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FOR SALE

11970 FAIRWAY LAKES DR. | FORT MYERS, FL 33913

TURNKEY WATERFRONT RESTAURANT OPPORTUNITY IN GATEWAY



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EXECUTIVE SUMMARY

A Rare Turnkey Restaurant Opportunity in the Heart of Gateway

11970 Fairway Lakes Drive offers a rare opportunity to acquire a fully equipped, turnkey restaurant in the heart of Gateway, one of Southwest Florida's premier master-planned communities. Situated on 1.44 acres with direct frontage along Gateway Boulevard, the property features exceptional visibility, ample parking, and scenic lake and golf course views.

Constructed in 2018, the 3,258-square-foot standalone building includes a spacious commercial kitchen, indoor dining area, covered outdoor patio, and a highly efficient operational layout. The sale includes substantially all furniture, fixtures, and equipment (FF&E), allowing a new owner to begin operations immediately while avoiding significant startup costs, construction delays, and permitting challenges.

With limited availability of modern, fully equipped restaurant facilities in the region, the property presents a compelling opportunity for owner-users, restaurant operators, franchise groups, or hospitality investors. Potential expansion opportunities, combined with a premier location and immediate operational readiness, further enhance the property's long-term value and appeal.

OFFERING DETAILS

PRICE	\$2,695,000
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PRICE PER SF	\$827.19
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PROPERTY DETAILS

ADDRESS	11970 Fairway Lakes Dr, Fort Myers, FL 33913
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EXISTING BUILDINGS	1
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BUILDING SF	3,258 SF
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YEAR BUILT	2018
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PARKING	50+
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PARCEL SIZE	1.44 Acres
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PARCEL NUMBERS	07-45-26-07-0000A.0010
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ZONING	PUD
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FF&E	Contact Broker
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INVESTMENT OPPORTUNITY



TURNKEY RESTAURANT OPPORTUNITY

Fully equipped restaurant offered with substantially all furniture, fixtures, and equipment (FF&E), allowing a new owner to begin operations immediately.



MODERN 2018 CONSTRUCTION

Purpose-built in 2018 with high-quality construction, modern systems, and a thoughtfully designed layout optimized for restaurant operations.



PREMIER GATEWAY LOCATION

Strategically positioned along Gateway Boulevard with direct frontage, strong visibility, and access to one of Southwest Florida's most established master-planned communities.



EXPANSION POTENTIAL

The 1.44-acre site offers ample parking and a configuration that may accommodate future building expansion, subject to applicable approvals.



STUNNING WATERFRONT SETTING

Guests can enjoy picturesque lake and golf course views from the spacious covered outdoor patio, creating a memorable dining experience.



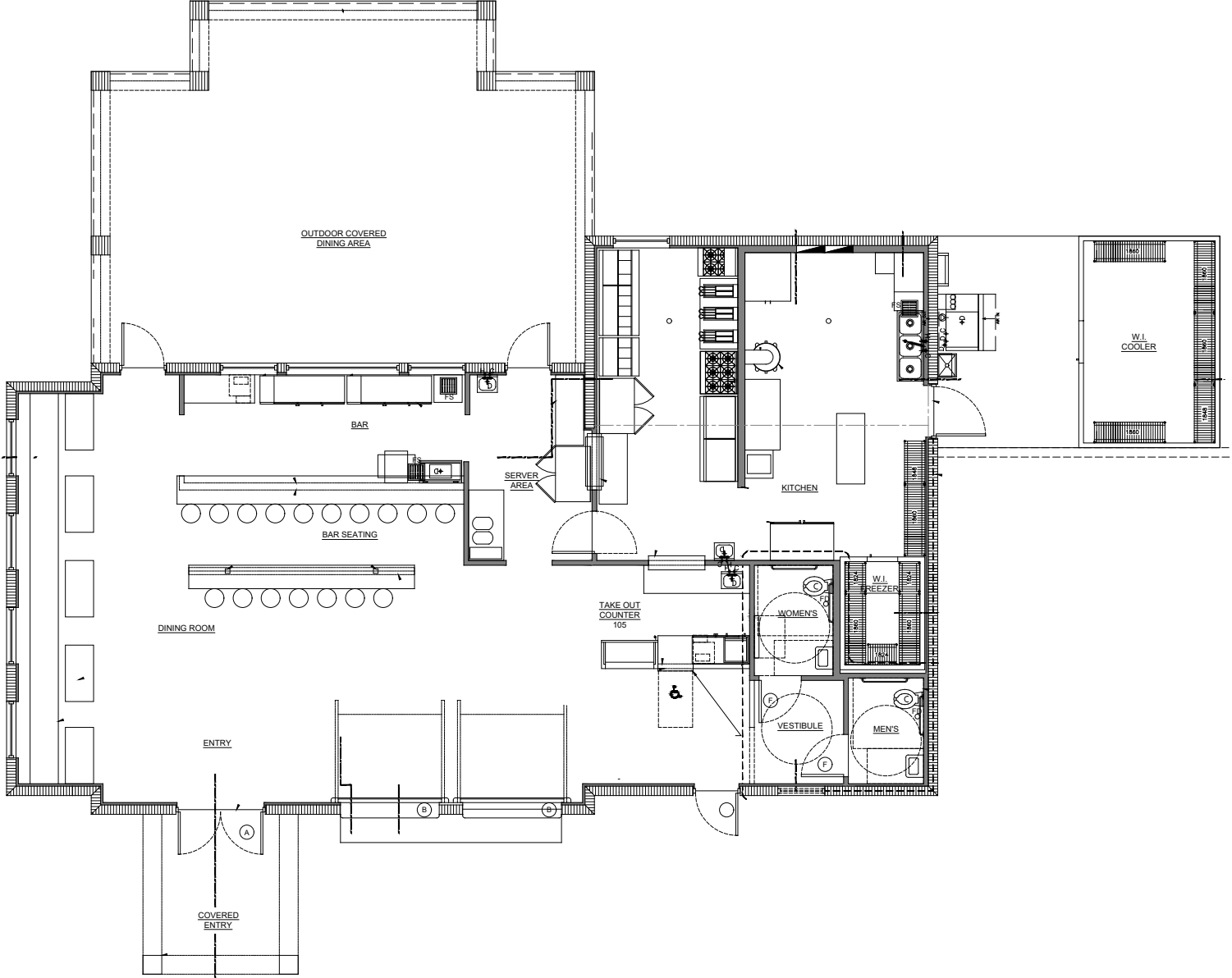
SIGNIFICANT COST & TIME SAVINGS

Avoid the substantial costs, permitting challenges, and lengthy timelines associated with developing or building out a new restaurant location.

PROPERTY AERIAL



BUILDING PLAN



FURNITURE, FIXTURES & EQUIPMENT

48" Keg Cooler w/6 Tap Handles

(2) 48" Bar Cooler

(3) 36" Undercounter Cooler

48" Prep Cooler

36" Prep Cooler

4 Burner Stove w/Standard Oven

36" Step up counter top Range

(2) 36" Refrigerated Chef Bases

54" Freezer Chef Base

24" Counter Top Griddle

36" Counter Top Griddle

(3) Double Fryers

(6) Stainless Steel Work tables

24x70 Stainless Steel Work table

12" Slicer

20qt Stand Mixer

6x8x8 Walk-in Freezer

10x12x8 Walk-in Cooler

Hoshizaki 400lb Ice Maker

Single Deck Convection Oven

2 Door Reach-in Refrigerator

3-comp sink

Conveyor Toaster

Microwave Oven

16' Hood System

(2) 10' Big Ass Fans

48" Display Case

(6)24x48 Wooden Tables

(3)24x24 Wooden Tables

(24) Wood Chairs

(8) Bar Stools

(8) Counter Height Stools

(8) 24x48 Poly-Slat Tables - patio

(2) 24" Poly Slat patio tables

(42) Aluminum Patio Chairs

(3) Outdoor Bistro Tables & Chairs

Coffee Mugs, Glasses, Pots, Pans, s/s Bowls



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS






LOCATION OVERVIEW

Positioned at the Center of Gateway's Growing Customer Base

Located within the heart of Gateway, one of Southwest Florida's premier master-planned communities, 11970 Fairway Lakes Drive benefits from a built-in customer base of residents, professionals, golfers, and visitors. The property enjoys direct frontage along Gateway Boulevard, the primary east-west corridor serving the community, providing exceptional visibility and convenient access for both local patrons and destination dining traffic.

Gateway is home to thousands of residents, numerous residential neighborhoods, championship golf courses, schools, parks, and a growing concentration of office and commercial users. The area's affluent demographics and strong population growth continue to support demand for high-quality dining and hospitality concepts.

The property's strategic location also offers excellent connectivity to Interstate 75, Southwest Florida International Airport (RSW), and major employment centers throughout Fort Myers. Combined with its scenic lake and golf course views, ample parking, and prominent positioning within one of the region's most desirable communities, the location provides an ideal setting for a restaurant operator seeking long-term success and visibility in the Southwest Florida market.

-  **AFFLUENT CUSTOMER BASE:** Surrounded by established residential communities, golf courses, and executive housing within the highly desirable Gateway community.
-  **SCENIC DINING ENVIRONMENT:** Beautiful lake and golf course views create a unique atmosphere that enhances the guest experience and differentiates the property from competing locations.
-  **CONVENIENT & ACCESSIBLE:** Minutes from I-75, RSW International Airport, and major employment hubs, providing easy access for residents, visitors, and business travelers alike.



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