

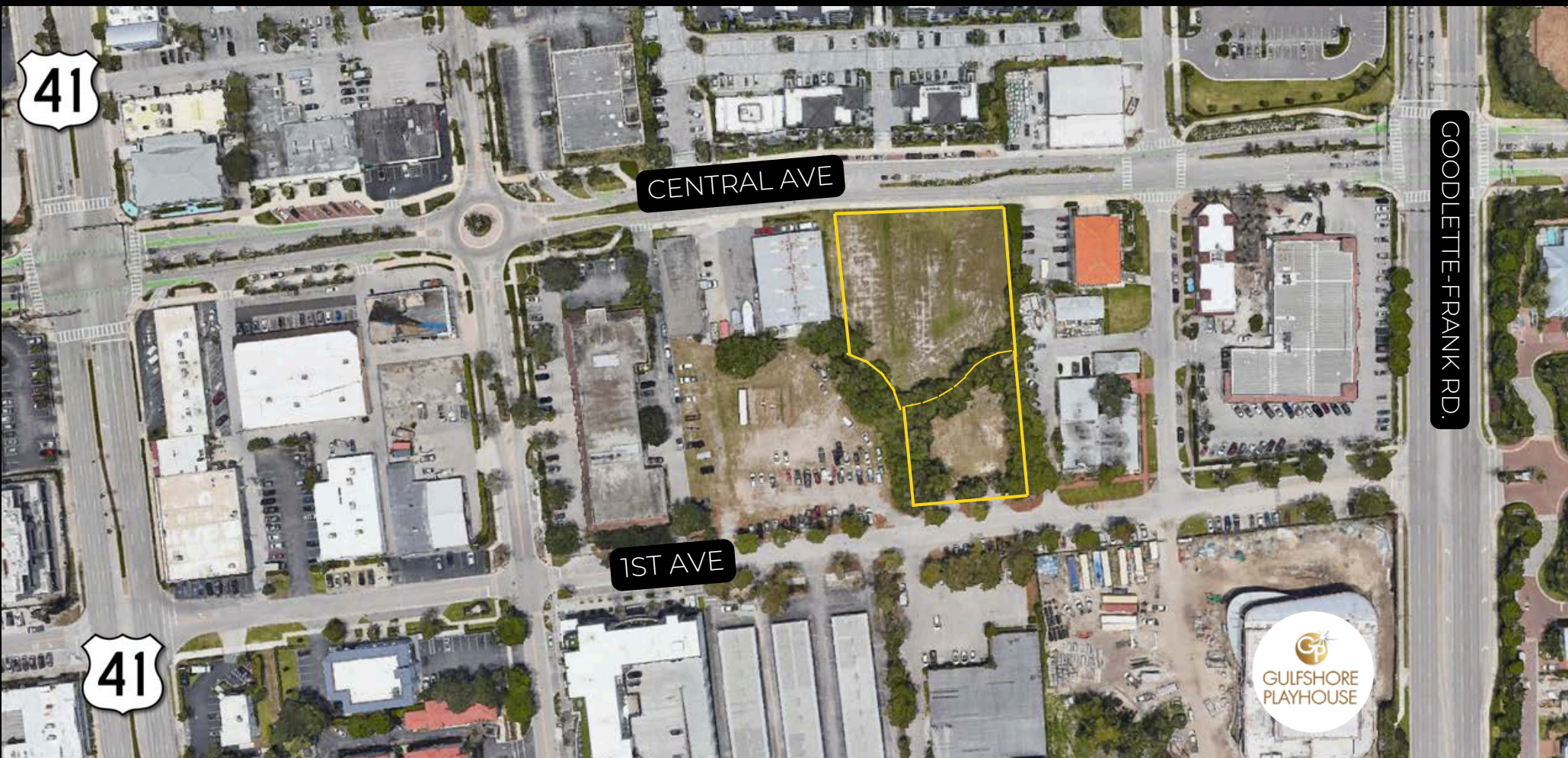


Investment
Properties
Corporation

FOR SALE COMMERCIAL VACANT LAND



1101 1st AVE S & 1080 CENTRAL AVE | NAPLES, FL 34102



ROB CARROLL, CCIM, MAI | 239-261-3400 x111 | ROB@IPCNAPLES.COM

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



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PROPERTY INFORMATION

1101 1st Ave S

PRICE: \$3,169,775
LAND SIZE: .42 +/- Acres
ZONING: D - Downtown



1080 Central Ave

PRICE: \$7,318,190
LAND SIZE: .96 +/- Acres
ZONING: D - Downtown



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Two vacant commercial/mixed-use lots in Naples' most desirable and rapidly growing areas. Ideally situated just moments from Downtown, steps from the brand new Gulfshore Playhouse Theatre, Bayfront Inn, Baker Park, and Bellasera Hotel. New parking garage under construction across the street - adding more accessibility and value.

DEMOGRAPHICS 2024	1 miles	3 miles	5 miles
Est. Population	5,933	37,441	93,993
Est. Average HH Income	\$175,201	\$141,767	\$137,449
2024 Avg. Daily Traffic Count	32,000 VPD (Goodlette-Frank Rd.) 36,000 VPD (US-41)		

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