

FOR LEASE

843 SQFT RESTAURANT FOR LEASE // 2407 PERIWINKLE WAY 843 SQFT RESTAURANT FOR LEASE



OFFERING SUMMARY

Available SF:	843 SF
Lease Rate:	\$40.00 PSF
NNN Expense:	\$10.00 PSF
Restaurant Seating:	20 Seats
Year Built:	1996
Renovated:	2025
Zoning:	CPD
Market:	Southwest Florida
Submarket:	Sanibel and Captiva Islands

PROPERTY OVERVIEW

Invest Florida is proud to present this rare approximately 843 SF boutique restaurant opportunity located directly on Periwinkle Way in the heart of Sanibel Island. The space features renovated common areas, new HVAC, updated electrical systems, ADA restroom improvements, an open seating layout, and approval for approximately 20 interior seats.

The space includes an existing 3-compartment sink and is ideal for lighter food concepts including ice cream, pizza dine-in or take-out, sushi, café, dessert, coffee, and specialty food uses. Located within Islander Center alongside destination dining, boutique retail, professional offices, and Unlimited Biking of Sanibel, this space benefits from strong daily traffic and exceptional tenant synergy. Available for occupancy beginning August 2026.

PROPERTY HIGHLIGHTS

- Great Location on Sanibel Island
- Parking for 58 cars
- Adjacent to Bike Rental Shop
- Newly Renovated Interior
- Permitted for 20 interior Seats
- Occupancy Available August 2026

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FLORIDA LLC
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RESTAURANT SPACE FOR LEASE // 2407 PERIWINKLE WAY

RESTAURANT SPACE FOR LEASE

**PROPERTY DESCRIPTION**

Restaurant Space For Lease

2407 Periwinkle Way Unit 4 – Islander Center

Invest Florida is proud to represent Islander Center and this exceptional approximately 843-square-foot boutique restaurant opportunity located directly on Periwinkle Way in the heart of Sanibel Island. This beautifully renovated restaurant space offers a rare opportunity for operators seeking a highly visible and professionally designed location within one of the island's most dynamic mixed-use lifestyle centers.

The space has undergone extensive renovations including upgraded common areas, a new HVAC system, updated electrical systems, and a newly constructed ADA-compliant restroom. The interior has been thoughtfully built out with an open seating floor plan designed to accommodate a wide variety of island-inspired dining concepts while minimizing upfront tenant improvement costs and reducing time to opening.

The restaurant space is currently approved for approximately 20 interior seats and is ideally suited for boutique restaurant concepts including ice cream, pizza dine-in and take-out, cava or wine lounge concepts, sushi, café uses, dessert concepts, specialty food operators, and other experiential food and beverage uses that complement the Sanibel Island lifestyle.

Located within Islander Center, the property benefits from strong customer traffic generated by destination restaurants, boutique retail, concierge medical services, professional offices, and Unlimited Biking of Sanibel, creating exceptional synergy between tourism, recreation, dining, and service-oriented businesses. The surrounding tenant mix creates a vibrant atmosphere that supports consistent customer activity throughout the day.

Restaurant opportunities with existing infrastructure, approved seating, and high visibility on Sanibel Island remain extremely limited due to strict development regulations and constrained commercial inventory. This space offers operators the ability to establish themselves within one of the island's most recognizable and professionally curated commercial destinations.

The space is anticipated to be available for occupancy beginning August 2026.

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FOR LEASE

FLOOR PLAN 843 SQFT // 2407 PERIWINKLE WAY

FLOOR PLAN 843 SQFT



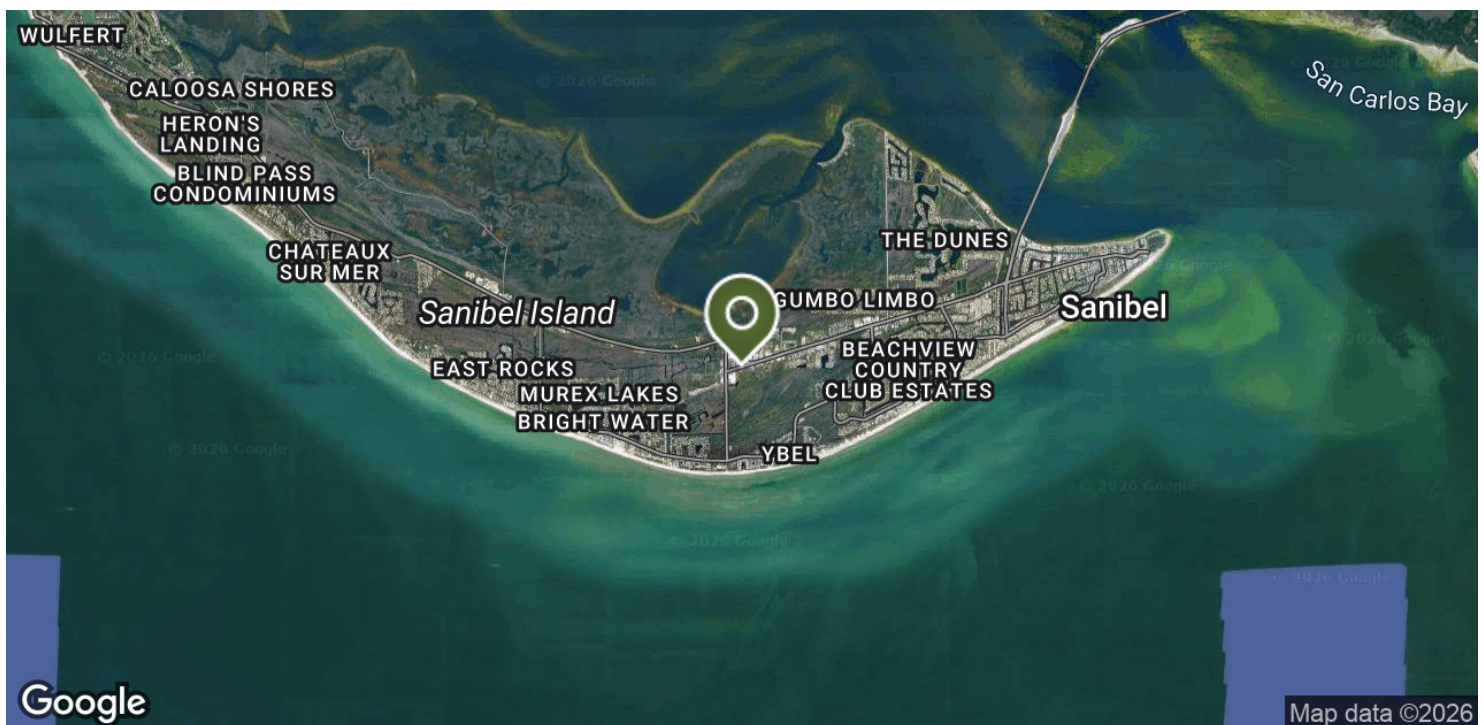
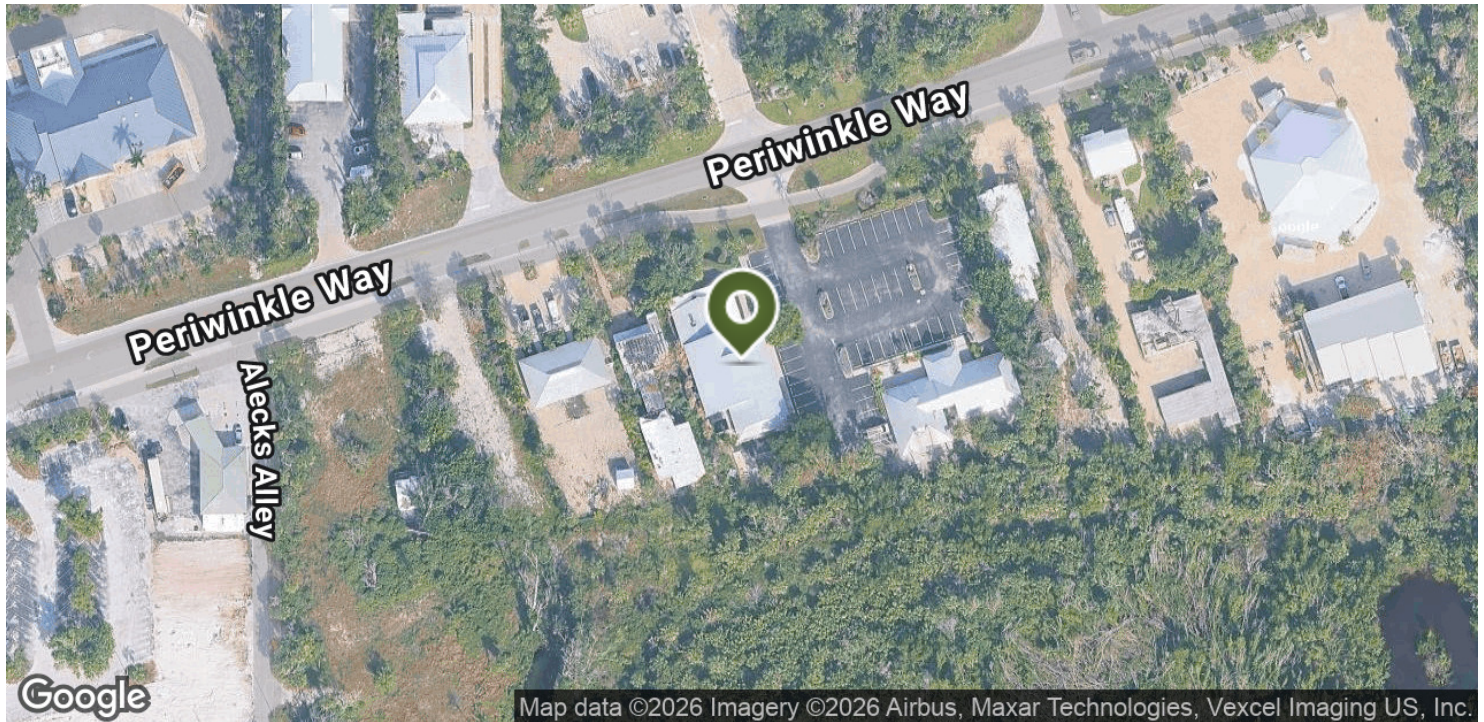
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FOR LEASE

AERIAL OF SHOPPING CENTER // 2407 PERIWINKLE WAY AERIAL OF SHOPPING CENTER



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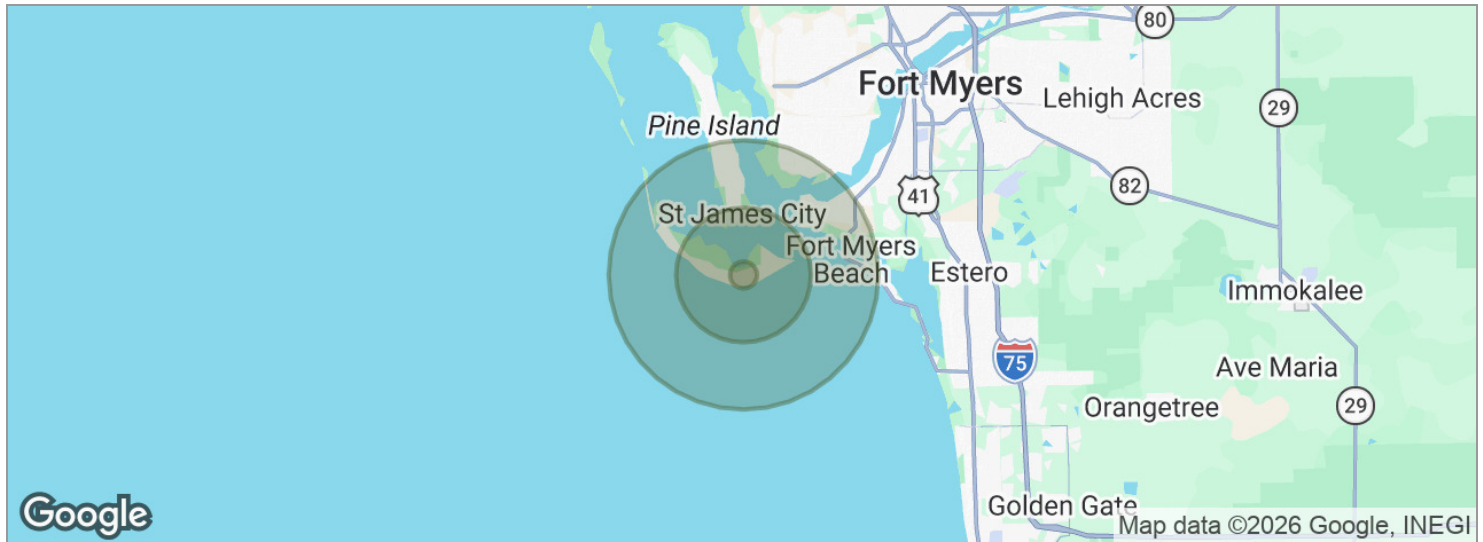
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FOR LEASE

ISLANDER CENTER // 2407 PERIWINKLE WAY

RETAIL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	978	4,717	34,744
Median age	64.5	64.4	58.8
Median age (Male)	66.5	65.8	58.2
Median age (Female)	62.7	62.8	58.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	538	2,556	17,260
# of persons per HH	1.8	1.8	2.0
Average HH income	\$142,720	\$143,751	\$84,451
Average house value	\$752,428	\$701,063	\$324,327

* Demographic data derived from 2020 ACS - US Census

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FOR LEASE

ISLANDER CENTER // 2407 PERIWINKLE WAY RETAIL PROPERTY FOR LEASE



NICHOLAS PAULUS

Managing Broker/Principle

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PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over past two decades, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Business Consulting and Business Brokerage.

Invest Florida was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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