



Located just down the street from
Everglades National Park

Immediate Occupancy

2,975 SF Building

Perfect for Owner/User

High Visibility Corner

150-200 Linear Feet with Two Curb Cuts

0.65 +/- Acre Rectangular Site

PRICE: \$2,300,000

102 COPELAND AVE. SOUTH
EVERGLADES CITY, FL

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53rd Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR JESSE PERAZA & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary



PROPERTY SUMMARY

102 Copeland Ave., SW, Everglades City, FL
South Copeland Avenue | Everglades City, FL 34139



Property Summary

Price:	\$2,300,000
Property Type:	Restaurant/Mixed Use
Building SF:	2,975
Parcel:	83741520002
Lot Size:	0.65 Acres
Use Code;	Municipal
Building Class:	B
Floors:	1 Floor + Attic
Zoning:	Everglades
Exterior:	CBS Construction
Foundation:	Slab on Grade
Year Built:	1992
Parking:	Ample Surface Parking

Property Overview

Located at 102 Copeland Avenue South in Everglades City, Florida, the property is positioned within the South Collier County coastal submarket, serving as a gateway to Everglades National Park and the surrounding tourism-driven region. Situated in the historic downtown area, the asset benefits from limited commercial inventory, steady visitor traffic, and proximity to waterfront and local amenities. The property offers investors or owner-users an opportunity to acquire a strategically located asset in a niche coastal market supported by eco-tourism, marine activity, and the broader Naples–Marco Island economic influence.

Location Overview

The property is located at 102 Copeland Avenue South in Everglades City, Florida, within the South Collier County coastal submarket. Everglades City is a historic waterfront community positioned along the western edge of Collier County and serves as a primary gateway to Everglades National Park, attracting consistent tourism activity driven by eco-tourism, fishing charters, boating, and outdoor recreation. The area benefits from its proximity to key natural attractions, marinas, and hospitality-oriented businesses, creating a steady flow of seasonal and year-round visitors.

The location provides convenient access via U.S. Highway 41 (Tamiami Trail), connecting the property to Naples, Marco Island, and the greater Southwest Florida region. While maintaining a small-town coastal character with limited commercial development, the market is supported by strong tourism fundamentals and constrained inventory, enhancing long-term positioning for commercial uses. The surrounding area includes municipal services, waterfront amenities, local retail, and established tourism operators, reinforcing Everglades City's role as a niche destination within the Naples metropolitan area.

SEC II

Property Description



PROPERTY DESCRIPTION

102 Copeland Ave., SW, Everglades City, FL
South Copeland Avenue | Everglades City, FL 34139

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Property Description

The property located at 102 Copeland Avenue South in Everglades City, Florida is strategically positioned within the historic downtown area along one of the city's primary commercial and civic corridors. The site consists of platted lots with existing improvements, offering accessibility, visibility, and proximity to local businesses, municipal services, and waterfront amenities.

Situated within a low-density coastal environment, the property benefits from limited commercial inventory and steady tourism activity driven by Everglades National Park and surrounding marine recreation. The asset offers flexibility for commercial, municipal, or community-oriented uses, providing an opportunity within a unique niche market supported by eco-tourism and long-term regional growth fundamentals.

The property is surrounded by several small coastal and rural communities including Chokoloskee, Carnestown, Ochopee, Copeland and Plantation Island, while benefiting from regional connectivity to Marco Island and Naples, the primary economic centers within Collier County.

Business and restaurant equipment, including hood and grease trap, are included in the price.

SEC III

Property Photos



PROPERTY PHOTOS

102 Copeland Ave., SW, Everglades City, FL
South Copeland Avenue | Everglades City, FL 34139



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SEC IV

SEC IV- Maps & Demos



LOCATION MAPS

Captain Morgans Seafood Grill
102 Copeland Avenue South, Everglades City, FL | Everglades City, FL 34139



REGIONAL MAP

Captain Morgans Seafood Grill
102 Copeland Avenue South, Everglades City, FL | Everglades City, FL 34139



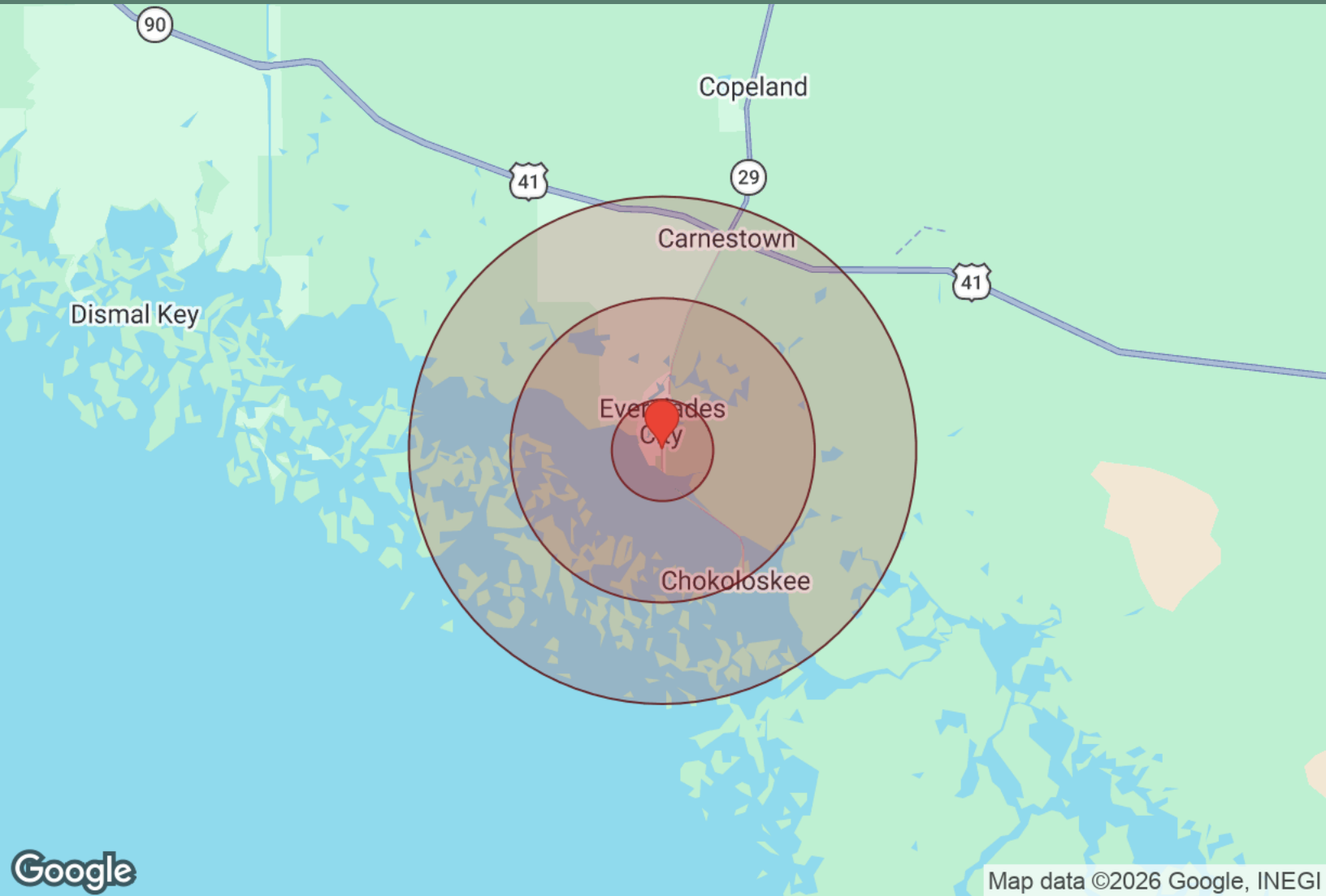
BUSINESS MAP

Captain Morgans Seafood Grill
102 Copeland Avenue South, Everglades City, FL | Everglades City, FL 34139



DEMOGRAPHICS

Captain Morgans Seafood Grill
 102 Copeland Avenue South, Everglades City, FL | Everglades City, FL 34139



Map data ©2026 Google, INEGI

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Distance			Income	Distance		
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	0	85	316	Avg Household Income	\$0	\$79,093	\$82,003
2025 Population	0	98	360	Median Household Income	\$0	\$85,775	\$85,807
2030 Population Projection	0	107	393	< \$25,000	0	1	9
Annual Growth 2020-2025	0%	3.1%	2.8%	\$25,000 - 50,000	0	8	28
Annual Growth 2025-2030	0%	1.8%	1.8%	\$50,000 - 75,000	0	0	3
Median Age	0	52.5	55	\$75,000 - 100,000	0	29	96
Bachelor's Degree or Higher	-	7%	9%	\$100,000 - 125,000	0	5	21
U.S. Armed Forces	0	0	0	\$125,000 - 150,000	0	0	1
				\$150,000 - 200,000	0	0	3
				\$200,000+	0	0	2

BROKER PROFILE

Captain Morgans Seafood Grill
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For More Information Contact:

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