

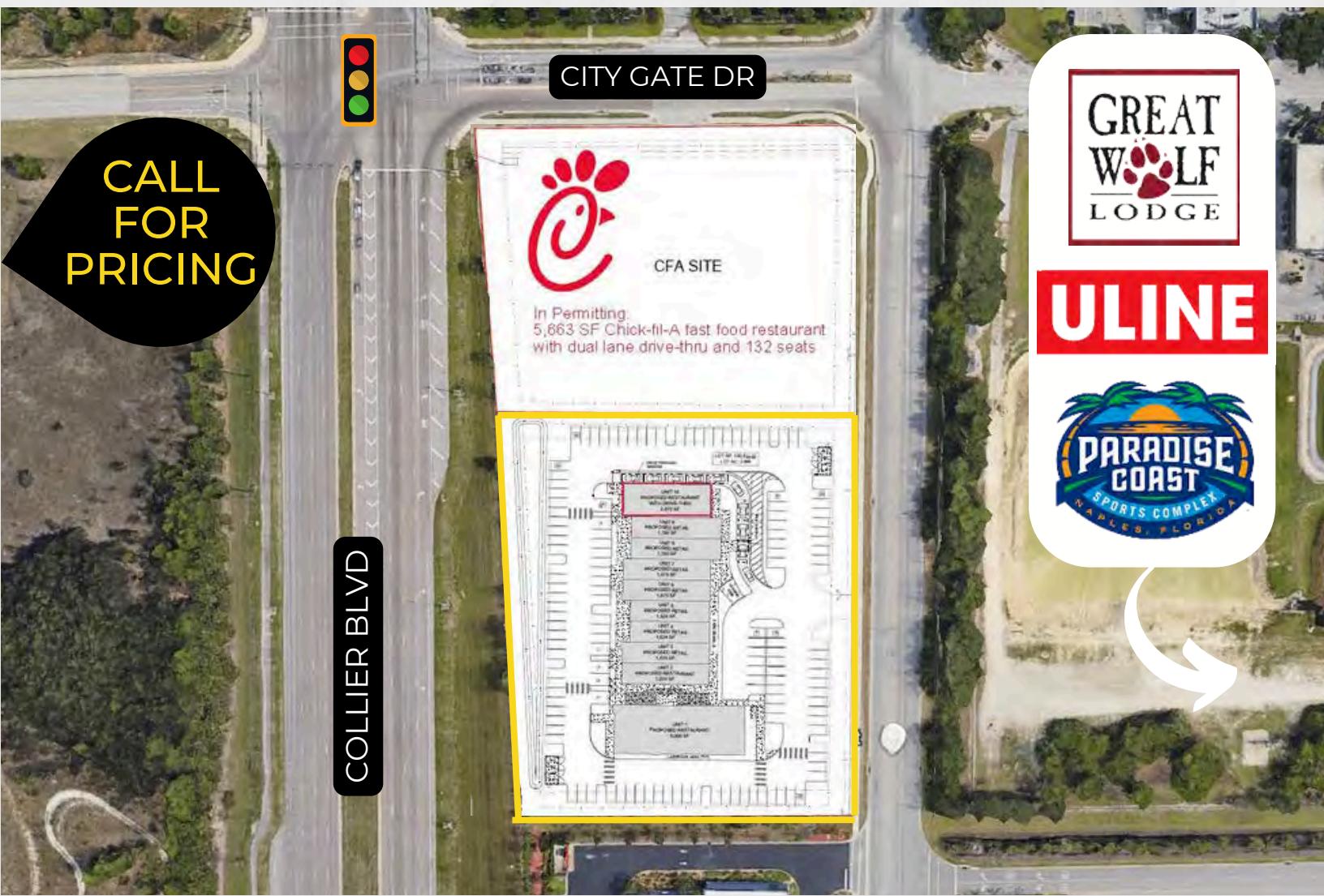


Investment
Properties
Corporation

F O R L E A S E

CITY GATE COMMERCE CENTER

PRIME COMMERCIAL RETAIL LEASING IN EAST NAPLES



Prime Retail Leasing opportunity located off Exit 101 on I-75. Next to Paradise Coast Sports Complex, and Great Wolf Lodge.

click here! →  Google Maps

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Licensed Real Estate Broker

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CITY GATE



Located Near Prominent Local Landmarks & Tourist Destinations:

- Paradise Coast Sports Complex
- Great Wolf Lodge (Opening September '24)
- ULINE - 935,000 SF distribution facility
- Fairfield Inn, Springhill Suites, & Woodspring Suites - totaling over 800 hotel rooms

Property is well suited for:

- Retail
- Medical Office
- Professional Office
- Food & Beverage
- Health & Wellness Services

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MONUMENT SIGNAGE



CFA SITE

In Permitting:

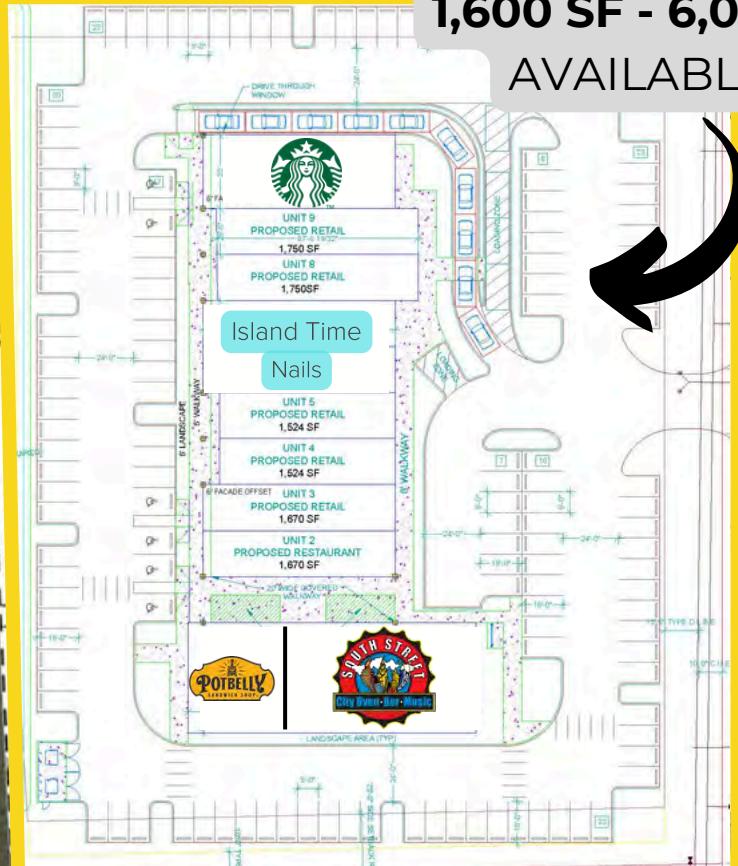
5,663 SF Chick-fil-A fast food restaurant
with dual lane drive-thru and 132 seats

39,000 VPD

COLLIER BLVD

1,600 SF - 6,000 SF OF SPACE

AVAILABLE FOR LEASE



White Lake Blvd

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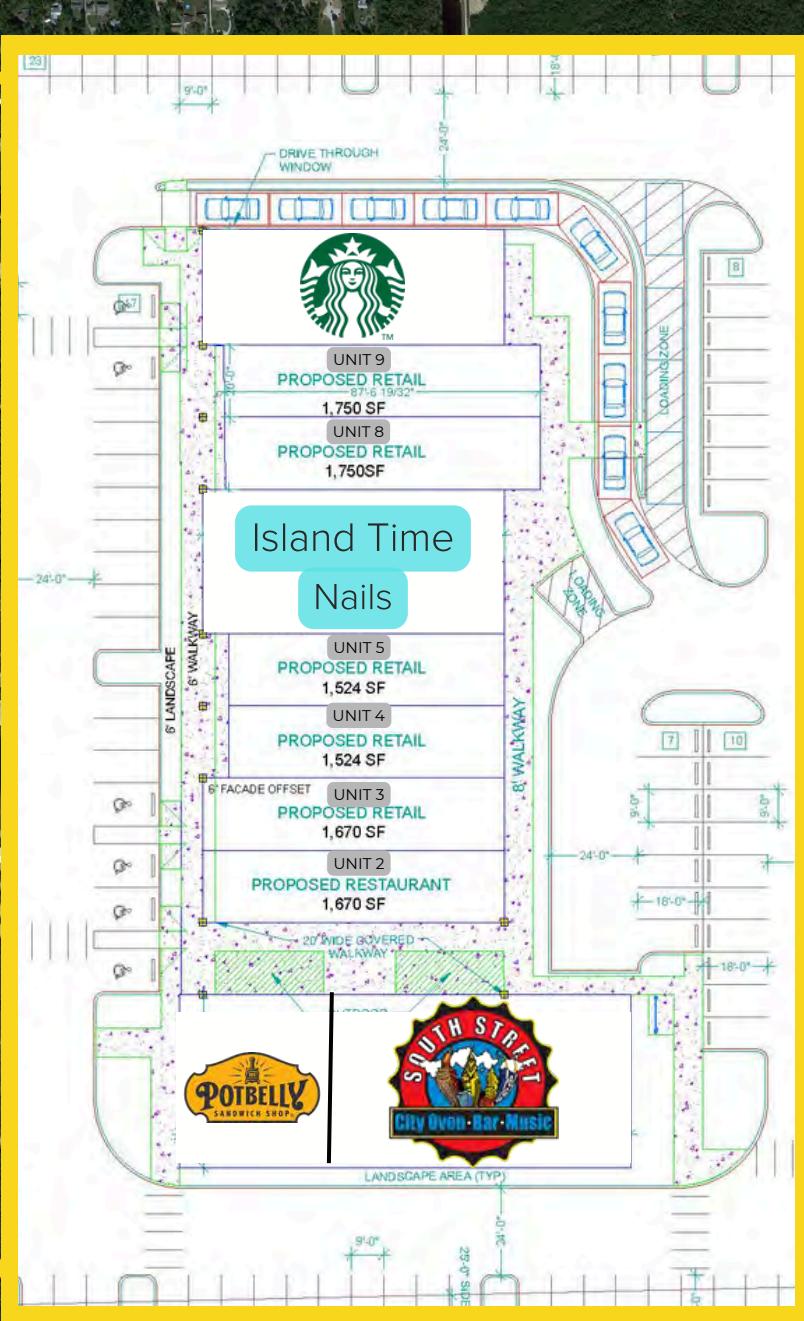
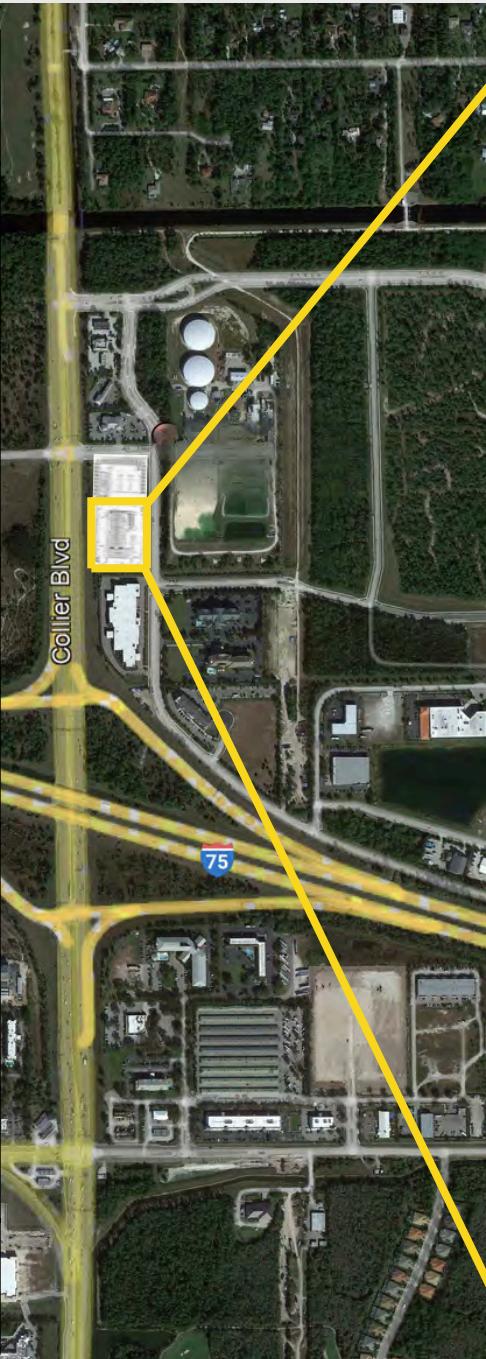
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CITY GATE COMMERCE CENTER

UNIT 10	Starbucks
UNIT 9	Proposed Retail 1,750 SF
UNIT 8	Proposed Retail 1,750 SF
UNIT 7	Island Time Nails
UNIT 6	
UNIT 5	Proposed Retail 1,524 SF
UNIT 4	Proposed Retail 1,524 SF
UNIT 3	Proposed Retail 1,670 SF
UNIT 2	Proposed Retail 1,670 SF
UNIT 1	Potbelly's South Street Bar & Grill





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CITY GATE COMMERCIAL RETAIL

PRIME COMMERCIAL RETAIL LEASING IN EAST NAPLES

NEARBY ATTRACTIONS



- 20-acre Facility
- 500 Family Suites
- 100,000 SF Indoor Water Park
- 62,000 SF Family-Friendly Attractions
- Convention Center
- 600 Job Opportunities

***NOW OPEN!**



North America's leading shipping industrial and packaging materials distributor

- 935,000 SF distribution facility
- 1,980 yards long of warehouse space
- 13th ULINE branch location in North America
- Top 10 biggest warehouse in SWFL
- More than 200 employees



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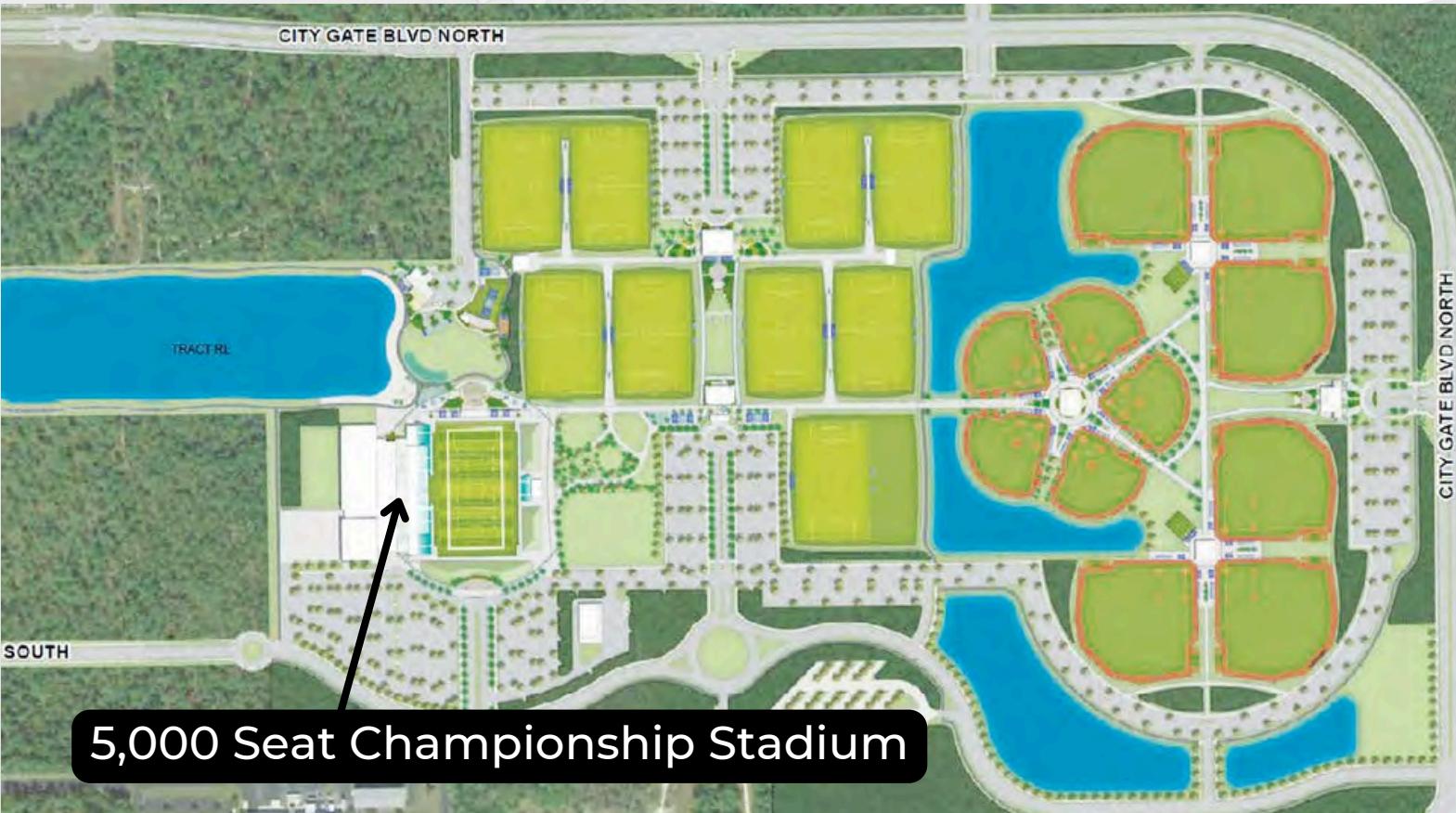
**CLICK HERE
FOR
VIDEO TOUR**

NEARBY ATTRACTIONS

180-acre multi-faceted venue that hosts a variety of tournaments & special events year-round including:

- Youth Travel Soccer
- Lacrosse
- Football
- Concerts/Live Music

10 Olympic Soccer Fields, 6 Baseball Diamonds, 5 Softball Diamonds, and a full outdoor gym complete with a Ninja Warrior obstacle course.



5,000 Seat Championship Stadium

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NEARBY DEVELOPMENT- NAPLES FL





Population

1 Mile Radius: 6,227

3 Mile Radius: 49,849

5 Mile Radius: 96,984



Naples Ranks No.1 in
the United States
for Economic Growth

Located only 1 mile
away, Golden Gate High
School has approx. 1,743
students attend.



Within a 3 mile radius
from the property,
there are 19,592
housing units.
Within a 5 mile radius,
there are 41,904
housing units.

Average Household Income

1 Mile Radius: \$95,846

3 Mile Radius: \$103,394

5 Mile Radius: \$122,116

Average Home Values

1 Mile Radius: \$460,677

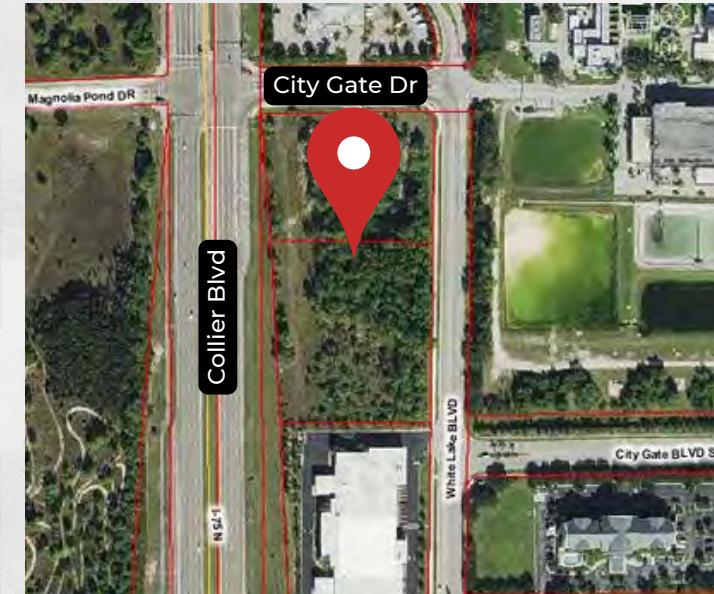
3 Mile Radius: \$544,018

5 Mile Radius: \$652,190

Bachelor's Degree



Graduate Degree



2023 Home Values (within 1 mile)

