

# PEBBLEBROOK CENTER

15205-15215 COLLIER BOULEVARD, NAPLES, FL

Retail and Office Space for Lease

Get in line with the growth!



## HIGHLIGHTS

### Population Growth

- 13 Yr. Historical 30.4%
- 5 Yr. Projected 3%

### Location

- Next to high-traffic arterial roadway intersection.
- Direct cross-access to Publix Center.
- High population & residential growth area.
- High-growth traffic counts.

### Property

- Diverse and complementary tenant mix.
- Integrated Commercial PUD development.
- Mature & upgraded landscaping.
- Historically low tenant turnover.

### Contacts:

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### Welsh Companies Florida, Inc.

Licensed Real Estate Broker

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15205-15215 COLLIER BOULEVARD, NAPLES, FL  
**Second Floor Office Space for Lease**

Get in line with the growth!



## CURRENT SPACE AVAILABLE 1/1/25

Office	Second Floor		Base Rent
	Suite 209	1,083 SF	\$25.00 PSF
	Suite 210	1,083 SF	\$25.00 PSF
Contiguous	Suites 209/210	2,166 SF	\$25.00 PSF

2024 CAM: \$11.62 PSF

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,268	35,352	85,665
HOUSEHOLDS	3,135	13,815	34,451
AVG. HH INCOME	\$115,600	\$121,167	\$120,279
2010 POPULATION	6,083	25,454	63,773
2013-23 POP. GROWTH	36.1%	38.9%	36%
2023-28 POP. GROWTH	3.02%	2.98%	8.8%

\*2023 figures are projected.

TRAFFIC COUNTS	COLLIER BLVD.	IMMOKALEE RD.
2023	37,777	51,735
2018	30,715	33,037
5-YR % INCREASE	19%	36%

\*2018 & 2023 are actual AVG figures.

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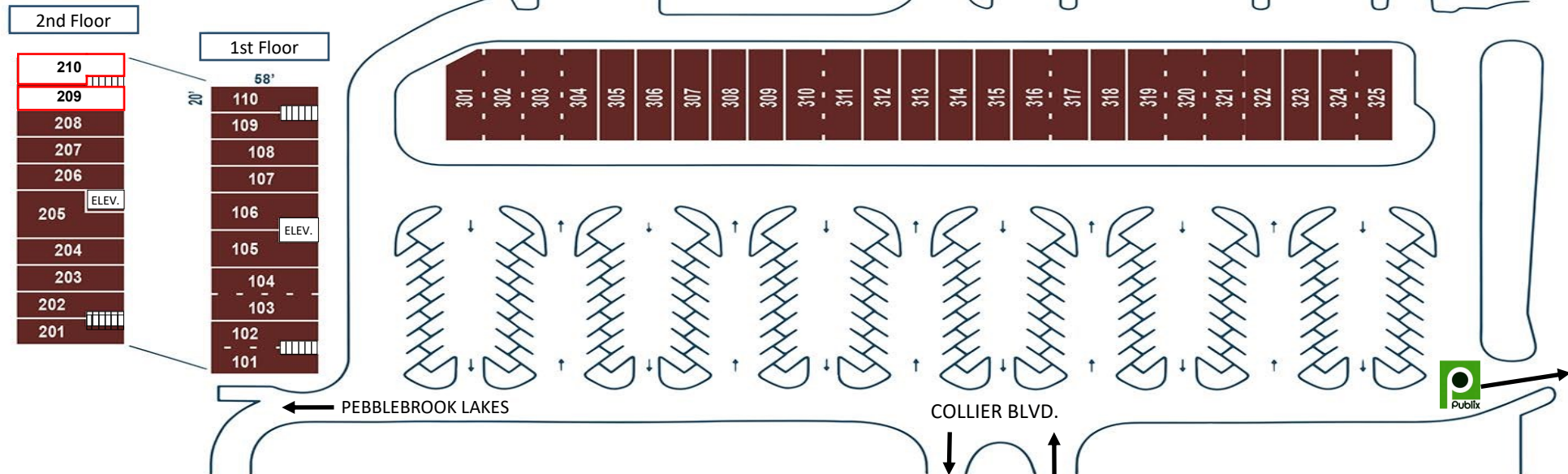
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101-102	Pebblebrooke Animal Hospital	205	Remax Affinity Plus	309	4G Mobility, LLC
103-104	Dagny's Spirits	206	Miracle Massage	310-311	Poached
105	Goodwill of SWFL	207	Bogey Insurance, LLC	312	Pebblebrook Animal Hospital
106	UPS	208	Steve L. Lindsey CPA	313	Wild 777 Arcade
107	Home & Title of Naples	209	Available 1/1/25	314	Modern Smiles
108	Bayonne Physical Therapy	210	Available 1/1/25	315	Executive Dry Cleaners
109	Pebblebrooke Smoke Shop	301-304	Stevie Tomato's Sports page	316-317	Trinity Salon and Spa
110	Naples Youth Sports Academy	305	Napoli By The Bay	318	Scoops of Naples, LLC
201-202	Pursue Church	306	Lee Nails	319-322	Guidewell-Sanitas I. LLC
203	Pursue Church	307	Hibachi of Japan	323	Island VYBZ Jamaican Cuisine
204	XL Homes of SWFL	308	Pebblebrook Pharmacy	324-325	Shaba's Bistro



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IMMOKALEE RD.

COLLIER BLVD.

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Addison Place  
294 Apartment  
Units

Addison's Corner  
Future Development Retail

Pebblebrook Lakes  
350 Single-Family  
Units

Pebblebrook  
Center

Founders Square

Tuscany Cove  
294 Total Units

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