

PRIME RESTAURANT & RETAIL SPACE AVAILABLE

NAPLES SQUARE “RETAIL”

1030 3rd Avenue, Naples, FL



WHEELOCK
STREET CAPITAL

PROPERTY DEVELOPERS



DOWNTOWN NAPLES RETAIL/RESTAURANT OPPORTUNITY WITH SURFACE & GARAGE PARKING

EXCLUSIVE RETAIL LEASING

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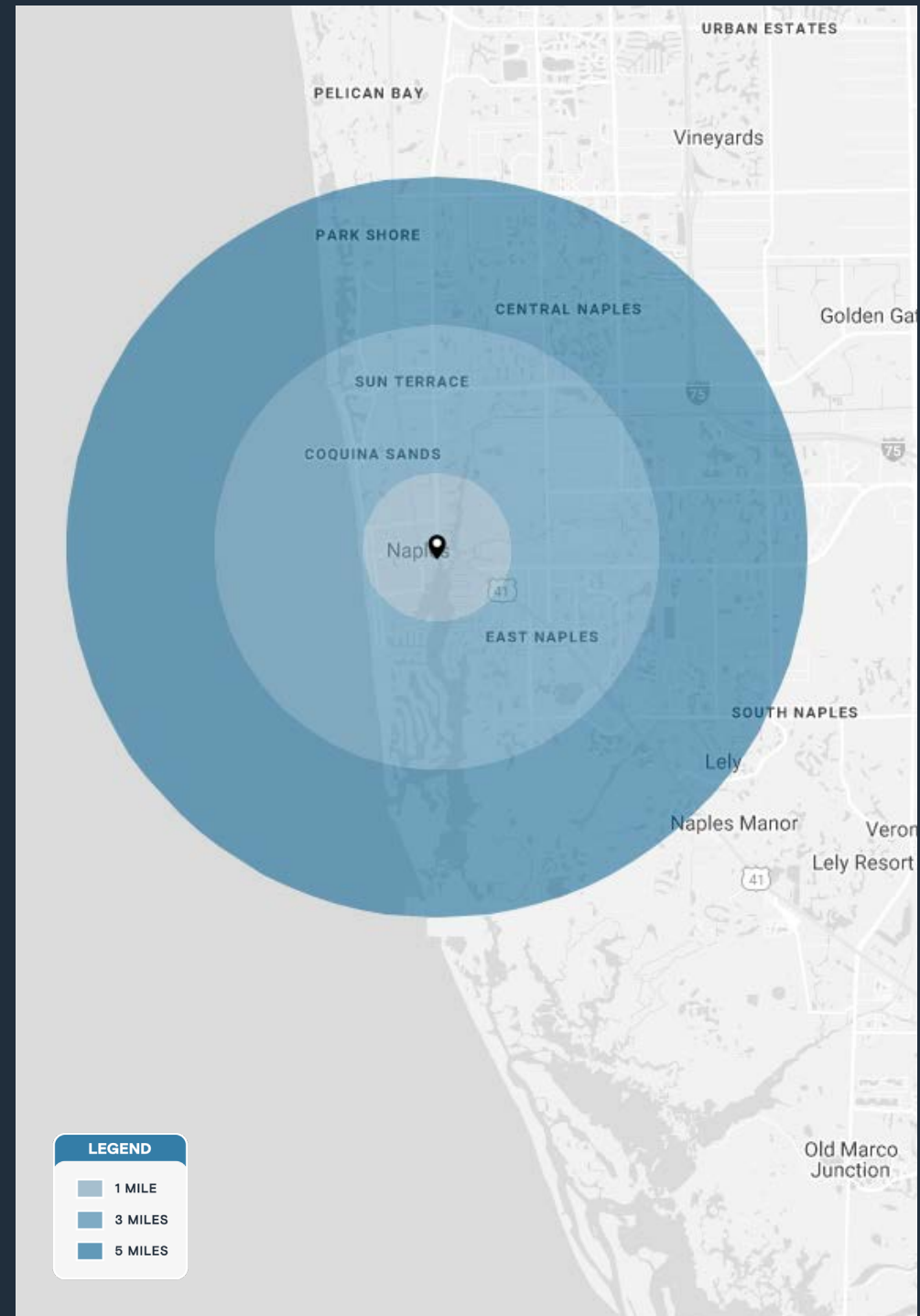
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Property Overview

HIGHLIGHTS

- An exciting restaurant & retail project to be developed in the heart of downtown Naples, FL at Fifth Avenue & Goodlette Frank Road
- Premier upscale retail, showroom and restaurant space available at Naples Square
- In-line & freestanding restaurant & retail space available
 - ± 3,500 SF free-standing restaurant with large patio
 - Three (3) ±2,500 SF retail/showroom spaces available fronting Goodlette Frank Road
- Regional trade area with high volume restaurants and retail
- Ample parking and prime visibility with approximately 360 dedicated parking spaces with access to adjacent municipal parking garage
- Located at the signalized intersection of 5th Avenue, Goodlette Frank and Tamiami Trail which sees nearly 67,000 vehicles per day
- 300 luxury residential condos provide captive audiences
- Anchored by Gulfshore Playhouse on the North and AC Marriott on the South, Gulfshore Playhouse welcomes 30,000 visitors per year
- Join **LAKE PARK DINER**.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,043	35,870	90,556
HOUSEHOLDS	3,022	16,404	42,636
EMPLOYEES	5,281	30,710	77,898
AVERAGE HH INCOME	\$175,256	\$140,435	\$132,095
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,065	54,156	108,346
HOUSEHOLDS	6,561	24,704	49,257
EMPLOYEES	12,053	46,161	92,677
AVERAGE HH INCOME	\$142,655	\$133,007	\$131,147



NAPLES SQUARE
287 RESIDENTIAL UNITS



THE COLLECTIVE
RETAIL/OFFICE 50,000 SF



GULFSHORE PLAYHOUSE
375 SEATS 42,000 SF / 3 LEVEL PARKING GARAGE



AC HOTEL BY MARRIOTT
3 STORIES / 150 ROOMS / 122,953 SF



PROPOSED RETAIL: ENTRY
100 FT RIGHT-OF-WAY WITH LINEAR PARK



PROPOSED RETAIL: BUILDINGS A & B
THREE 2,500 SF RETAIL BAYS



FUTURE DEVELOPMENT: BUILDING C
3,500 SF FREE-STANDING RESTAURANT W/ PATIO

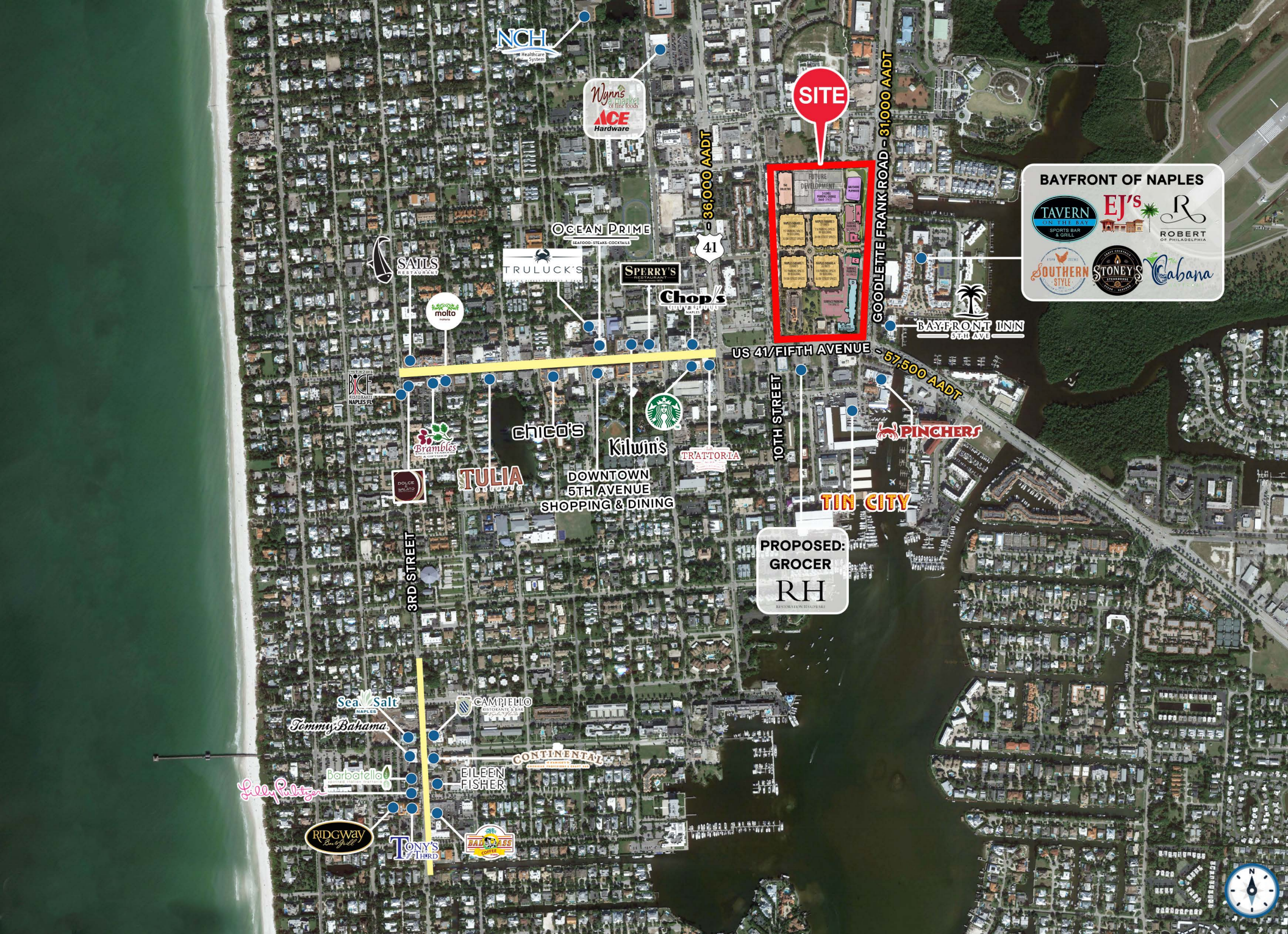


COMMERCIAL SPACE D
LAKE PARK DINER









NCH
Healthcare System

Wynn's
ACE
Hardware

SITE

36,000 AADT
41

OCEAN PRIME
SEAFOOD STEAKS COCKTAILS

TRULUCK'S

SPERRY'S
RESTAURANT

Chop's
STEAKHOUSE

BAYFRONT OF NAPLES
TAVERN
EJ's
ROBERT OF PHILADELPHIA
SOUTHERN STYLE
STONE'S
Cabana

BAYFRONT INN
6TH AVE

GOODLETTE FRANK ROAD - 31,000 AADT

US 41/FIFTH AVENUE - 57,500 AADT

SAILS
RESTAURANT

molto

XC
RESTAURANT
NAPLES FL

Brambles

chico's

Starbucks

Kilwin's

TRATTORIA

PINCHERS

3RD STREET

TULIA

DOWNTOWN
5TH AVENUE
SHOPPING & DINING

10TH STREET

TIN CITY

PROPOSED:
GROCER
RH

Sea Salt
RESTAURANT

Tommy Bahama

CAMPBELL'S
RESTAURANT

CONTINENTAL

Barbatella

EILEEN FISHER

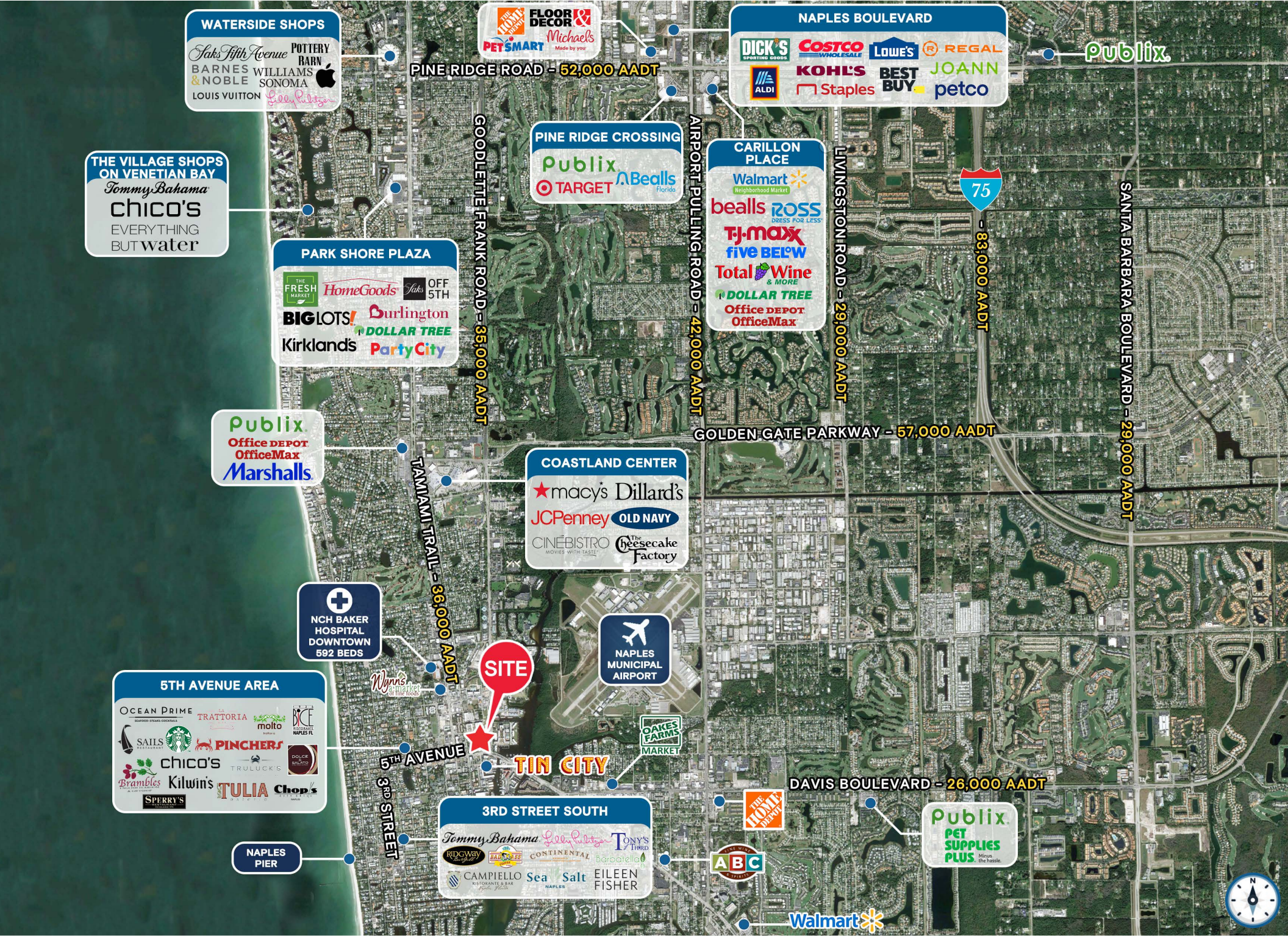
Lilly Pulitzer

RIDGWAY
RESTAURANT

TONY'S
RESTAURANT

BADASS
RESTAURANT





WATERSIDE SHOPS

Saks Fifth Avenue POTTERY BARN
 BARNES & NOBLE WILLIAMS SONOMA
 LOUIS VUITTON *Lilly Pulitzer* Apple

FLOOR DECOR
 PET SMART
 Michaels
 Made by you

NAPLES BOULEVARD

DICK'S Sporting Goods COSTCO WHOLESALE LOWE'S REGAL
 ALDI KOHL'S BEST BUY petco
 Staples JOANN

Publix

PINE RIDGE ROAD - 52,000 AADT

PINE RIDGE CROSSING

Publix
 TARGET Bealls Florida

CARILLON PLACE

Walmart Neighborhood Market
 bealls ROSS DRESS FOR LESS
 T.J. MAXX five BELOW
 Total Wine & MORE
 DOLLAR TREE
 Office DEPOT OfficeMax



- 83,000 AADT

THE VILLAGE SHOPS ON VENETIAN BAY

Tommy Bahama
 chico's
 EVERYTHING BUT water

PARK SHORE PLAZA

THE FRESH MARKET HomeGoods Saks OFF 5TH
 BIG LOTS! Burlington
 Kirkland's DOLLAR TREE Party City

Publix
 Office DEPOT
 OfficeMax
 Marshalls

GOODLETTE FRANK ROAD - 35,000 AADT

AIRPORT PULLING ROAD - 42,000 AADT

LIVINGSTON ROAD - 29,000 AADT

SANTA BARBARA BOULEVARD - 29,000 AADT

GOLDEN GATE PARKWAY - 57,000 AADT

COASTLAND CENTER

macys Dillard's
 JCPenney OLD NAVY
 CINÉBISTRO The Cheesecake Factory

NCH BAKER HOSPITAL DOWNTOWN 592 BEDS

NAPLES MUNICIPAL AIRPORT

TAMIAMI TRAIL - 36,000 AADT

SITE

OAKS FARM MARKET

5TH AVENUE AREA

OCEAN PRIME TRATTORIA molto DICE RESTAURANT NAPLES FL
 SAILS Starbucks PINCHERS
 chico's TRULUCK'S DOLCE SUCATO
 Brambles Kilwin's TULIA Chop's
 SPERRY'S

5TH AVENUE
 3RD STREET

TIN CITY

3RD STREET SOUTH

Tommy Bahama Lilly Pulitzer Tony's THIRD
 RIDGEWAY THE HOME DEPOT CONTINENTAL barcotella
 CAMPIELLO Sea Salt EILEEN FISHER

DAVIS BOULEVARD - 26,000 AADT

Publix
 PET SUPPLIES PLUS
 Minus the hassle.

NAPLES PIER

ABC

Walmart





Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.08.25