

PRIME RESTAURANT & RETAIL SPACE AVAILABLE

NAPLES SQUARE "RETAIL"

1030 3RD AVENUE, NAPLES, FL



DOWNTOWN NAPLES RETAIL/RESTAURANT OPPORTUNITY WITH SURFACE & GARAGE PARKING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PAIGE EBER, CCIM
VICE PRESIDENT
paigeeber@katzretail.com
(239) 571-0563

ROBERT NUCHERENO
ASSOCIATE
robertnucheren@katzretail.com
(716) 867-5222

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

PROPERTY OVERVIEW

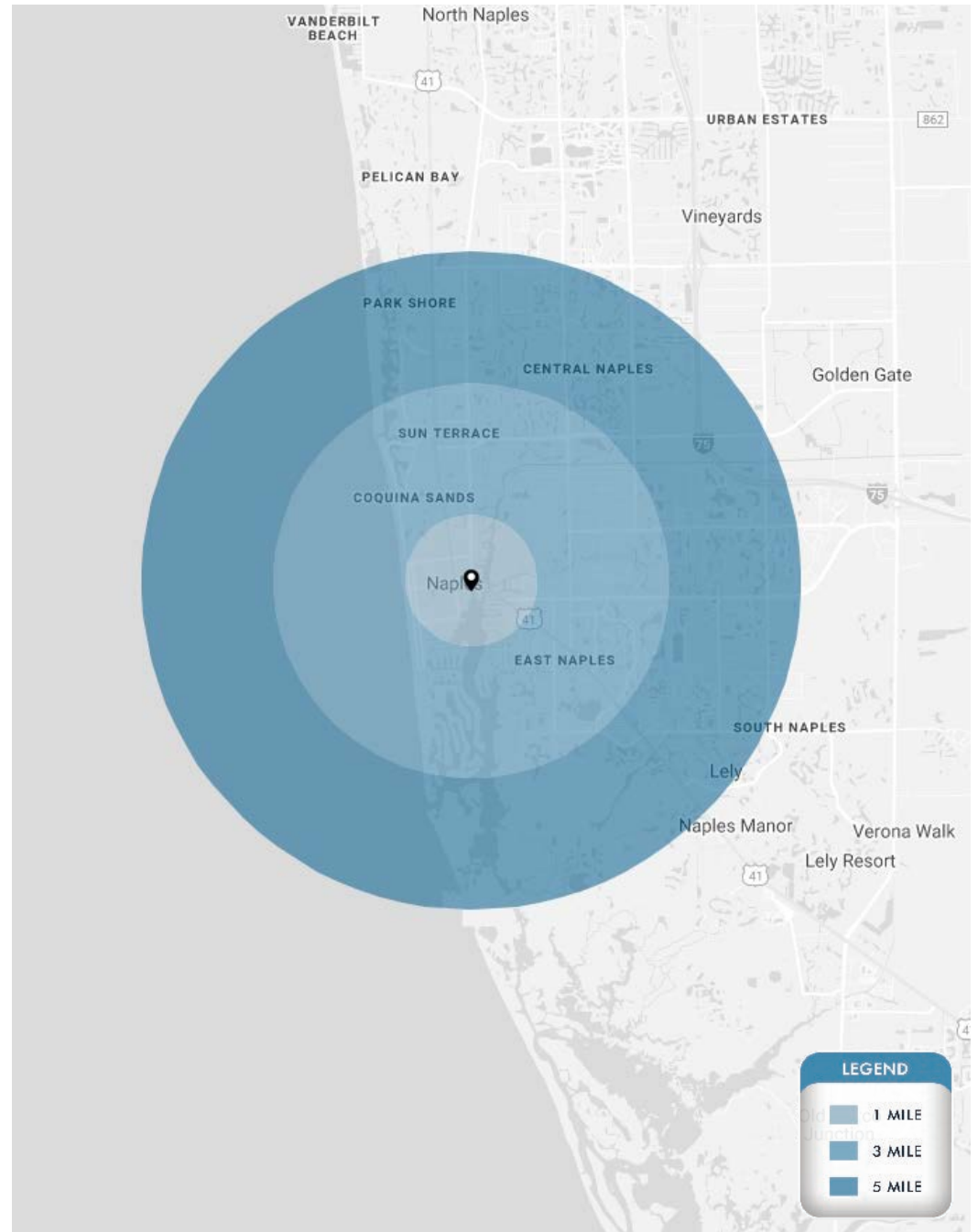
HIGHLIGHTS

- An exciting restaurant & retail project to be developed in the heart of downtown Naples, FL at Fifth Avenue & Goodlette Frank Road
- Premier upscale retail, showroom and restaurant space available at Naples Square
- In-line & freestanding restaurant & retail space available
 - ± 4,000 SF restaurant space with ±720 SF of patio, on the ground floor of AC Marriott
 - ± 9,325 SF retail/showroom space available
 - ± 1,912 - 4,130 SF retail space
- Regional trade area with high volume restaurants and retail
- Ample parking and prime visibility with approximately 360 dedicated parking spaces with access to adjacent municipal parking garage
- Located at the signalized intersection of 5th Avenue, Goodlette Frank and Tamiami Trail which sees nearly 67,000 vehicles per day
- 300 luxury residential condos provide captive audiences
- Anchored by Gulfshore Playhouse on the North and AC Marriott on the South, Gulfshore Playhouse welcomes 30,000 visitors per year

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	6,043	35,870	90,556
HOUSEHOLDS	3,022	16,404	42,636
DAYTIME EMPLOYEES	5,281	30,710	77,898
AVERAGE HH INCOME	\$175,256	\$140,435	\$132,095

	5 Minutes	10 Minutes	15 Minutes
POPULATION	14,065	54,156	108,346
HOUSEHOLDS	6,561	24,704	49,257
DAYTIME EMPLOYEES	12,053	46,161	92,677
AVERAGE HH INCOME	\$142,655	\$133,007	\$131,147



NAPLES SQUARE | EXECUTIVE SUMMARY

NAPLES SQUARE
287 RESIDENTIAL UNITS



THE COLLECTIVE
RETAIL/OFFICE 50,000 SF



GULFSHORE PLAYHOUSE
375 SEATS 42,000 SF / 3 LEVEL PARKING GARAGE



AC HOTEL BY MARRIOTT
3 STORIES / 150 ROOMS / 122,953 SF



PROPOSED RETAIL: ENTRY
100 FT RIGHT-OF-WAY WITH LINEAR PARK



PROPOSED RETAIL: BUILDING A
UP TO 4,130 SF AVAILABLE



PROPOSED RETAIL: BUILDING B
9,325 SF / 2200 OUTDOOR DINING

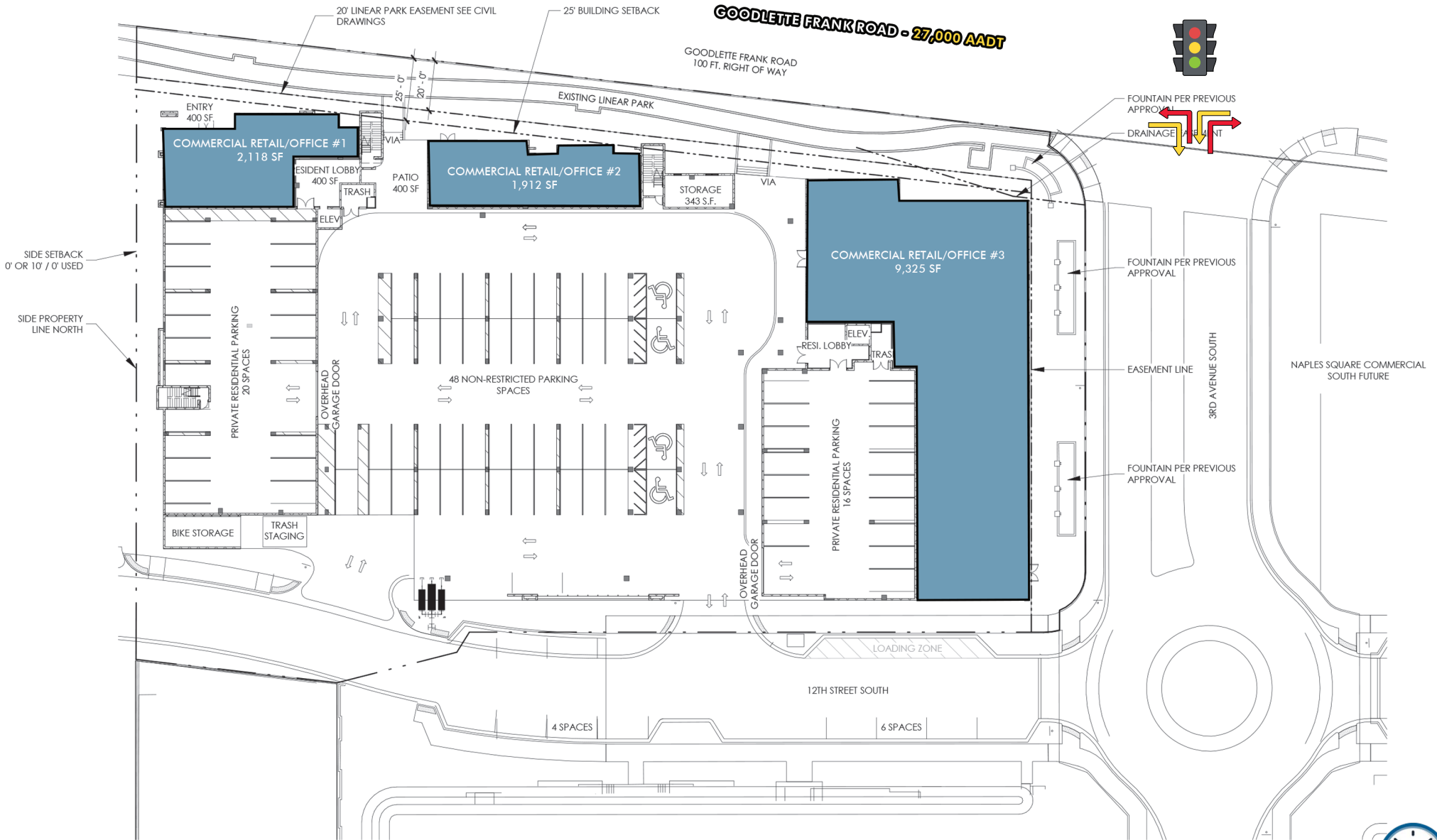


FUTURE DEVELOPMENT: BUILDING C
3500 SF FREE-STANDING PAD OPPORTUNITY

COMMERCIAL SPACE D
4000 SF SHELL SPACE OPPORTUNITY



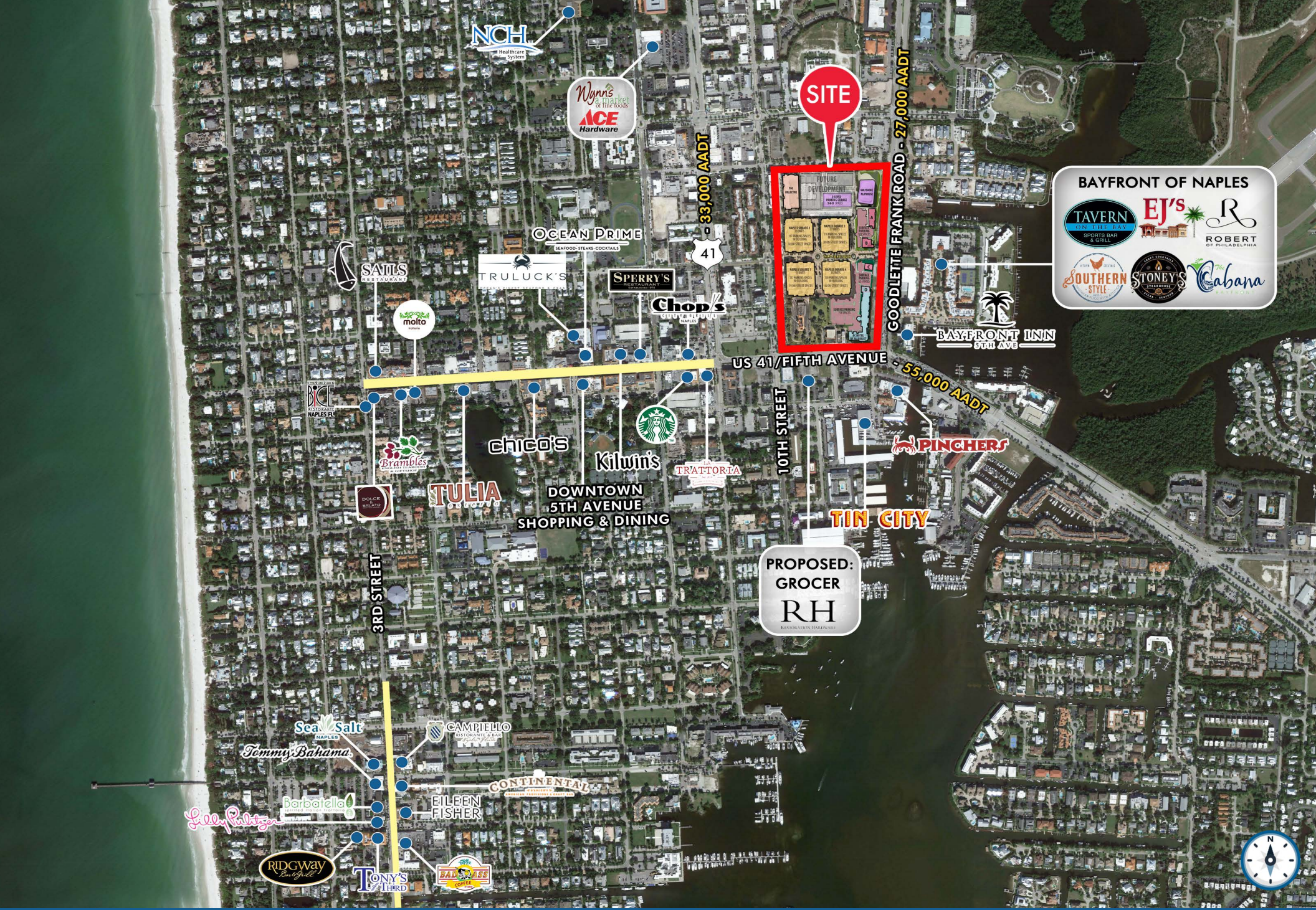
NAPLES SQUARE | FUTURE DEVELOPMENT



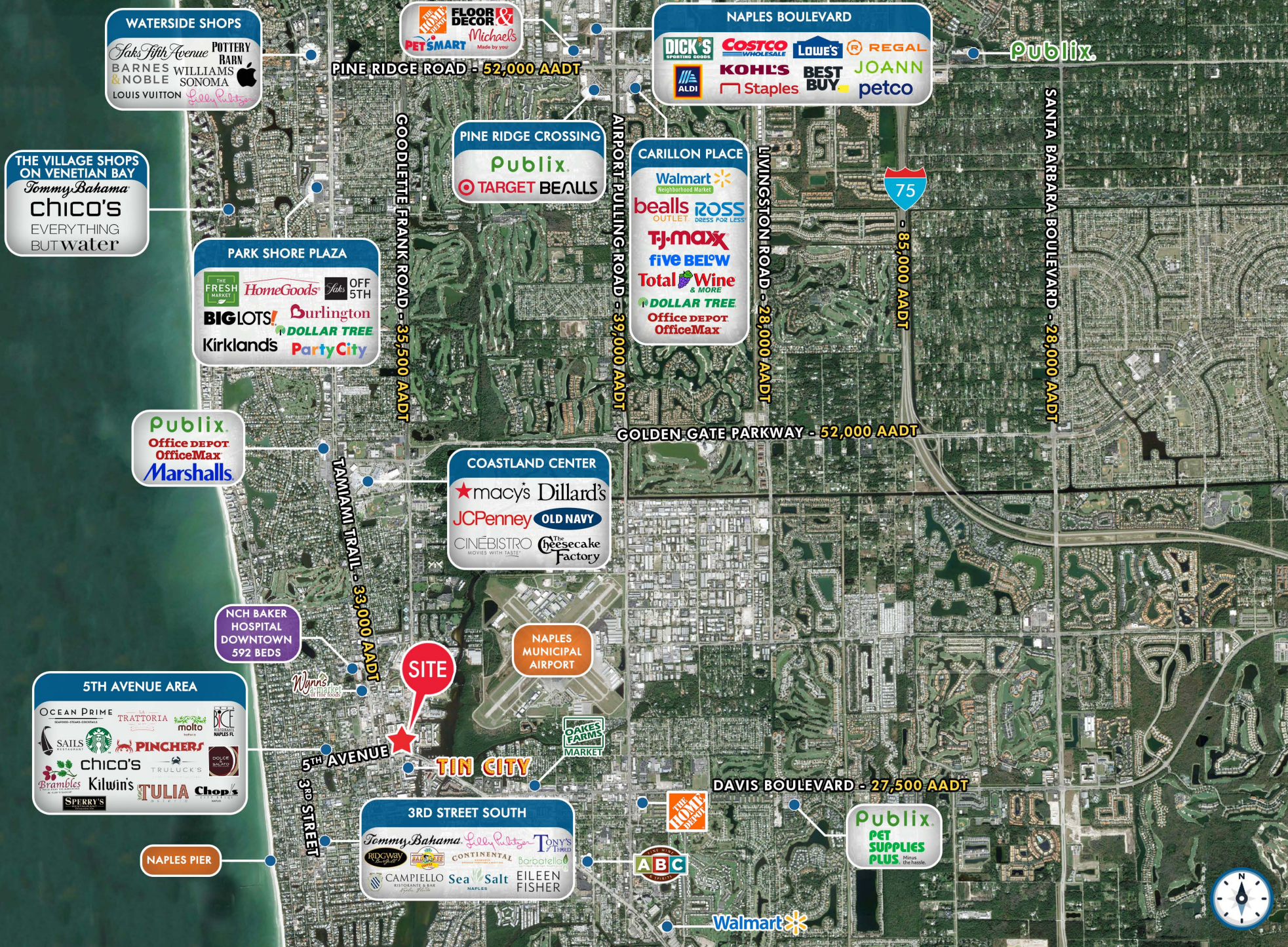
NAPLES SQUARE | SITE AREA



NAPLES SQUARE | SITE AREA



NAPLES SQUARE | CLOSE AERIAL



NAPLES SQUARE | MARKET AERIAL



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