



**Investment
Properties
Corporation**

F O R L E A S E

ESPLANADE SHOPPES

760 North Collier Boulevard | Marco Island, FL 34145



Retail opportunity available for lease at this **iconic waterfront enclave** on Marco Island. Esplanade Shoppes provides a lively atmosphere to dine, shop and work for residents and visitors alike.

click here!



**PROPERTY
TOUR**



BUILDING II

<u>SUITES</u>	<u>SIZE/SF</u>	<u>BASE RENT PSF/YR</u>	<u>EST. CAM PSF 2024</u>
106 - 107	1,430 SF	\$35.00 PSF NNN	\$24.09

CONTACT 📞 (239) 261-3400

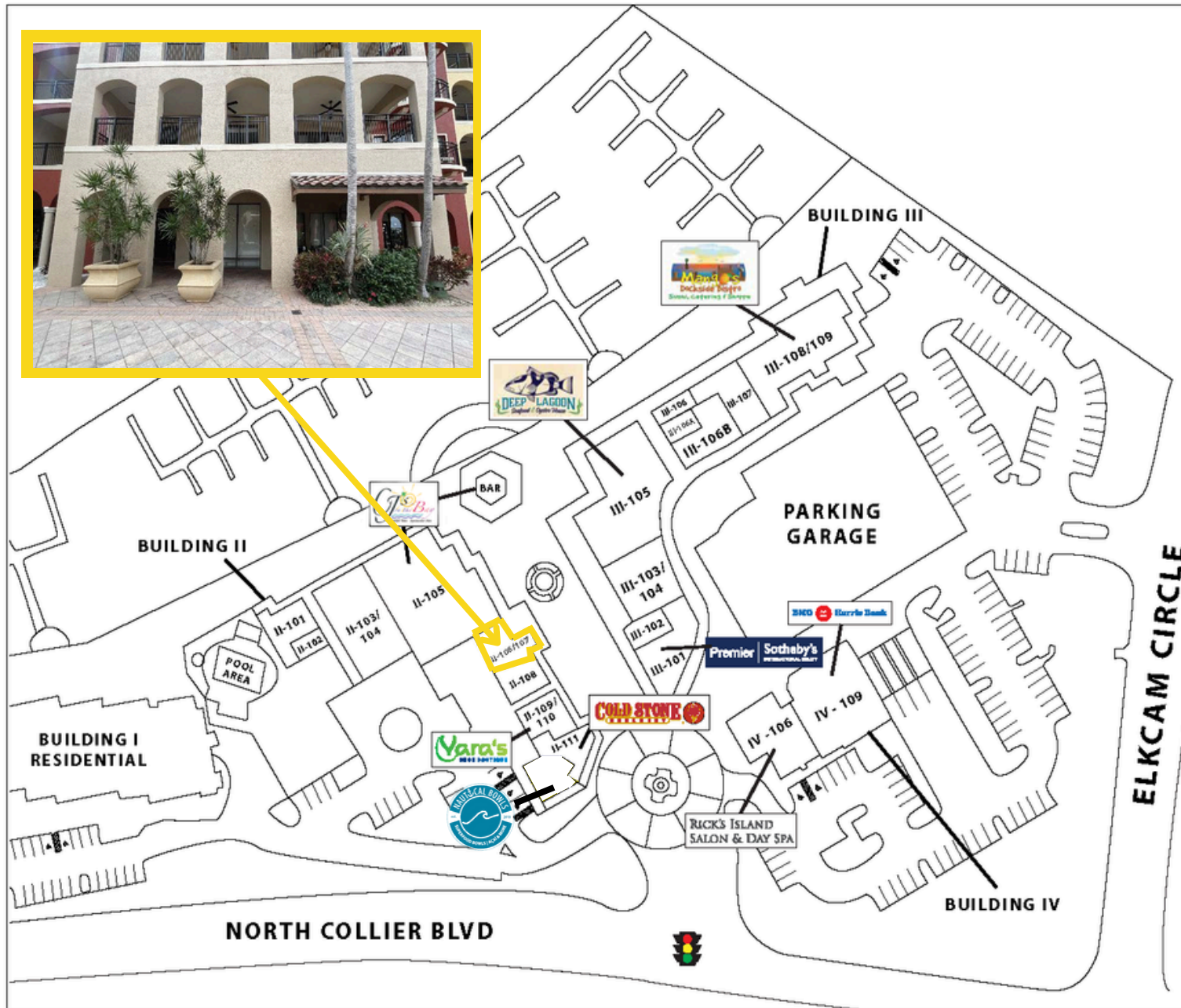
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Licensed Real Estate Broker

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.



THE ESPLANADE SHOPPES

Marco Island, FL

Suite	Tenant	Area (SF)
BLDG. II W/BAR - 15,506		
II - 101	Elle Bay	
II - 102	Elle Bay	
II - 103/104	DuCharme McMillen & Associates	
II - 105		
C/S Restaurant (Paf's Place)		
II - 106 - 107	AVAILABLE	1,430 SF
II - 108	Ocean Soul Jewelry	
II - 109/110	Yara's Shoe Boutique	
II - 111	Cold Stone Creamery (C/Naples)	
II - 112	Nautical Bowls	
II - BAR	C/S Restaurant (Paf's Place)	
BLDG. III - 214,80		
III - 101	Premier Sotheby's	
III - 102	The Curated Club	
III - 103/104	Butterfly Beach	
III - 105	Deep Lagoon Seafood & Oyster House	
III - 106	Esplanade Marina Association	
III - 106-A	Elle Bay	
III - 106-B	Esplanade Marina Association	
III - 107	Reviva! Yoga Fitness Studio	
III - 108/109	Mango's Dockside Batho	
BLDG. IV - 13,751		
IV - 106	Rick's Island Salon	
IV - 109	BMO Harris Bank N.A.	
UPPER LEVEL (SEPARATE SHEET)		
IV - 209	Rick's Island Salon	
IV - 200/202	Premier Sotheby's	
IV - 203/205	Ron Webster Law Office	
IV - 204	Cato Street Capital	
IV - 207	Premier Sotheby's	
TOTAL:		51,182

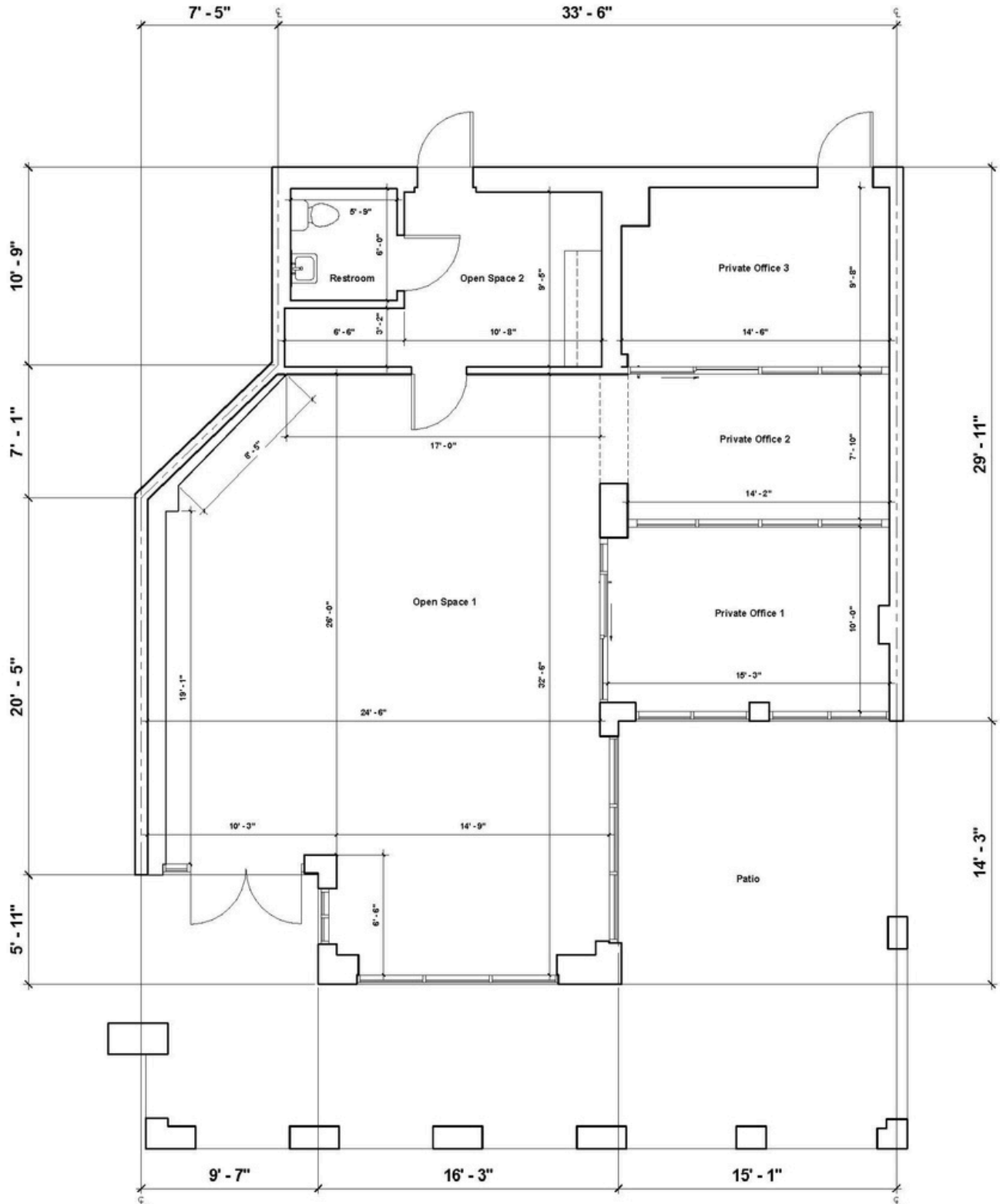
Vacant Separately Owned Outparcel

Landlord does not warrant that any representation herein will be obtained in 3 years, marked with this shopping center. Nothing is intended to be construed as a warranty, or to be the right of Landlord under the lease. This is a preliminary drawing and is not intended to be used for construction purposes. It is not a contract and is not intended to be used for construction purposes.





FLOOR PLAN 1,430 SF





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RETAIL SPACE

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Visitor Data

\$154,000

2023 Average Household Income

10% higher than the average US Household Income



\$537,802

2023 Median Home Value

41% higher than the average US Home Value



32.7%

2023 College Educated



SUITES #106 - 107



DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
Est. Population	4,639	14,354	17,914
Est. Avg. HH Income	\$156,649	\$158,865	\$163,564



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