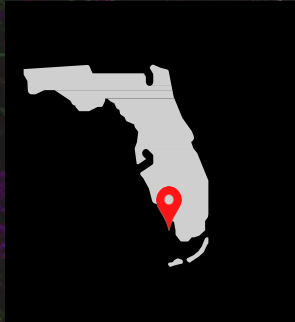




Investment  
Properties  
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Presents a Rare Opportunity to Lease  
Third Street South, 1300 3<sup>rd</sup> St. S Naples, FL 34102  
Neapolitan Building | The Mezzanine



# Welcome

Third Street South, is a four-square block area a stones throw from the Gulf of Mexico, full of sophisticated shops, award winning restaurants, courtyards, antique fountains, and lush colorful landscaping.

Launched as a special destination just after World War II by an internationally traveled heir to a major U.S entity, people of similar interests and tastes followed.

Now, nearly 80 years later, Third Street South, the birthplace of Naples Florida, is one of the most sought-after resort locations for both high end tenants and visitors.





## PROPERTY OVERVIEW

FOR LEASE | RETAIL SPACE

\*Prices available upon request

### Suites Available

1185 3 <sup>rd</sup> Street South	347 SF	Base + BOC, ADV, % Rent
Mezzanine #201	2,961 SF	Base + BOC, ADV, % Rent
Mezzanine #202	2,654 SF	Base + BOC, ADV, % Rent
Mezzanine #203	3,057 SF	Base + BOC, ADV, % Rent
Third Level #301A	2,064 SF	Base + BOC, ADV, % Rent
Third Level #301	1,449 SF	Base + BOC, ADV, % Rent
Third Level #302	1,378 SF	Base + BOC, ADV, % Rent
Third Level #302A	1,254 SF	Base + BOC, ADV, % Rent
Third Level #302B	4,813 SF	Base + BOC, ADV, % Rent



AADT  
6,158



Population  
68,730  
(5 miles)



Avg. HH Net Worth  
\$4,309,302  
(1 mile)



White Collar  
85.9%  
(1 mile)



Avg. Home Price  
\$17,500,000  
(1 mile)

# Glamour & Good Times Since the 1920's





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## ABOUT THE AREA THIRD STREET SOUTH NAPLES FLORIDA



### 34102 Zip Code

Third Street South is the heart of the zip code, ranked by Bloomberg as the third richest zip code in Florida. Walkable to Aqualane Shores, Gordon Drive, and Port Royal (the most expensive neighborhood in the USA).

### Home Price

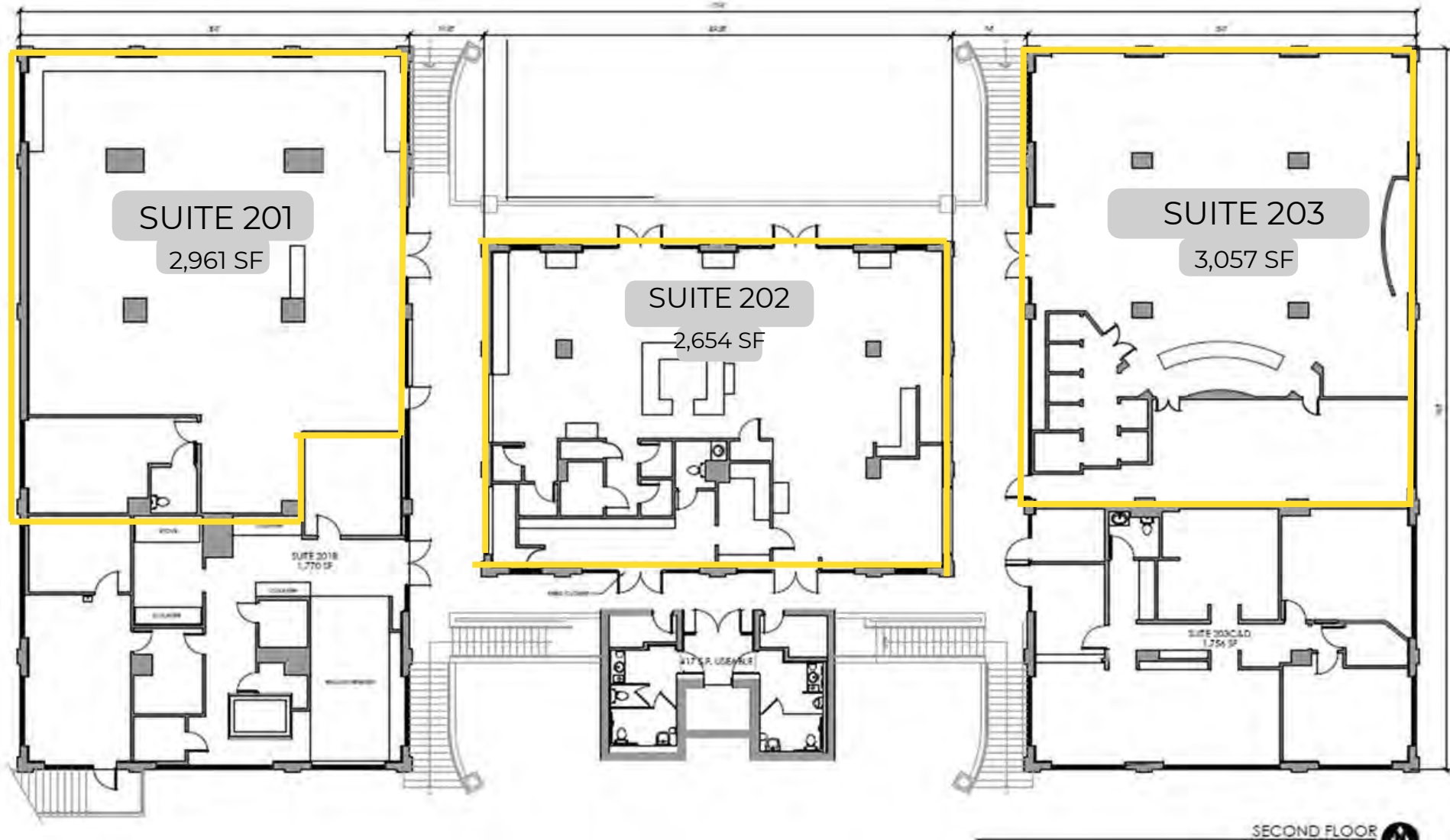
\$17.5 Million average home price in the surrounding area.

Approx Monthly Visits 1.5M

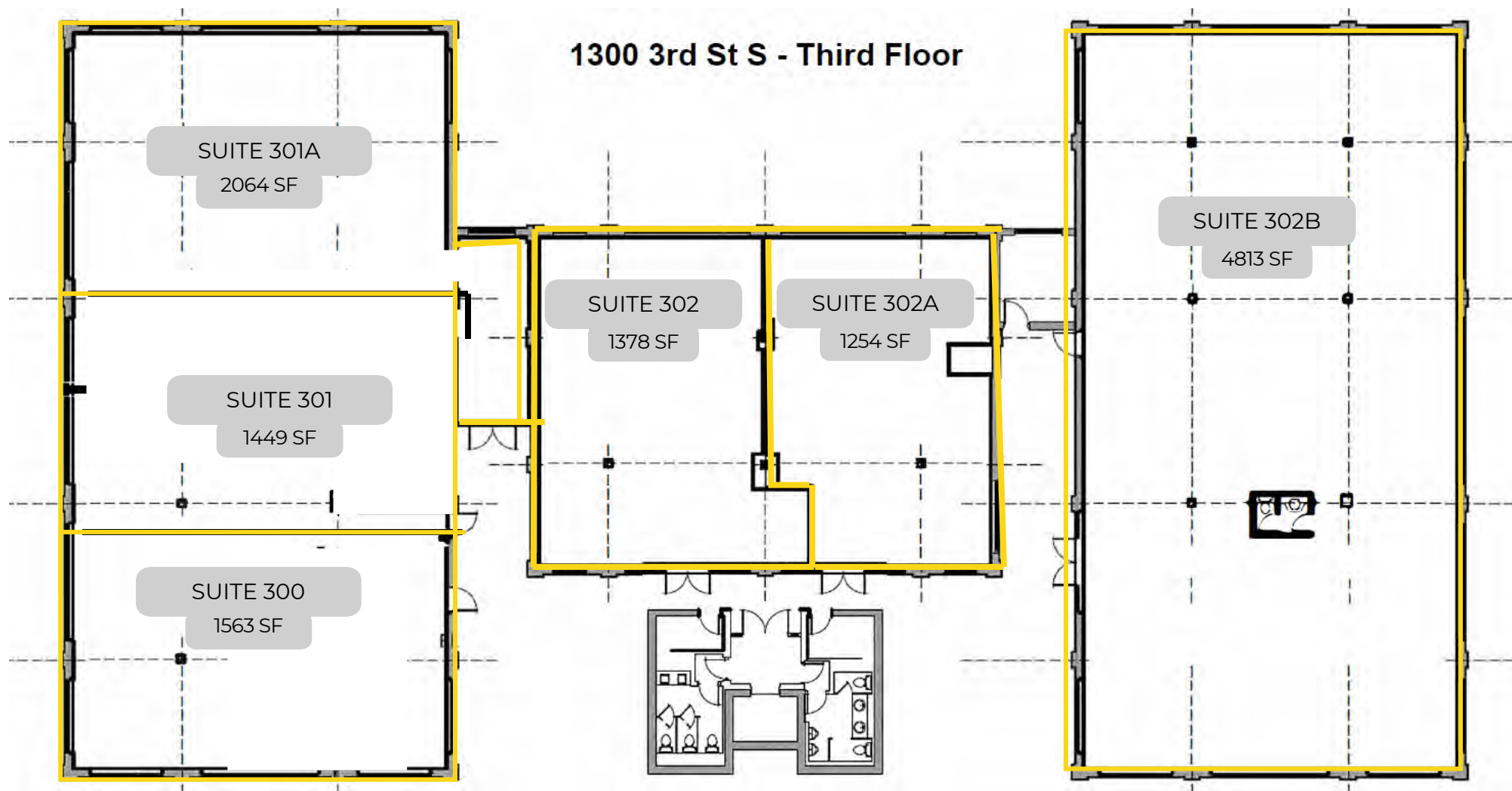
Frequency 2.58

Dwell Time 73 min

- Naples Named Best City to Live in U.S. - US News 2024-2025
- Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S. - C-SPA
- No.1 Best Destination for Luxury Travelers - USA Today
- Naples Ranks No.1 in the U.S. for Economic Growth – Bloomberg
- Naples Ranks as No.1 Beach Town to Live In - WalletHub/2020
- Naples No.2 Best Small Cities in America- Resonance Consultancy 2020
- No.1 for Future Job Growth – Forbes
- Naples Named Top U.S. City for Life Expectancy - USA Today/2020



SECOND FLOOR



THIRD STREET SOUTH  
Neapolitan Building | 3<sup>rd</sup> Floor Level  
1300 3rd St. S, Naples, FL 34102

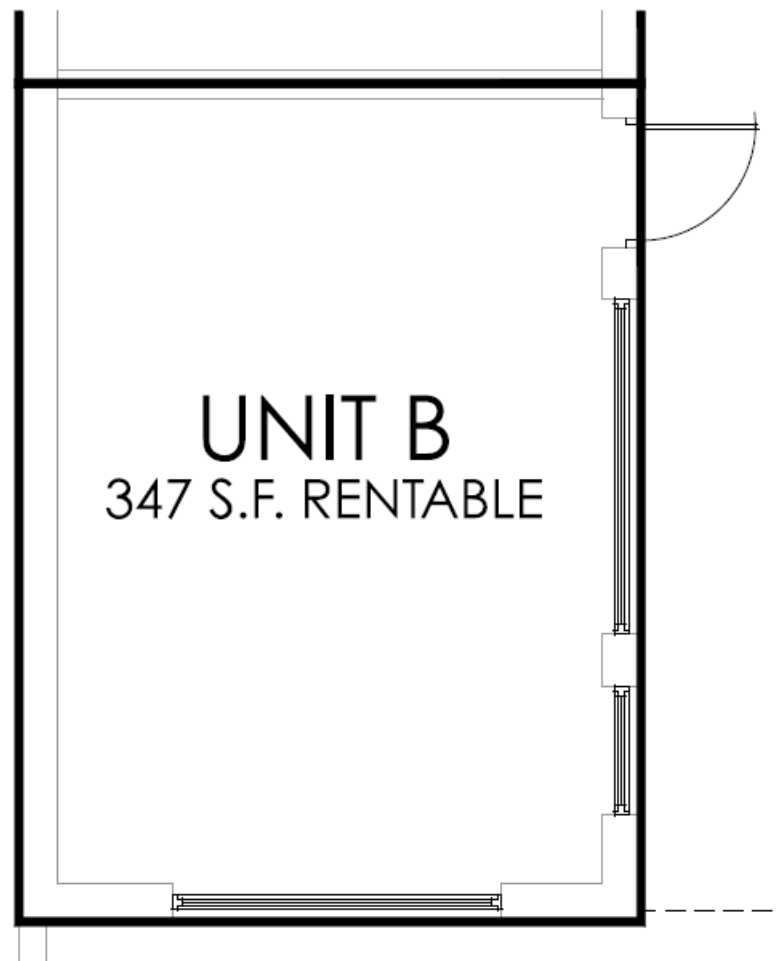






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THIRD STREET SOUTH  
Corner of 3<sup>rd</sup> & 12<sup>th</sup>  
1185 3<sup>rd</sup> Street South  
Retail Unit – Street Level



THIRD STREET SOUTH  
Swan Court Corner of 3<sup>rd</sup> & 12<sup>th</sup>  
1300 3<sup>rd</sup> St. S, Naples, FL 34102  
Retail Unit – Street Level





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## THIRD STREET SOUTH Restaurant & Retail Mix

A Mano  
Barbatella Restaurant  
Badass Coffee  
Bay Home Designs  
Beth Mone'  
Bruno  
Carter & Finley  
Campiello Ristorante  
Charlotte Kellogg  
Carlson Fine Jewelry  
Eileen Fisher  
Gloss Salon Naples  
Gattle's Fine Linens  
Gretchen Scott  
Harmon Meek Gallery  
J. McLaughlin

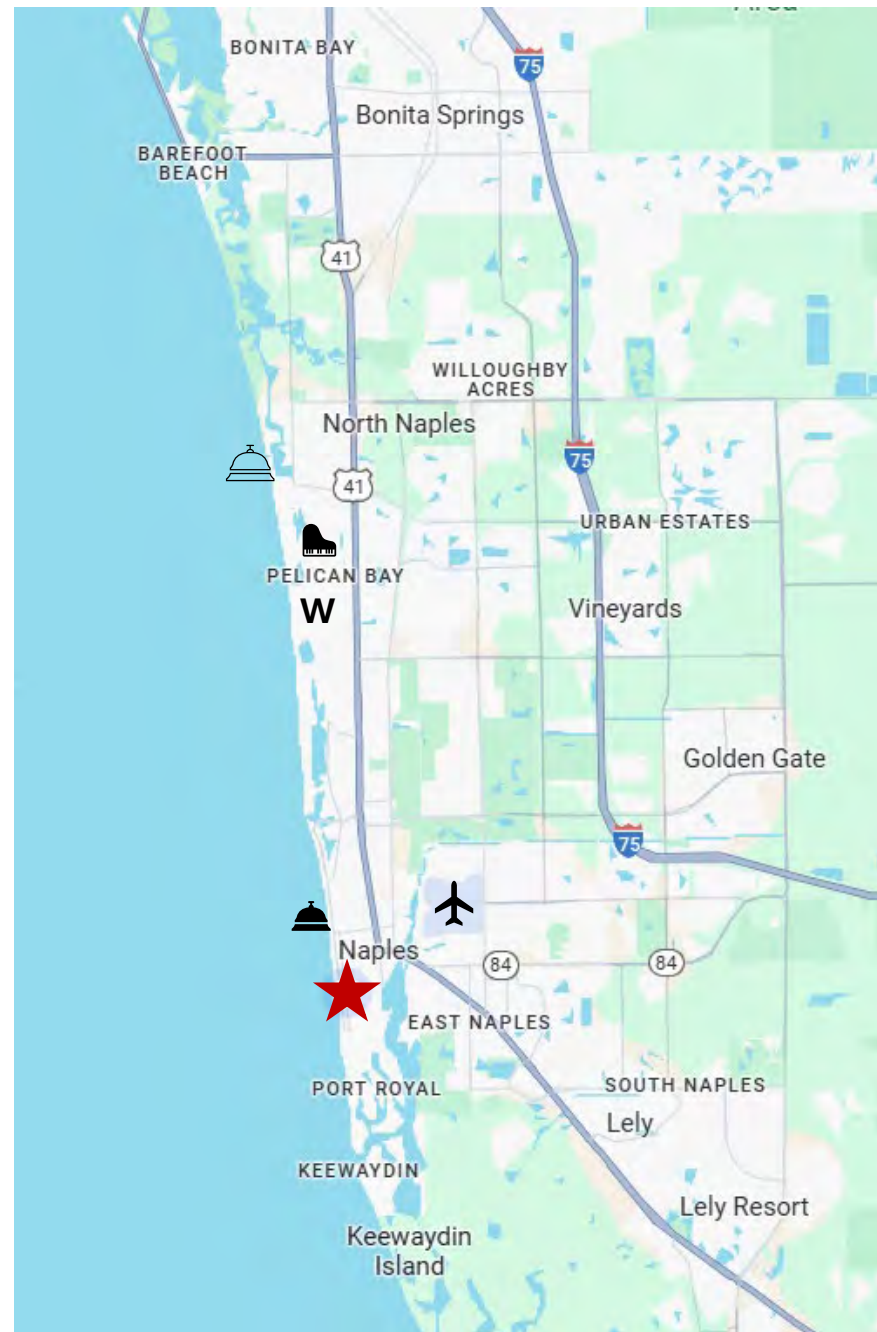
Janes Garden Café  
Judith Liegeois Design  
John Craig Clothier  
Leggiadro  
Marissa Collections  
Mediterrano  
Monogram Goods  
Newman Art Gallery  
Old Naples Animal  
Wellness Center  
Old Naples Surf Shop  
Maus & Hoffman  
Monogram Goods  
Patina Collection  
Purple Poppy

Ridgway Bar & Grill  
Sara Campbell  
Relax by Tommy Bahama  
The Bevy  
Tommy Bahama Marlin Bar  
& Restaurant  
Tony's Off Third Bakery, Coffee  
Shop & Wine Market  
The Courtyard Bar at Ridgway  
Sequin  
Sea Salt Restaurant











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## AREA OVERVIEW

-  Artis—Naples
-  Naples Private Airport
-  Four Seasons
-  Ritz Carlton
-  **W** Waterside Shops
-  **★** Third Street South



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The principles of Third Street South carefully maintain the original commitment of a mix of stores and restaurants that are excellent and make the whole more than the sum of its parts.

We would be glad to talk to those who are interested in a similar vision. High end retail, national award-winning food and drink leasing options to be discussed.

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CONTACT

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