



FOR SALE
Restaurant, Bar & Entertainment Venue



THE DELFINO TEAM

ROYAL SHELL
Real Estate

FOR SALE

Rare Opportunity to Own a Southwest Florida Landmark (Business & Building)

Cape Cabaret represents far more than a restaurant—it is a recognized entertainment brand, special events venue, and destination gathering place with multiple income streams and significant growth potential. Opportunities to acquire an established venue of this caliber, complete with real estate ownership, are exceptionally rare.

Whether you're an experienced hospitality operator, entertainment group, event company, restaurateur, or investor seeking a flagship destination asset, Cape Cabaret offers the opportunity to own one of Southwest Florida's most iconic dining, entertainment, and special event venues.



Cape Cabaret

4725 Vincennes Blvd - Cape Coral, FL 33904

Total Building SF	15,112 +/- SF
Lot Size	.47 +/- Acres
Zoning	SC (City of Cape Coral)
Property Type	Restaurant/Bar/Entertainment Venue
Parking	Shared / City Owned Lot
# Seats	532
# Bars	3 (2 Inside & 1 outside)
Signage	Building (2) & Marquee (1)
Roof Age	2017
# HVAC's	7
Asking Price	\$6,495,000

BUSINESS HIGHLIGHTS

- Established brand and goodwill
- Loyal customer base and extensive customer database
- Operational systems and procedures
- Entertainment contracts and future bookings
- Event business infrastructure
- Furniture, fixtures, equipment, and inventory
- Turnkey operating business & building ownership



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A DESTINATION UNLIKE ANY OTHER

Venue Features Include:

- Three full-service bars
- Large performance stage
- Professional-grade sound and lighting systems
- State-of-the-art audio/visual equipment
- Spacious dining and entertainment areas
- Expansive dance floor
- Outdoor bar and gathering area
- Fully equipped commercial kitchen
- Walk-in coolers and freezers
- Furniture, fixtures, and equipment included
- Ample parking and excellent visibility
- Established reputation as one of Southwest Florida's premier entertainment destinations

EXTENSIVE FOOD & BEVERAGE PROGRAM

- Over 125 lunch and dinner menu items, including filet mignon, fresh seafood, lobster, burgers, and other customer favorites.
- Three full-service bars offering a complete selection of beer, wine, and cocktails.
- Fully equipped commercial kitchen with walk-in coolers and freezers designed for high-volume service.
- Supports daily restaurant operations, live entertainment events, and private functions of up to 500+ guests.

ESTABLISHED ENTERTAINMENT PROGRAM

Cape Cabaret is widely known for its robust entertainment schedule, with more than 12 months of performances and events already booked, creating immediate value and continuity for a new owner.

Popular programming includes:

- National and regional tribute shows
- 70s, 80s, and 90s rock performances
- Motown and soul revues
- Disco and dance nights
- Live bands and concerts
- Comedy shows
- Holiday-themed productions
- Seasonal entertainment events
- Special ticketed performances
- Community and corporate events

The venue has become a staple of Southwest Florida's entertainment scene, attracting both local residents and seasonal visitors seeking an energetic atmosphere where dining, dancing, and live entertainment come together.



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EXCEPTIONAL PRIVATE EVENT & BANQUET BUSINESS

In addition to its thriving restaurant and entertainment operations, Cape Cabaret offers tremendous opportunities for private events and celebrations.

The flexible floorplan can accommodate intimate gatherings of approximately 25 guests to large-scale events of 500+ attendees, making it ideal for:

- Weddings and wedding receptions
- Quinceañeras
- Anniversary celebrations
- Birthday parties
- Corporate events and meetings
- Holiday parties
- Fundraisers and charity galas
- Awards banquets
- Class reunions
- Retirement celebrations
- Business networking events
- Community gatherings
- Private concerts and performances
- Celebration of life events
- Family reunions
- Dance competitions
- School and civic organization events



With multiple seating configurations available, professional sound and lighting systems, full food and beverage capabilities, and ample room for dancing and live entertainment, Cape Cabaret provides a turnkey venue for virtually any type of event. This flexibility creates significant additional revenue opportunities beyond normal restaurant operations.



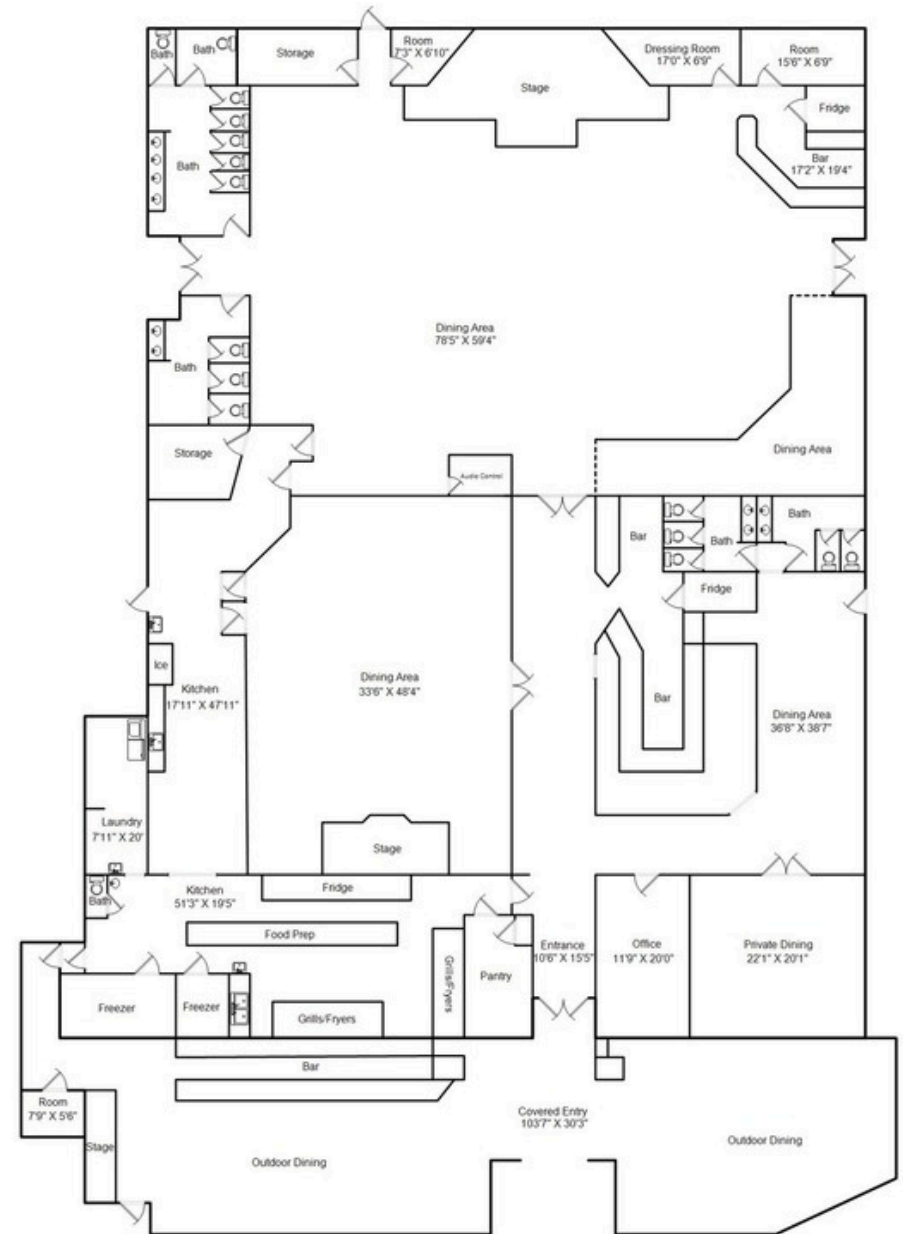
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FLOOR PLAN



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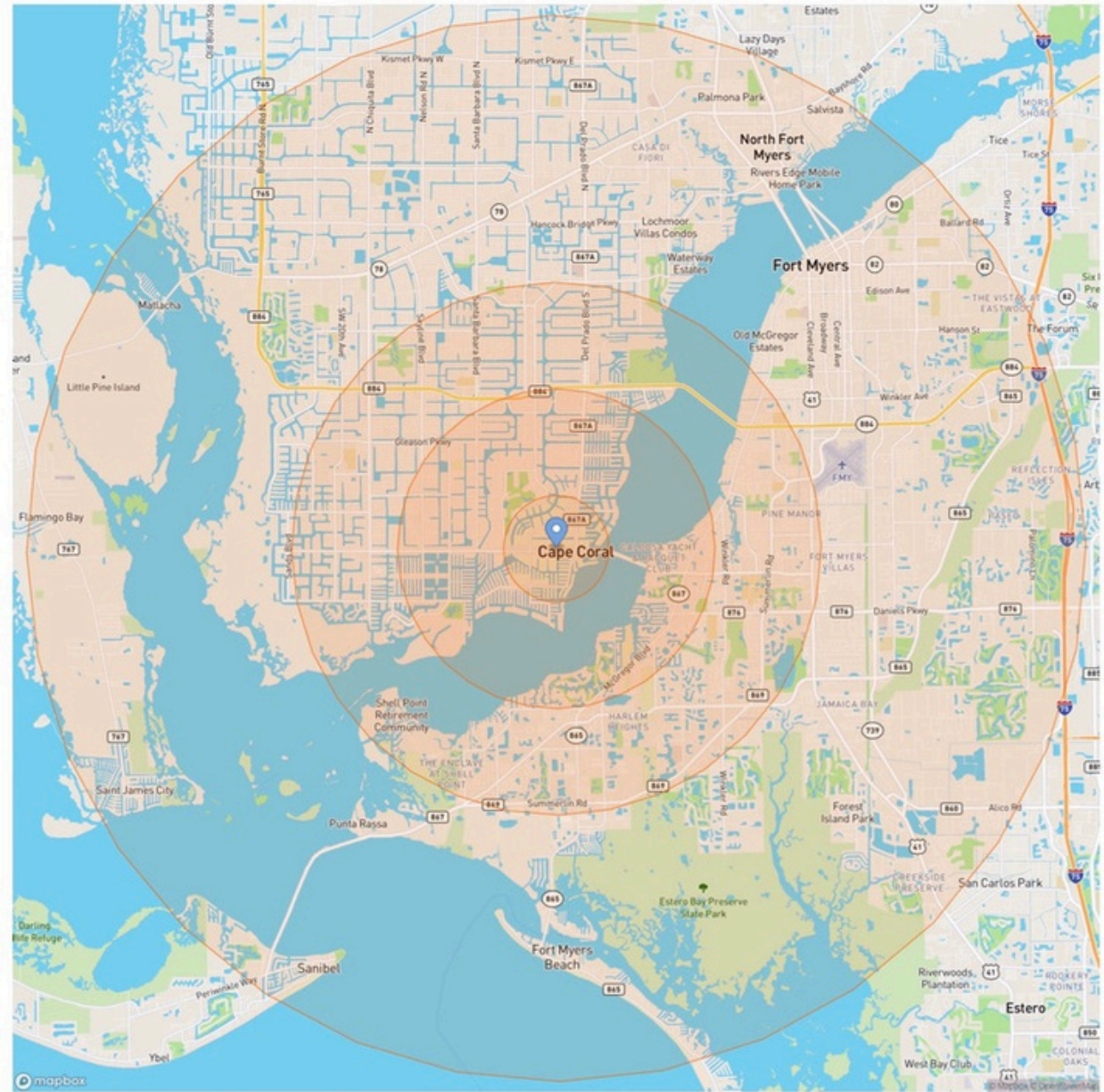
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DEMOGRAPHIC SUMMARY

Cape Coral and Fort Myers are among the most dynamic and rapidly growing markets in Southwest Florida. Fueled by continued population growth, business expansion, and strong migration from across the country, the region offers a large and diverse consumer base supported by a high quality of life, expanding infrastructure, and a thriving local economy. These factors continue to drive demand for commercial real estate, retail, dining, entertainment, and professional services throughout the market.

DEMOGRAPHIC DATA

Demographic Metric	1 Mile	3 Miles	5 Miles	10 Miles
Population	8,881	58,021	170,302	417,131
Households	4,334	26,730	76,664	176,471
Average Household Income	\$88,712	\$114,187	\$102,905	\$100,305
Median Age	58	57	55	51
Median Home Value	\$343,722	\$393,543	\$363,392	\$356,628



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