

SANIBEL MARINA

SANIBEL, FL



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

PRESENTED BY:

RICK ROUGHEN
Broker Associate
O: 954.298.7703
rick@roughen.net

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SANIBEL, FL

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SANIBEL MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

EXCEPTIONAL ATTENTION TO EVERY DETAIL
SPECTACULAR HARBOR FOR PROTECTED DOCKAGE
AWARD-WINNING GRAMMA DOT'S RESTAURANT
MARINA DOCKS, A RAMP AND VIEW OF CHANNEL
WAITING AREA AND BEAUTIFUL LIGHTED ENTRANCE
FACE DOCK FOR BIG BOATS AND FUEL

EXECUTIVE SUMMARY



OFFERING SUMMARY

LOT SIZE:

Approx. 2.1 Acres

BUILDING SIZE:

Approx. 6,900 SF

PROPERTY HIGHLIGHTS

- 65 Stunning Slips with Amenities for Vessels up to over 82'
- Back Cove Yachts Dealer
- New Docks, 30 amp, 50 amp, 100-amp power (face dock)
- Designated Clean Marina
- Award-Winning "Gramma Dots" Seafood Restaurant
- Ship's Store
- Boat Rentals
- Fuel dock with Gasoline and Diesel
- Immediate Ingress and Egress to open water
- Wide and Safe Channel Entrance to the marina
- Prevailing Depth at mean water averages 7 feet
- Public Restrooms for patrons and guests
- Stately Grounds manicured and always clean
- Proudly Owned and Operated by Owners who care

EXCEPTIONAL ATTENTION TO EVERY DETAIL



SPECTACULAR HARBOR FOR DOCKAGE



AWARD-WINNING GRAMMA DOT'S RESTAURANT



MARINA DOCKS, A RAMP AND VIEW OF CHANNEL



WAITING AREA AND BEAUTIFUL LIGHTED ENTRANCE



FACE DOCK FOR BIG BOATS AND FUEL



SANIBEL MARINA

LOCATION INFORMATION

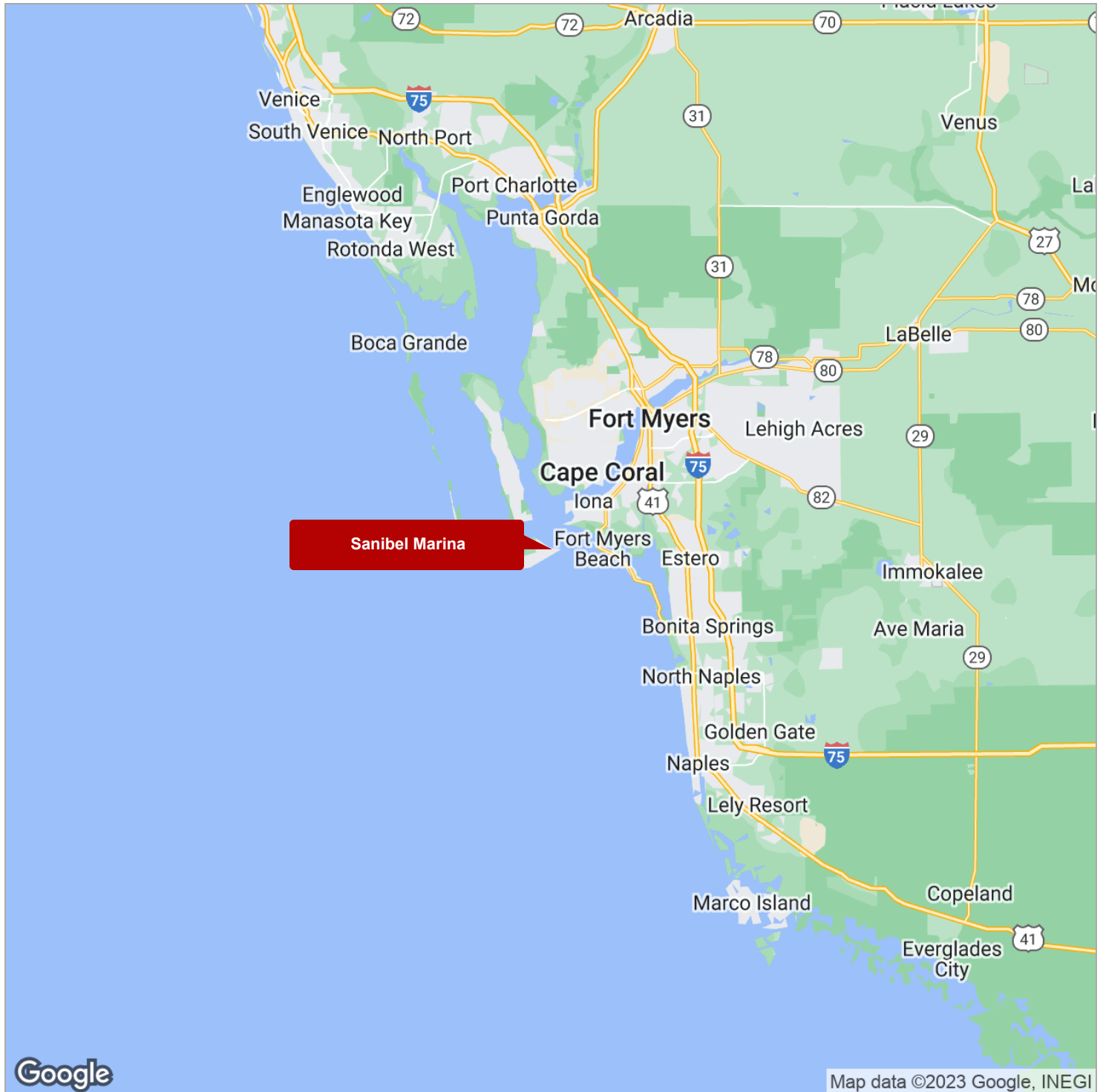
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REGIONAL MAP

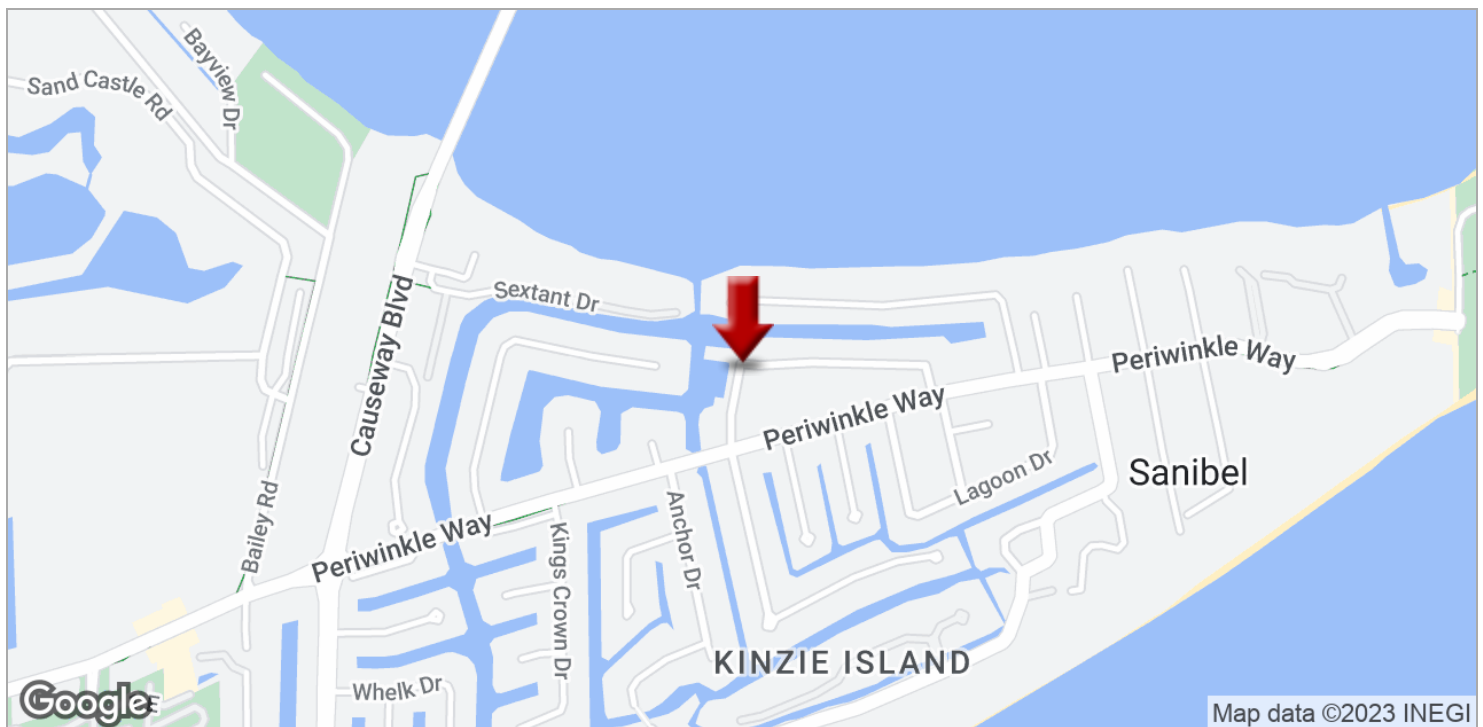
LOCATION MAPS

AERIAL MAP

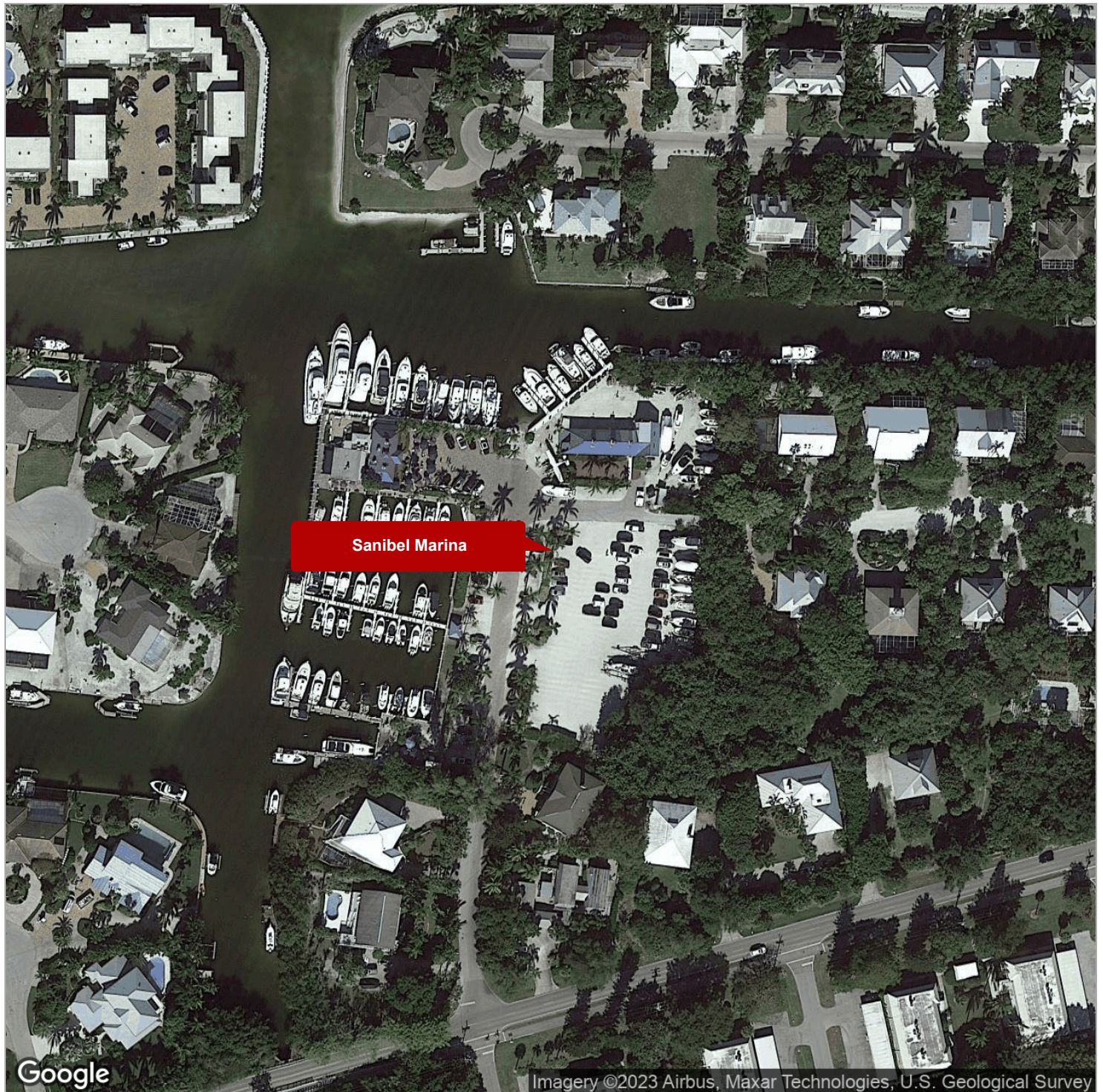
REGIONAL MAP



LOCATION MAPS



AERIAL PERSPECTIVE



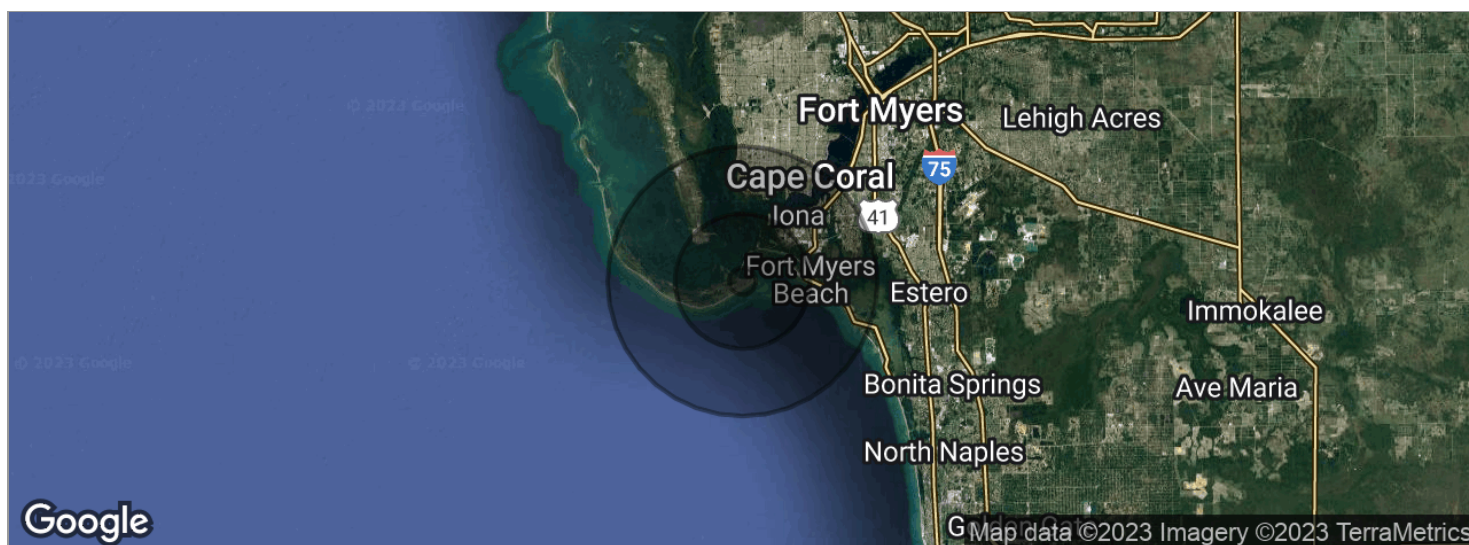
SANIBEL MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	656	5,961	86,487
Median age	64.7	66.4	53.4
Median age (male)	67.8	67.1	52.5
Median age (Female)	63.3	65.8	53.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	365	3,323	40,067
# of persons per HH	1.8	1.8	2.2
Average HH income	\$132,401	\$111,134	\$80,048
Average house value	\$650,064	\$523,145	\$316,639

* Demographic data derived from 2020 ACS - US Census

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ADDITIONAL INFORMATION

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HOME AT MARINA ENTRANCE - SOLD SEPARATELY

HOME AT MARINA ENTRANCE - SOLD SEPARATELY

