



CAPITAL  
MARKETS

TAMIAMI CROSSING



SHOPS AT EAGLE CREEK



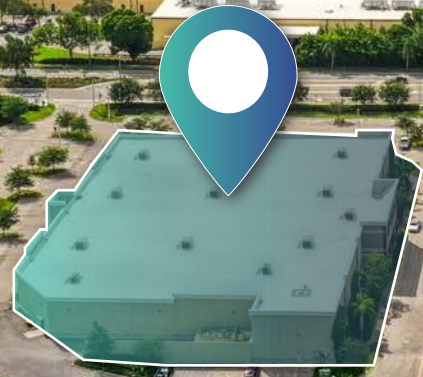
FREEDOM SQUARE



COLLIER BLVD 36,000± VPD

US HWY 41

37,000± VPD



# HOBBY LOBBY

FREE STANDING 55,000 SF HOBBY LOBBY

PREMIUM SINGLE TENANT TROPHY ASSET

NAPLES, FLORIDA



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RENT ROLL  
BRAND PROFILES



CAPITAL  
MARKETS



FREEDOM SQUARE

- Publix
- McDonald's
- Starbucks
- MILLER'S ALE HOUSE
- Truist
- HomeGoods
- Burlington
- CARRABBA'S ITALIAN GRILL
- Bank of America
- BURGER KING
- Pet Supermarket
- TEXAS ROADHOUSE

US HWY 41 37,000± VPD

TIRE KINGDOM SERVICE CENTERS

Wawa



## OFFERING

OFFERING PRICE	\$9,900,000
CAP RATE	5.83%
NOI	\$577,500
BASE TERM EXPIRATION	November 2031
BASE RENT	\$10.50 psf
BASE RENT INCREASES	.50 psf every 5 years

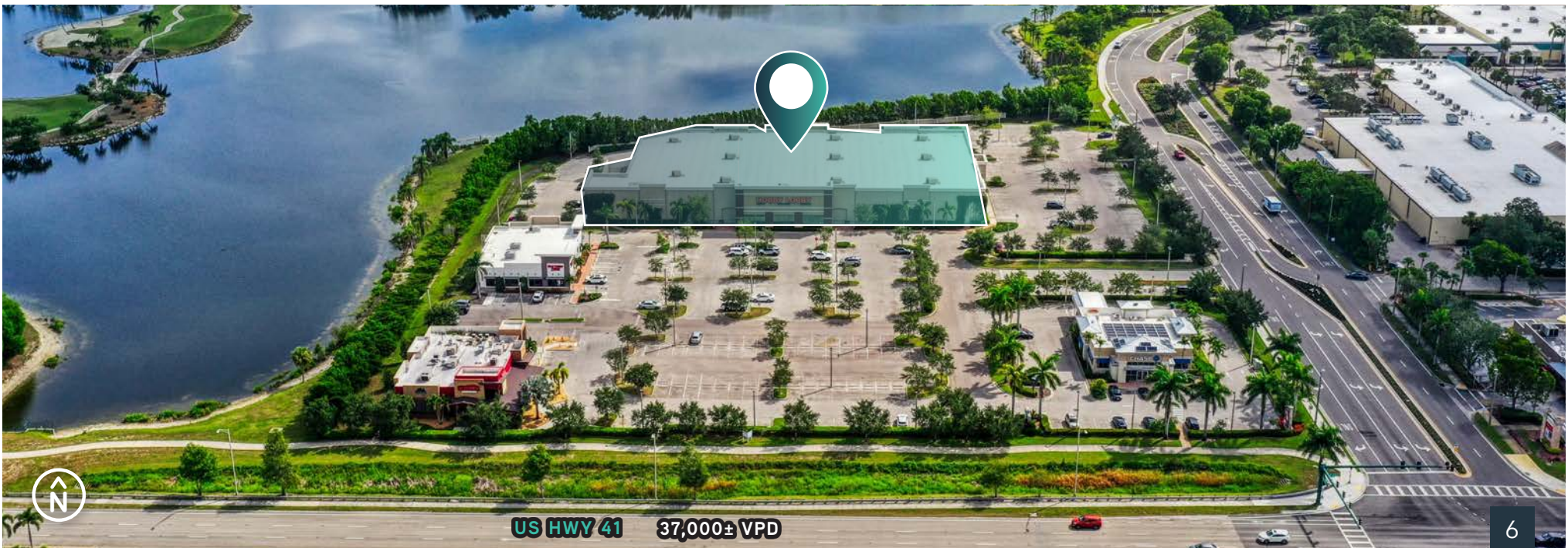
## PROPERTY SPECIFICATIONS

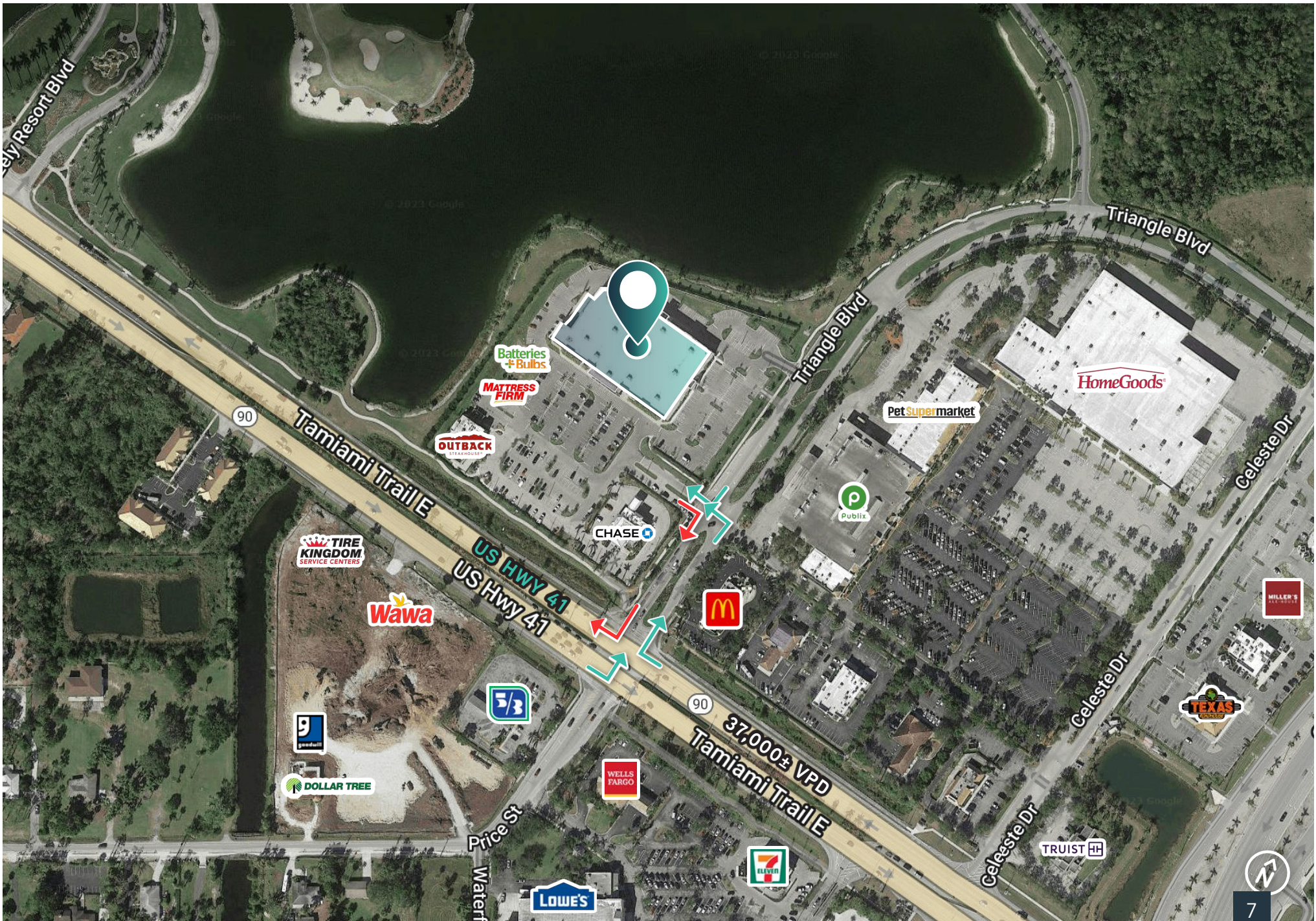
ADDRESS	9955 Triangle Blvd, Naples, FL 34113
BUILDING	55,000 ± SF
TYPE	Fee Simple
ACREAGE	6.45± AC (Cross Parking)
YEAR BUILT	2016
PARKING	Cross Parking Rights
TRAFFIC COUNTS	US HWY 41: 37,000± VPD & Collier Blvd: 36,000± VPD

## HIGHLIGHTS:

- Irreplaceable real estate in Naples, FL
- 15-year base term with over 8 years remaining
- Below market rent at \$10.50 psf with increases every 5 years
- Phenomenally successful brand in Hobby Lobby
- Located in one of the top trade areas in Southwest, FL
- Strong demographics and incomes





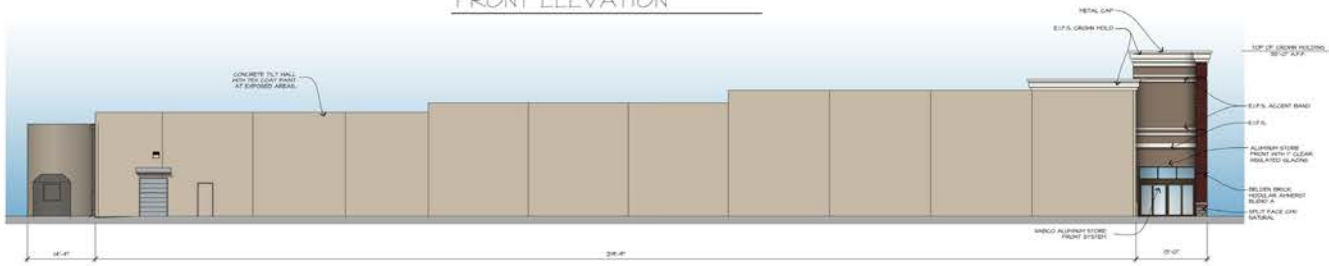




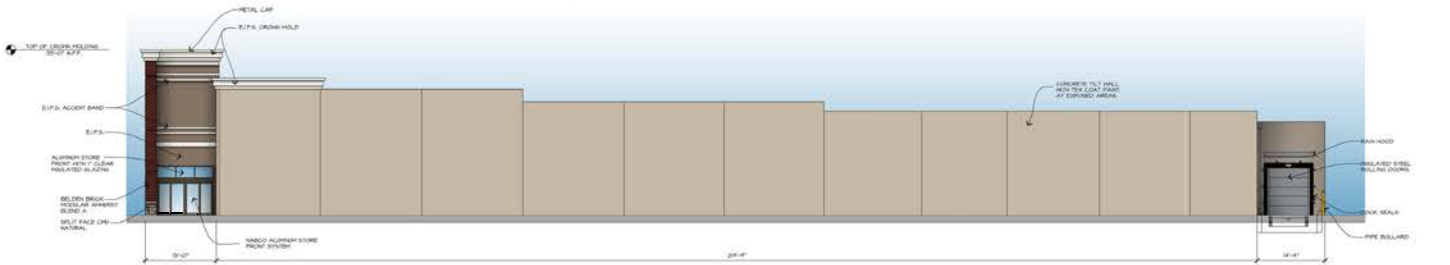




FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

# REGIONAL LOCATION

**ST. PETERSBURG**  
137 MIN | 152 MILES

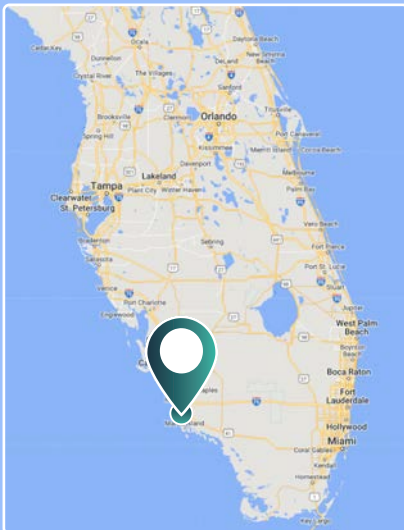
**FORT MYERS**  
52 MIN | 43 MILES

**WEST PALM BEACH**  
144 MIN | 148 MILES

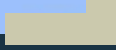
**NAPLES, FL**

**NAPLES**

**MIAMI**  
126 MIN | 128 MILES



Alice Town  
North Cat C



## NAPLES, FLORIDA

*“HAPPIEST AND HEALTHIEST CITY”*  
– GALLUP RANKINGS

*“2ND HIGHEST MILLIONAIRES PER CAPITA”*

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest are of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country. It isn't a surprise that Naples has outpaced growth trends around the country. With a 2023 population of 19,969, it is the 116th largest city in Florida and the 1881st largest city in the United States. Naples is currently growing at a rate of 1.53% annually and its population has increased by 4.66% since the most recent census, which recorded a population of 19,080 in 2020.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.



TENANT	SQUARE FEET	PSF BASE RENT	BASE RENT	TERM	LEASE COMMENCEMENT	BASE TERM EXPIRATION	LEASE TYPE
HOBBY LOBBY	55,000± SF	\$10.50/SF	\$577,500	15 YEAR BASE TERM	NOV 1, 2016	OCT 31, 2031	NN - LL RESPONSIBLE FOR ROOF, STRUCTURE, AND EXTERIOR
<b>TOTAL:</b>			<b>\$577,500</b>				

TERM	YEARS	ANNUAL RENT	PSF
PRIMARY TERM	1 - 5	\$550,000	\$10.00
PRIMARY TERM	6 - 10	\$577,500	\$10.50
PRIMARY TERM	11 - 15	\$605,000	\$11.00
1ST RENEWAL TERM	16 - 20	\$632,500	\$11.50
2ND RENEWAL TERM	21 - 25	\$660,000	\$12.00
3RD RENEWAL TERM	26 - 30	\$687,500	\$12.50



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2023 Estimated Population	5,377	32,752	60,364
2028 Projected Population	5,650	35,082	64,762
2020 Census Population	4,994	31,860	57,792
2010 Census Population	3,514	21,975	41,665
Projected Annual Growth 2023 to 2028	1.0%	1.4%	1.5%
Historical Annual Growth 2010 to 2023	4.1%	3.8%	3.5%
2023 Median Age	54.6	52.4	54.0
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,374	14,328	27,042
2028 Projected Households	2,535	15,516	29,464
2020 Census Households	2,206	13,842	25,716
2010 Census Households	1,379	8,503	17,889
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	5.6%	5.3%	3.9%
<b>INCOME</b>			
2023 Estimated Average Household Income	\$103,987	\$115,969	\$116,968
2023 Estimated Median Household Income	\$85,617	\$83,475	\$87,669
2023 Estimated Per Capita Income	\$45,914	\$50,856	\$52,556
<b>BUSINESS</b>			
2023 Estimated Total Businesses	276	1,258	2,334
2023 Estimated Total Employees	3,774	8,532	14,352
2023 Estimated Employee Population per Business	13.7	6.8	6.2
2023 Estimated Residential Population per Business	19.5	26.0	25.9

## KEY FACTS

**32,752**  
POPULATION

**52.4**  
MEDIAN AGE

**\$115,969**  
AVG HH INCOME

## BUSINESSES

 **1,258**  
TOTAL BUSINESSES

 **8,532**  
TOTAL EMPLOYEES

## INCOME

 **\$83,475**  
MEDIAN HH INCOME

 **\$50,856**  
PER CAPITA INCOME





## HOBBY LOBBY

### HOBBY LOBBY

[www.hobbylobby.com](http://www.hobbylobby.com)

**Industry:** Retail  
**Founded:** 1972  
**Country:** USA  
**CEO:** David Green  
**CFO:** Jon Cargill  
**Employees:** 48,000  
**Annual Revenue:** \$5B  
**Headquarters:** Oklahoma City, OK

### BRAND INFO

In 1970, David and Barbara Green took out a \$600 loan to begin making miniature picture frames out of their home. Two years later, the fledgling enterprise opened a 300-square-foot store in Oklahoma City, and Hobby Lobby was born. Today, with more than 900 stores and over \$5B in annual revenue, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with over 43,000 employees and operating in forty-eight states. The chain offers over 70,000 items specializing in selling products and supplies for arts and crafts, home decor, seasonal decor, tableware, floral, fabric, jewelry making, hobbies and much more.

Always a family-owned operation, Hobby Lobby openly operates strictly on Christian-based principles, with stores closed on Sundays to allow employees time for “family and worship”. The company’s turnover rate is considered very low. Corporate headquarters include over 10 million-square-feet of manufacturing, distribution, and an office complex in Oklahoma City.



## CAPITAL MARKETS

**\$350,000,000+**  
INVESTMENT SALES TRANSACTIONS

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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