UNIVERSITY GRILL

# 7790 Cypress Lake Dr, Fort Myers, FL 33907

## Owner/User or Redevelopment Opportunity

Offering Memorandum



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## Exclusively Listed By




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# Property Overview

**University Grill**
7790 Cypress Lake Dr, Fort Myers, FL 33907



# Investment Highlights

## Investment Highlights:

- **Established Turnkey Restaurant Opportunity:** Operating since 1997, University Grill is a well-known and highly regarded dining destination in Fort Myers, benefiting from strong brand recognition and a loyal customer base. This fully built-out, well-maintained restaurant offers a seamless, turn-key opportunity for a new owner or operator to step in and continue operations with minimal capital investment required.
- **Part of an Established Restaurant Group:** University Grill operates under the Prawnbroker Restaurant Group, a well-established entity in Florida's dining scene, known for quality seafood and premium hospitality.
- **Scenic Outdoor Seating:** Enhancing its appeal, the property features a pondside patio, offering a serene outdoor dining experience that sets it apart from other restaurants in the market.
- **Exceptional Corner Property (Publix Outparcel):** Positioned at the highly coveted intersection of Cypress Lake Dr and Summerlin Rd, this irreplaceable Publix outparcel corner location has ±54,000 vehicles per day (VPD), delivering unmatched visibility and exposure. Surrounded by strong demographics and major demand drivers like the Barbara B. Mann Performing Arts Hall and Suncoast Credit Union Arena, this premier site ensures a steady flow of customers and an unparalleled presence in the Fort Myers market.
- **High-Quality Construction & Infrastructure:** The ±5,502 SF building, built in 1997, sits on ±1.10 acres and features a well-maintained interior and exterior, along with ample parking (64 spaces, ±11.63/±1,000 SF ratio).
- **Growing & Affluent Demographics:** The surrounding trade area has a strong customer base, with a five-mile population exceeding 145,285 and an average household income of over $120,622.
- **Value-Add Potential:** Investors and operators have the opportunity to expand operations, enhance marketing strategies, or implement new revenue streams, such as catering, events, or extended hours.




E
Bell Tower
Market Square
Cypress Trace
Cypress Lake Plaza
Seven Lakes Community
Golf Course
Brookdale Cypress Lake
±190 Units
Publix
SUBWAY
COST CUTTERS
MARATHON
TRUIST
Jason's deli
NINJA
JET'S PIZZA
MASTELLO
RISTORANTE | STEAKHOUSE
SYNOVUS
LMCU
Subject Property
Summerlin Rd ± 25,500 VPD
Cypress Lake Dr ± 28,500 VPD


N
7-ELEVEN
JIMMY JOHN'S
University Park Offices
Seven Lakes Community
Golf Course
The Terrace of Riverwalk
±250 Units
FLORIDA SOUTHWESTERN STATE COLLEGE
Florida Southwestern State College
±15,765 Students | ±500 Employees
MERRILL
A BANK OF AMERICA COMPANY
SUBWAY
JERSEY MIKE'S
Pizza Hut
Publix
Martinique Condominiums
±250 Units
COST CUTTERS
FAMILY HAIR SALON
TRUIST
Subject Property
Summerlin Rd ± 25,500 VPD
Cypress Lake Dr ± 28,500 VPD

**7790 Cypress Lake Dr**
Fort Myers, FL 33907




| ±5,502 SF | 1997 | ±54,000 | ±1.10 AC | CPD |
|---|---|---|---|---|
| GLA | Year Built | Vehicles Per Day | Lot Size | Zoning |

# Property Photos











# Interior Photos









# Financial Overview

**University Grill**
7790 Cypress Lake Dr, Fort Myers, FL 33907



# Property Overview

**$3,450,000**
**List Price**

**±5,502 SF**
**GLA**

**±54,000**
**Vehicles Per Day**

## Property Details

| | |
|---|---|
| Street Address | 7790 Cypress Lake Dr |
| City, State Zip | Fort Myers, FL 33907 |
| List Price | $3,450,000 |
| GLA | ±5,502 SF |
| Year Built | 1997 |
| Lot Size | ±1.10 AC |
| Parking Spaces | 64 |
| Zoning | CPD |
| VPD | ±54,000 VPD |



# Tenant Overview

Year Founded
1997

Headquarters
Fort Myers, FL

Ownership Status
Private

Locations
1

Credit Rating
Private

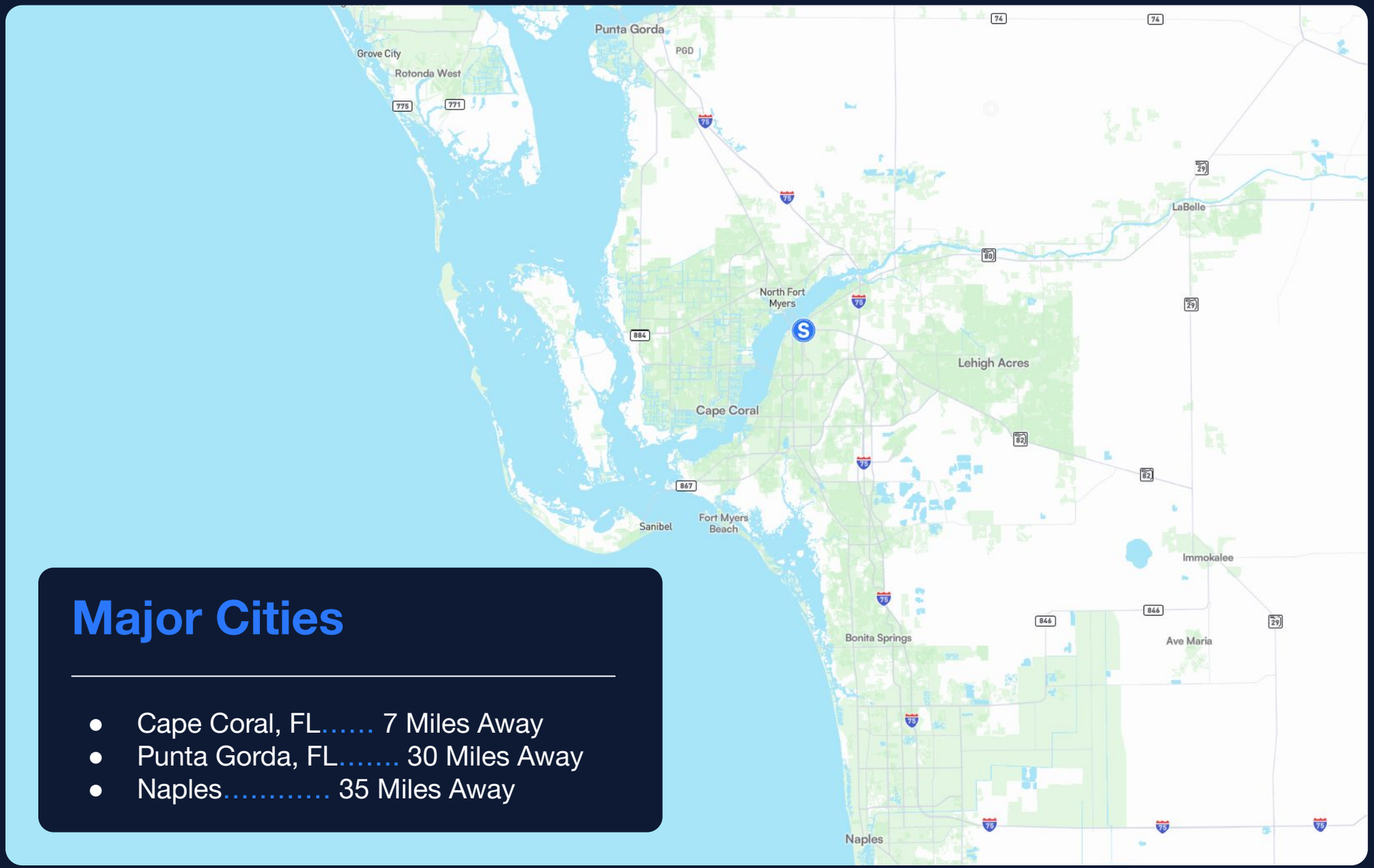
Since opening in 1997, University Grill has established itself as one of Fort Myers' premier locally owned restaurants, earning a loyal customer following through its commitment to quality food, exceptional service, and a welcoming dining atmosphere. The restaurant specializes in fresh seafood, premium steaks, and handcrafted cocktails, serving both everyday diners and special occasion guests in an upscale yet approachable setting. Conveniently located near the Barbara B. Mann Performing Arts Hall and the Suncoast Credit Union Arena, University Grill benefits from consistent patronage before and after local events while also attracting private dining and business gatherings. As a member of the well-established Prawnbroker Restaurant Group, which has operated successful seafood concepts throughout Florida since 1978, University Grill is backed by decades of restaurant experience and a strong reputation for hospitality, reinforcing its position as a long-standing dining destination within the Fort Myers market.

**Why Invest in University Grill?**

- **Long-Standing Local Operator:** University Grill has been serving the Fort Myers community since 1997, establishing nearly three decades of operating history and a loyal, repeat customer base.
- **Experienced Regional Ownership:** Operated by the Prawnbroker Restaurant Group, a respected Florida-based restaurant company with decades of experience owning and operating successful dining concepts.
- **Established Brand Recognition:** University Grill is recognized as one of Fort Myers' premier locally owned restaurants, known for its high-quality dining experience and strong reputation within the community.
- **Prime Retail Corridor:** Positioned along South Cleveland Avenue (U.S. 41), one of Fort Myers' primary commercial corridors, benefiting from exceptional visibility, accessibility, and strong daily traffic counts.

# Market Overview

**University Grill**
7790 Cypress Lake Dr, Fort Myers, FL 33907




## Major Cities

- Cape Coral, FL..... 7 Miles Away
- Punta Gorda, FL..... 30 Miles Away
- Naples..... 35 Miles Away

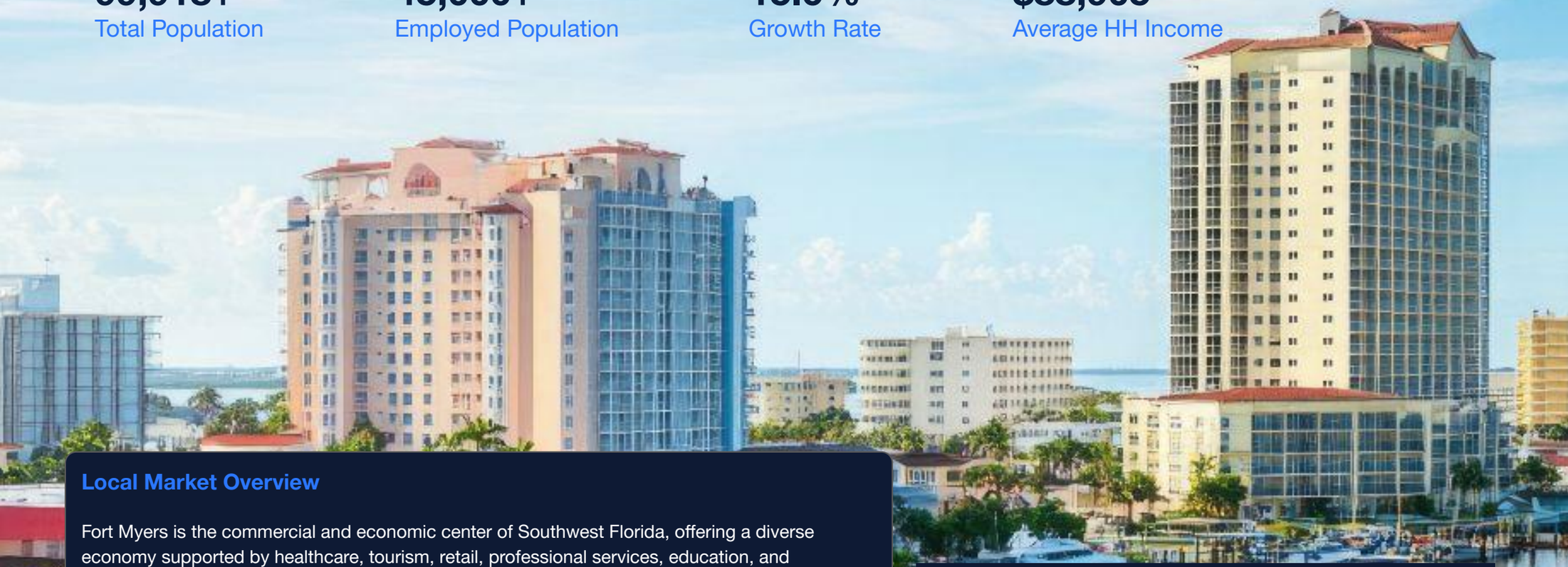
# Fort Myers, FL

**99,918+**
Total Population

**45,000+**
Employed Population

**15.6%**
Growth Rate

**$88,905**
Average HH Income



## Local Market Overview

Fort Myers is the commercial and economic center of Southwest Florida, offering a diverse economy supported by healthcare, tourism, retail, professional services, education, and construction. The area's favorable climate, coastal lifestyle, and business-friendly environment continue to attract new residents, employers, and private investment, contributing to steady long-term economic growth. The local real estate market is driven by a mix of primary homeowners, retirees, seasonal residents, and investors. Demand remains supported by ongoing migration to the region, while recent increases in housing inventory have created a more balanced market, providing buyers with greater selection and sellers with continued opportunities in desirable neighborhoods.

Fort Myers benefits from excellent regional connectivity through Southwest Florida International Airport, major transportation corridors, and proximity to Gulf Coast beaches, making it an attractive destination for both residents and businesses. The city's vibrant downtown River District, expanding healthcare network, recreational amenities, and ongoing commercial development continue to enhance its appeal as a place to live, work, and invest.

| **Population** | **1-Mile** | **3-Mile** | **5-Mile** |
|---|---|---|---|
| Current Year Estimate | 8,328 | 64,073 | 145,285 |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Current Year Estimate | 4,375 | 31,838 | 70,459 |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $88,905 | $108,217 | $120,622 |

# Attractions & Tourism

Fort Myers is a popular destination on Florida's Gulf Coast, offering a wide variety of attractions for visitors of all ages. One of its most popular landmarks is the Edison and Ford Winter Estates, where guests can explore the historic homes, beautiful botanical gardens, and museum dedicated to Thomas Edison and Henry Ford. Nature lovers can visit the Six Mile Cypress Slough Preserve, which features scenic boardwalks through wetlands filled with native wildlife, including birds, turtles, and alligators. Just a short drive away, Fort Myers Beach provides miles of soft white sand, warm Gulf waters, and opportunities for swimming, boating, fishing, and watching spectacular sunsets. Visitors can also explore nearby Sanibel and Captiva Islands, which are famous for their world-class shelling, pristine beaches, and peaceful island atmosphere.

Tourism plays a vital role in Fort Myers' economy and identity, attracting millions of visitors each year to experience the area's natural beauty, warm climate, and coastal lifestyle. The city is a popular destination for beach vacations, eco-tourism, boating, fishing, and outdoor recreation, making it an ideal getaway throughout the year. Visitors come from across the United States and around the world to enjoy Fort Myers Beach, the nearby Sanibel and Captiva Islands, and the region's many parks, nature preserves, and waterways. Tourism also supports a thriving hospitality industry, with numerous hotels, resorts, restaurants, shops, and entertainment venues that create jobs and contribute to the local economy.



**Fort Myers Beach**

3.32 Million Visitors Per Year



**Historic Downtown**

4.93 Million Visitors Per Year



**Sanibel & Captiva Islands**

1 Million Visitors Per Year



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7790 Cypress Lake Dr, Fort Myers, FL, 33907** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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