

Memorandum of Offer: **Franklin Social Club**



Presented By:

Keith Sipnick & Toni Stout
Premiere Plus Realty Company
9015 Strada Stell Ct.
Naples, FL 34109
239-572-4151
239-285-1404



Established Bar Restaurant
Fully Operational
End Cap
Great Location

5926 Premier Way Ste 100, Naples, Florida 34109



OFFERED BY PREMIERE PLUS REALTY COMPANY

OPPORTUNITY TO INVEST IN PARADISE

Your Gateway to Naples' Premier Social Experience.

Are you ready to own the keys to your own slice of paradise?

The Franklin Social Club

A thriving gem nestled in the heart of breathtaking Naples, Florida. We are thrilled to bring you this exclusive opportunity to step into a world of upscale hospitality and social sophistication.

The Franklin Social Club: Where Every Day is a Celebration!

Craft Cocktails: The Artistry of Mixology Sip: and savor the finest craft cocktails, masterfully crafted by our seasoned mixologists. Each drink tells a story, and every visit is a memorable journey. Raise your glass to a higher standard.

Live Music: The Soundtrack to Your Success: Elevate the experience with the mesmerizing notes of live music. Our stage hosts local and renowned artists who will enchant your patrons and keep them coming back for more.

Outdoor Seating and Lounge: Al Fresco Elegance Dine in style amidst Naples' enchanting evenings. Our outdoor seating and lounge areas provide the perfect setting for intimate dinners, lively gatherings, and unforgettable moments. Bask in the glow of sunsets and starry nights.

Expansive Bar: Where Classics Meet Innovation Our extensive bar is a treasure trove of top-shelf spirits and a curated selection of wines. Whether you're a seasoned connoisseur or just beginning your cocktail journey, our offerings will impress and delight.

A Thriving Oasis Awaits Your Vision: Located on the coveted end cap, The Franklin Social Club Bar and Restaurant has firmly established itself as a social hub, attracting both loyal locals and curious tourists. With its modern, inviting ambiance and a successful operation already in place, this is your canvas to create the next chapter of hospitality excellence.

Naples, Florida: The Apex of Lifestyle Naples is synonymous with luxury living, offering a perfect blend of pristine beaches, rich culture, and refined living. Join the league of those who understand the art of living well.

Franklin Social Club

- LOCATED IN NAPLES FLORIDA
- COLLIER COUNTY FLORIDA
- END CAP LOCATION
- EASY PARKING
- READY FOR NEW LEADERSHIP
- GREAT LAYOUT AND DESIGN
- EXPANSIVE OUTDOOR LOUNGE
- INFRASTRUCTURE IN PLACE
- LIVE MUSIC VENUE
- GREAT BUILDOUT

Trade Area Analysis

Franklin Social is located in robust area of Collier County Florida. Near the intersections of zip code demographics of 34103,34105, 34108, 34109. Below are 2022 Consumer Spending Analysis for each zip code based on All Dining Out.

All Dining Out Expenditures per Zip Code

34103 \$7,065.00

34105 \$6,351.00

34108 \$7,445.00

34108 \$5,439.00

**National Average is approximately \$3500.



The Opportunity of a Lifetime – Seize It Now

Are you ready to claim your stake in the vibrant hospitality landscape of Naples? Opportunities like The Franklin Social Club Bar and Restaurant are a rare find. Act swiftly to secure your position in this thriving community.

Reach out to us, your experienced Broker, for a confidential discussion on how to embark on your entrepreneurial journey with The Franklin Social Club.

Don't let this golden opportunity slip through your fingers. The stage is set, the cocktails are waiting, and the future is yours to shape. Make your mark in the heart of Naples, exclusively at The Franklin Social Club.

Call Us Today for Pricing and Details!

Keith A. Sipnick P.A.

239.572.4151

MyNaplesBroker@gmail.com

Toni Stout LLC

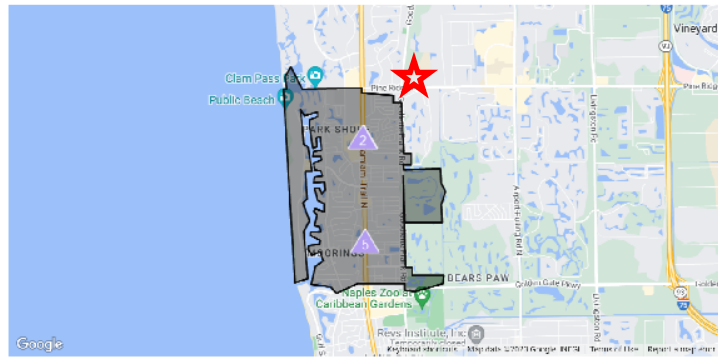
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Traffic Counts

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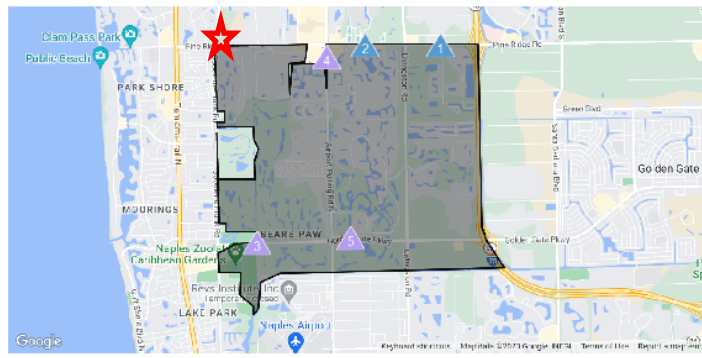


Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

2021 Est. daily traffic counts	2022 Est. daily traffic counts	2021 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	
42,000	40,028	39,000	38,674	38,017	
Street: PARK SHORE DR Cross: Neapolitan Way Cross Dir: N Dist: 0.07 miles	Street: Tamiami Trail Cross: Neapolitan Way Cross Dir: N Dist: 0.07 miles	Street: Tamiami Trail North Cross: Creech Rd Cross Dir: SE Dist: 0.02 miles	Street: 6th St Cross: Neapolitan Way Cross Dir: N Dist: 0.07 miles	Street: Tamiami Trail Cross: Creech Rd Cross Dir: SE Dist: 0.02 miles	
Historical counts		Historical counts		Historical counts	
Year	Count	Type	Year	Count	Type
2020	▲ 34,000	AA DT	2019	▲ 41,500	AA DT
			2018	▲ 38,000	AA DT
			2020	▲ 34,500	AA DT
			2019	▲ 40,500	AA DT
			2018	▲ 38,000	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Traffic Counts



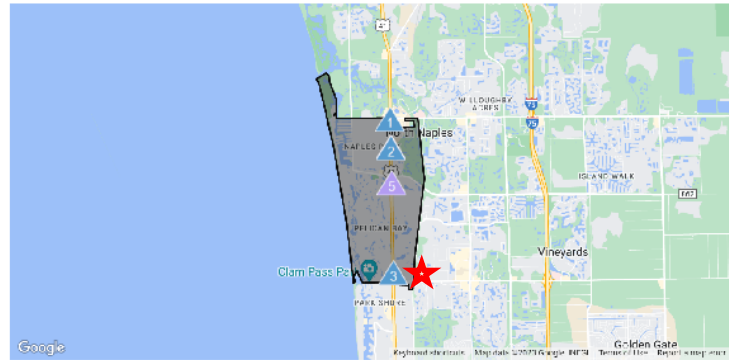
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2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	
54,381	53,152	49,459	44,965	44,908	
Street: Pine Ridge Road Cross: Whipoorwill Ln Cross Dir: E Dist: 0.02 miles	Street: Pine Ridge Road Cross: Kensington Pl Cross Dir: SE Dist: 0.01 miles	Street: Golden Gate Parkway Cross: Bears Paw Trl Cross Dir: E Dist: 0.17 miles	Street: Airport Pulling Rd N Cross: Pine Ridge Rd Cross Dir: N Dist: 0.17 miles	Street: Golden Gate Parkway Cross: Hard Eight Farm Cross Dir: W Dist: 0.02 miles	
Historical counts		Historical counts		Historical counts	
Year	Count	Type	Year	Count	Type
2021	▲ 58,000	AA DT	2021	▲ 50,500	AA DT
2020	▲ 48,000	AA DT	2020	▲ 52,500	AA DT
2019	▲ 58,000	AA DT	2019	▲ 53,500	AA DT
2018	▲ 51,000	AA DT	2018	▲ 50,000	AA DT
			2021	▲ 50,500	AA DT
			2020	▲ 48,500	AA DT
			2019	▲ 49,500	AA DT
			2018	▲ 48,000	AA DT
			2005	▲ 44,500	AA DT
			2001	▲ 57,000	AA DT
			1998	▲ 42,639	AD T
			1997	▲ 40,560	AD T
			1996	▲ 41,177	AD T

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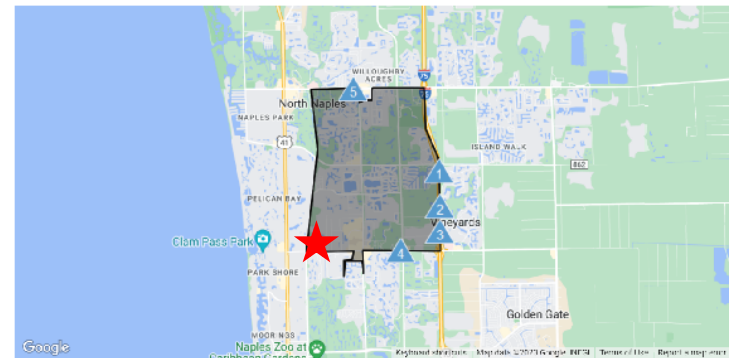
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56,585 Street: Tamiami Trl N Cross: 110th Ave N Cross Dir: S Dist: 0.82 miles	53,554 Street: Tamiami Trl N Cross: 98th Ave N Cross Dir: S Dist: 0.85 miles	51,027 Street: Tamiami Trl N Cross: Ridge Dr Cross Dir: N Dist: 0.86 miles	48,721 Street: Pelican Marsh Boulevard Cross: 8th St Cross Dir: NE Dist: -	45,630 Street: Tamiami Trl N Cross: Oakmont Pkwy Cross Dir: S Dist: 0.82 miles																																																																								
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