

TURN-KEY FORMER DENNY'S SECOND GENERATION RESTAURANT

FOR SALE

8031 SUMMERLIN CENTER DRIVE, FORT MYERS, FL 33907



PRICE:	\$1,290,000, Including All FF&E (2019 Appraised Value: \$1,380,000 Click Here for Report)
IMPACT FEE CREDIT:	\$29,454 towards redevelopment or change of use
BUILDING SIZE:	3,344± SF (127 Allowable Seats)
LAND SIZE:	1.13± Acres (49,494± SF)
LOCATION:	Located at the NE quadrant of Gladiolus Drive & Summerlin Road, with 3 road frontages
ZONING:	CC - Community Commercial (Lee County) Click Here for Uses
F.L.U.:	Central Urban
FLOOD ZONE:	AE
YEAR BUILT:	1997
PARKING:	62 Spaces
RE TAXES:	\$15,073.98 (2024)
PARCEL ID:	34-45-24-16-00000.0060

This freestanding 127-seat former Denny's restaurant is offered with all furniture, fixtures, and equipment, providing a turnkey opportunity for various commercial ventures. Situated at a high-visibility corner, the property features 196' of frontage along Gladiolus Drive and Summerlin Center Drive, plus 250' on Elderberry Lane, with exposure on three roadways and a traffic count of 61,000 AADT. Located just off the flyover leading to the beaches, Gladiolus Drive serves as a major high-traffic corridor providing quick access to Fort Myers Beach (7.5± miles) and Sanibel Island (11.4± miles). Zoned CC, the property supports a variety of uses, including restaurant, retail, professional or medical offices, car wash, auto repair, and convenience store operations. Proximity to shopping, hospitals, medical facilities, and a surrounding area characterized by strong household incomes and favorable demographics further enhance its potential for business growth.

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

01/27/25

TURN-KEY FORMER DENNY'S SECOND GENERATION RESTAURANT

FOR SALE

8031 SUMMERLIN CENTER DRIVE, FORT MYERS, FL 33907



HIGHLIGHTS

- Turnkey opportunity with 127-seat former restaurant, including all furniture, fixtures, and equipment (FF&E)
- Exceptional visibility with three road frontages
- Versatile CC zoning allows for various commercial uses, such as restaurant, retail, offices, car wash and more
- Centrally located in Fort Myers near Summerlin Road, shopping centers, hospitals, and popular beaches, with strong area demographics



CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,527	57,482	121,536
EST. HOUSEHOLDS	3,287	29,099	59,634
EST. AVERAGE HOUSEHOLD INCOME	\$107,230	\$104,220	\$104,255
TRAFFIC COUNTS (2023)	61,000 AADT (Gladiolus Drive)		

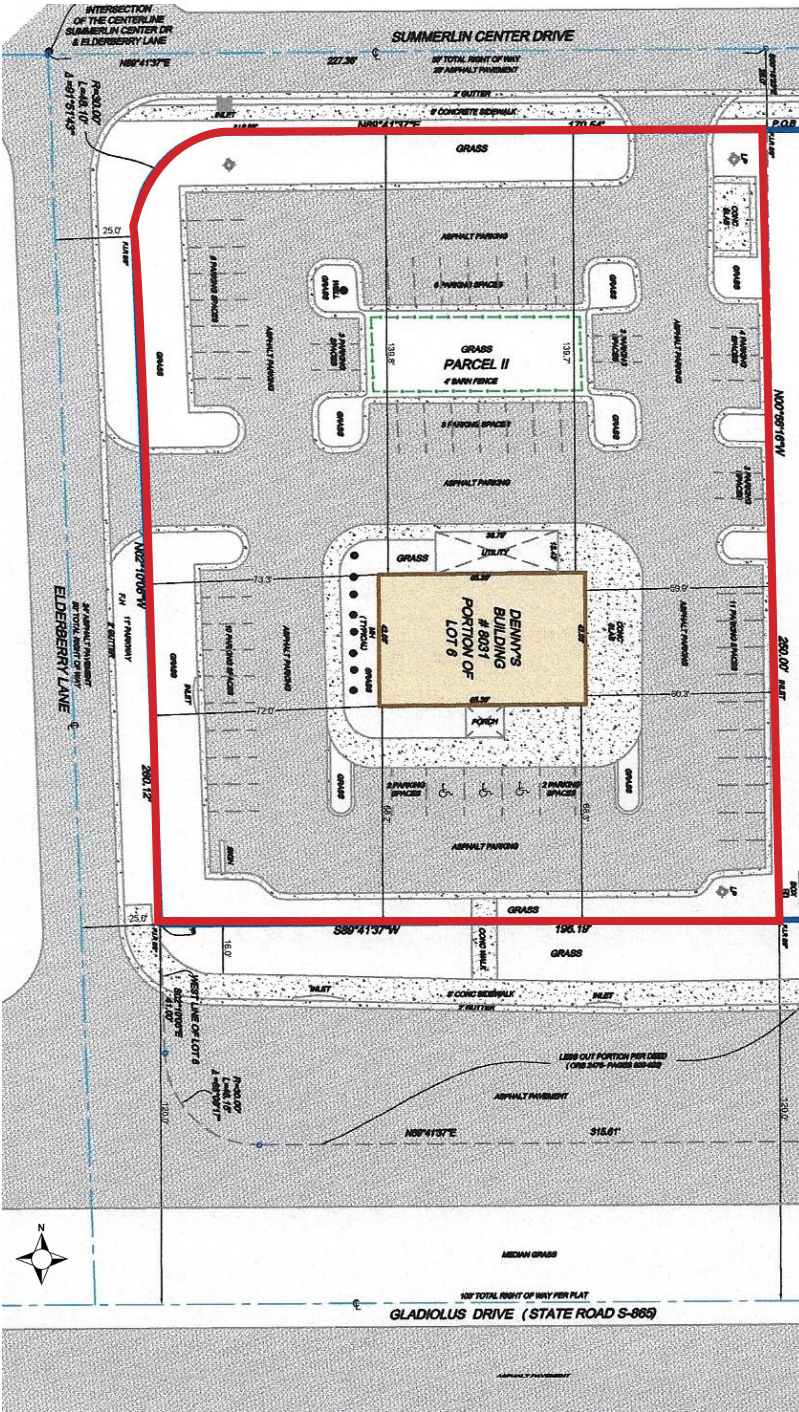
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

01/27/25

TURN-KEY FORMER DENNY'S SECOND GENERATION RESTAURANT

FOR SALE

8031 SUMMERLIN CENTER DRIVE, FORT MYERS, FL 33907



CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com

CRE
CONSULTANTS
Commercial Real Estate Consultants, LLC
CRECONSULTANTS.COM
01/27/25