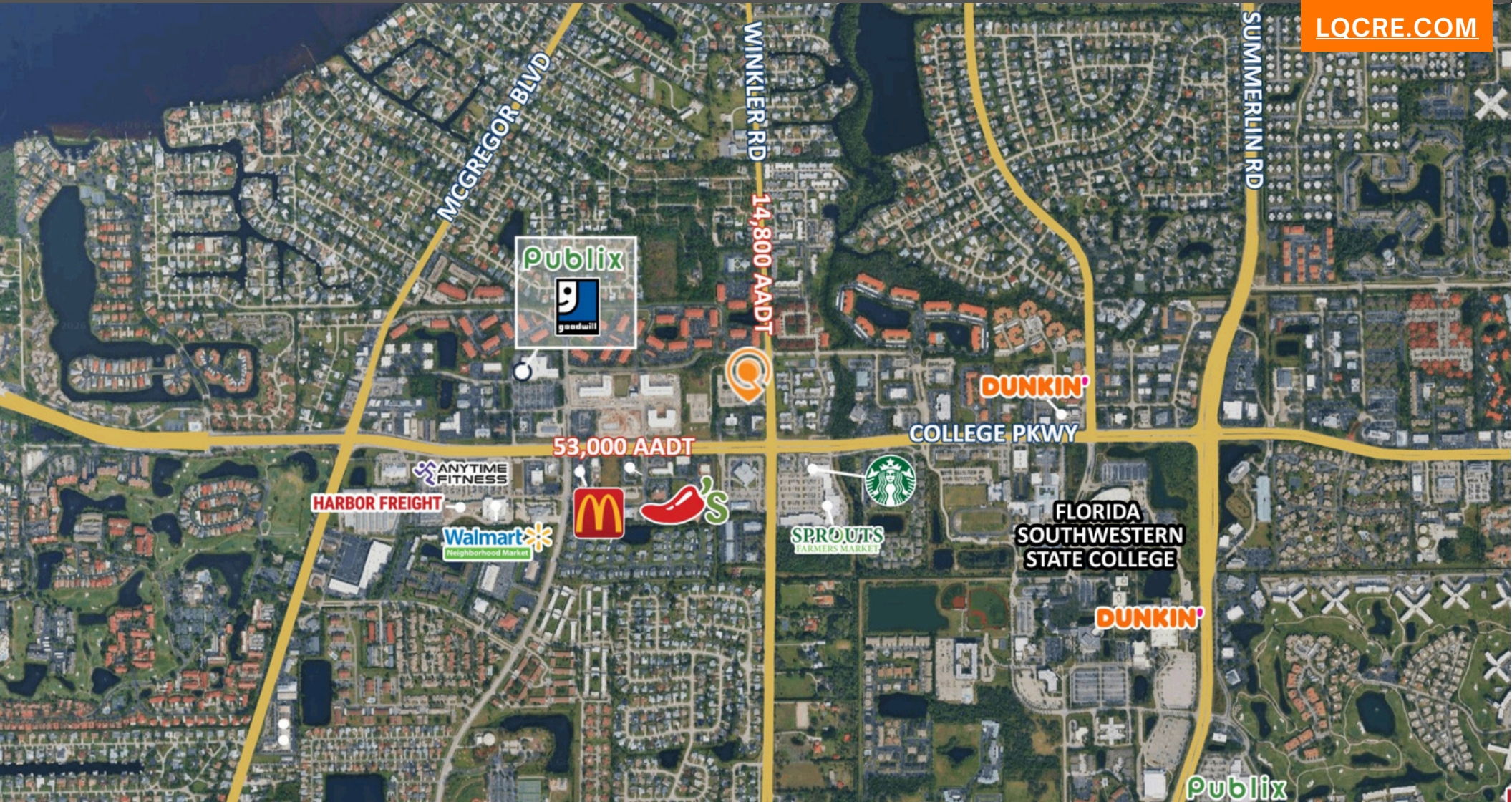
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