



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# JUNIOR BOX SPACE

📍 Located on Naples Boulevard off Airport-Pulling Rd.

6305 Naples Boulevard | Naples FL 34109



Prime, high-visibility junior box space available along Naples Boulevard. Co-tenants include Costco, Best Buy, Dick's Sporting Goods, Sportsman's Warehouse, Kohl's, The Floor Meisters and Lowe's.



## LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
3	21,293 SF	\$28 PSF NNN	\$8.50	July/August 2026

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*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.  
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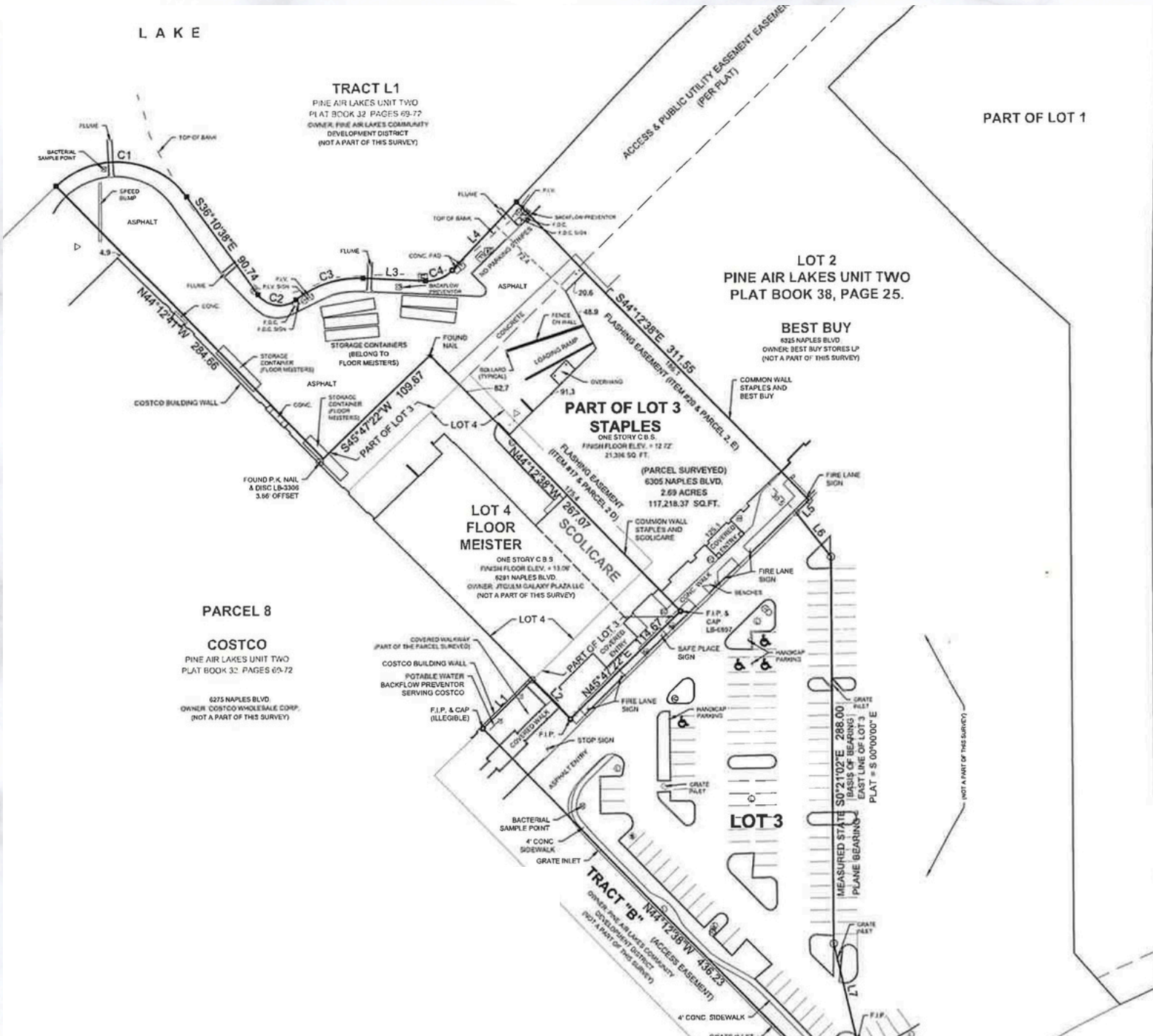


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## DEMOGRAPHICS 2025

1 miles

3 miles

5 miles

Est. Population

6,402

52,519

123,495

Est. Average H.H. Income

\$138,193

\$111,349

\$105,586

2024 Avg. Daily Traffic Count

45,000 vehicles per day on Airport-Pulling Rd  
60,500 vehicles per day on Pine Ridge Rd

click  
here!



Google  
Maps

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PROPERTY  
LOCATION

**COSTCO**  
.COM

**BEST BUY**

SPORTSMAN'S

**KOHL'S**

**LOWE'S**

45,000 VPD

**Red Brick PIZZA**

NEAPOLITAN  
CAR WASH

**ALDI**

**CAVERNUSH**

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS

**GFS**  
gourmet food service

**PETCO**  
Where the pets go.

**JO-ANN**

**DONATOS**

**MAC**

**CHINESE STRICK**

**Panera**  
BREAD

**Chick-fil-A**

**INFINITI**

**REGAL CINEMAS**

**GOLF GALAXY**

**MISSION BBQ**

**VOLVO**

**Culver's**

**Hendrick**  
NAPLES

**CUBESMART**  
self storage + logistics

**SKILLETS**  
BASILAR PASTE • BATTER

AIRPORT-PULLING RD.

**THE HOME DEPOT**

**PETSMART**

**Michaels**  
Imagine.

**McDonald's**  
i'm lovin' it

**THE Local**

**AutoZone**

**verizon**

**Valvoline**

**Mobil**

**EL DORADO**  
FURNITURE

**Walgreens**

PINE RIDGE RD.

54,000 VPD

60,500 VPD

**Publix**

**TACO BELL**

**Arby's**

**Target**

**ROSS**  
DRESS FOR LESS

**BEALLS**  
Outlet

**TJ-maxx**

**WAL-MART**