

FOR LEASE

81 9th St S

Naples, FL 34102



FOR LEASE



INFORMATION

Lease Rate:	\$25.00 SF/yr (NNN)
CAM:	\$12.00 PSF
Available SF:	3,426 SF
Zoning:	D - Downtown
Market:	Southwest Florida
Submarket:	Downtown Naples
Traffic Count:	45,000

OVERVIEW

Introducing Forty One Central, the epitome of retail & restaurant excellence in downtown Naples, FL. With a prestigious address amid luxury residential and commercial developments, this prime property offers an excellent opportunity for businesses to thrive near downtown Naples.

FEATURES

- SE corner of a 4-way signalized intersection.
- Fantastic visibility to 45,000 vehicles per day on US-41
- Surrounding high end re-development is driving new demand to the area.
- Second generation restaurant space
- Recent facade upgrades & exterior paint
- Immediate proximity to Naples Community Hospital and the Gulfshore Playhouse

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KOVA Commercial Group

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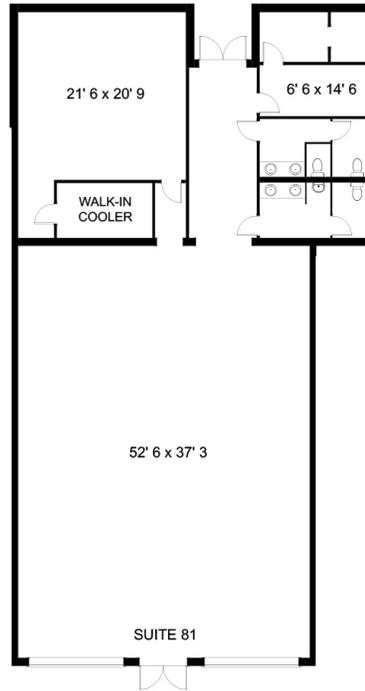
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,426 SF	Lease Rate:	\$25.00 SF/y

AVAILABLE SPACES

SUITE TENANTSIZE (SF)

Unit 81 Available	3,426 SF	Second generation restaurant space. Remaining equipment includes: Triple sink, 4 x work sinks, 12ft hood, ice machine, 10 burner range, fryer, walk in cooler and freezer, mop sink, fire suppression system
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,639	15,175	36,441
Total Population	5,970	36,722	87,272
Average HH Income	\$101,780	\$97,578	\$95,739
TRAFFIC COUNT			
Traffic Count			34,000
Traffic Count Street			9th St S

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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