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COMPANIES

OFFERING MEMORANDUM

SABAL BAY CENTRE

1,792± SQ. FT. RETAIL SPACE FOR LEASE - NAPLES, FL

PROPERTY SUMMARY

Property Address: 4525 Thomasson Drive
Suite 102
Naples, FL 34112

County: Collier

Property Type: Retail
Second Generation Nail Salon

Building Size: 13,888± Sq. Ft.

Available Unit Size: 1,792± Sq. Ft.

Zoning: Master Planned Development (MPUD)

STRAP Number: 71750000101

LEASE RATE:

\$33.00 PSF NNN

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SALES EXECUTIVE



Laura Cari, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

EXECUTIVE SUMMARY



Prime opportunity to lease a second generation nail salon in a well-maintained, newer retail strip center, well positioned for success in a booming corridor in east Naples. Fantastic frontage on Thomasson Drive near the corner of a signalized intersection at US-41 and Thomasson Drive/Rattlesnake Hammock Road.

Although best-suited for a nail salon, the opportunity is ideal for any retail user. The existing buildout consists of a reception area, manicure stations, pedicure stations, two rooms for lash extensions, brow tinting, or waxing (one with a sink), a supply storage closet, a restroom, and a rear office equipped with a washer and dryer and a utility tub.

Surrounded by robust residential activity and continued growth, join neighboring tenants Physicians Regional Urgent Care, Millennium Physician Group, and Massage Heights. Neighboring and nearby residential includes Springs at Hammock Cove Apartments, The Isles of Collier Preserve, Windstar On Naples Bay, Lely Resort, TPC Treviso Bay, Lakewood Homeowners Association, Riviera Golf Estates, Naples Manor and more.

Other notable nearby points of interest include Sugden Regional Park, East Naples Community Park, Naples Botanical Garden, Bayview Park, Hamilton Harbor Yacht Club and Florida SouthWestern State College (Collier Campus).

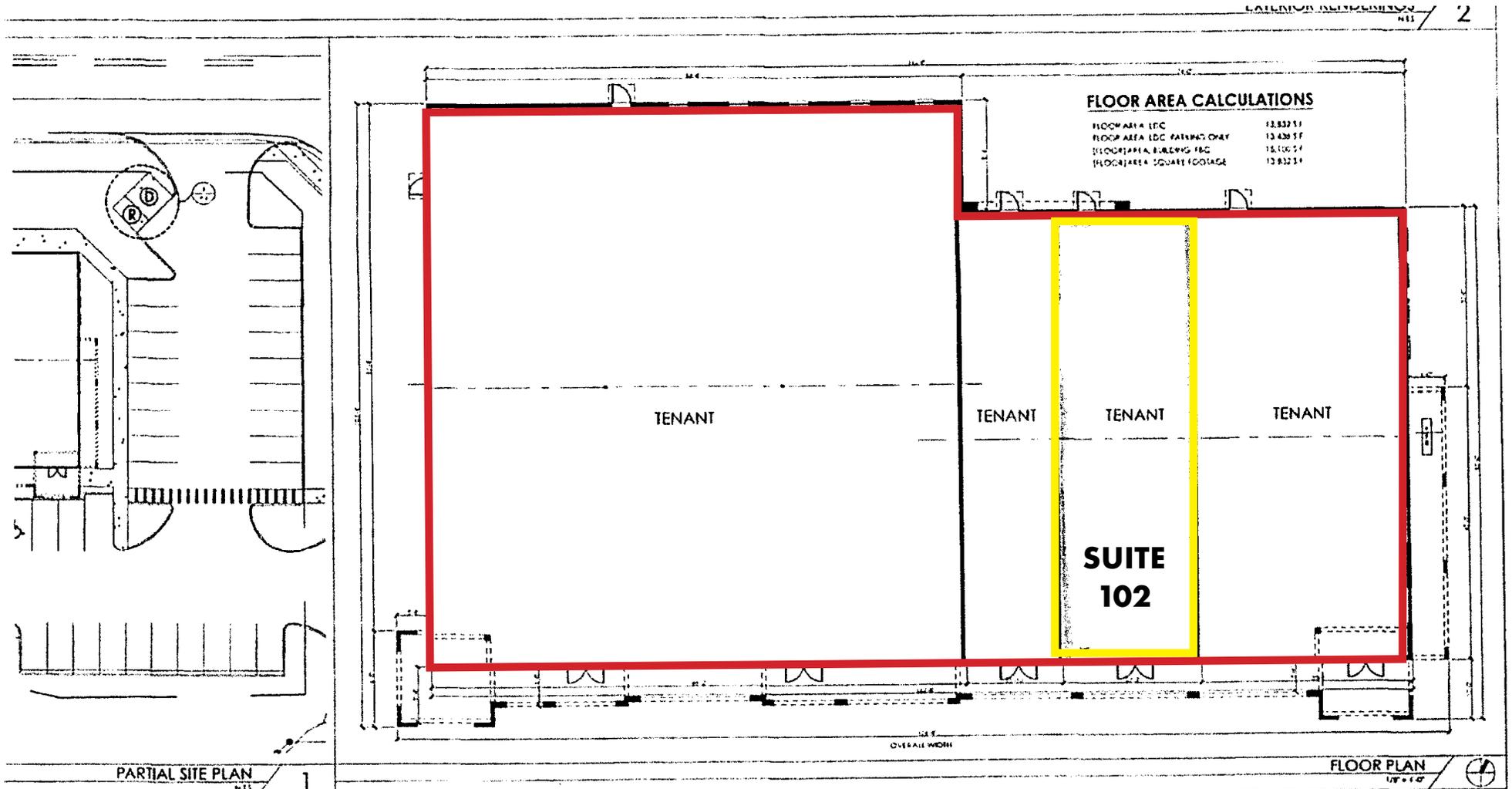
PROPERTY HIGHLIGHTS

HIGHLIGHTS

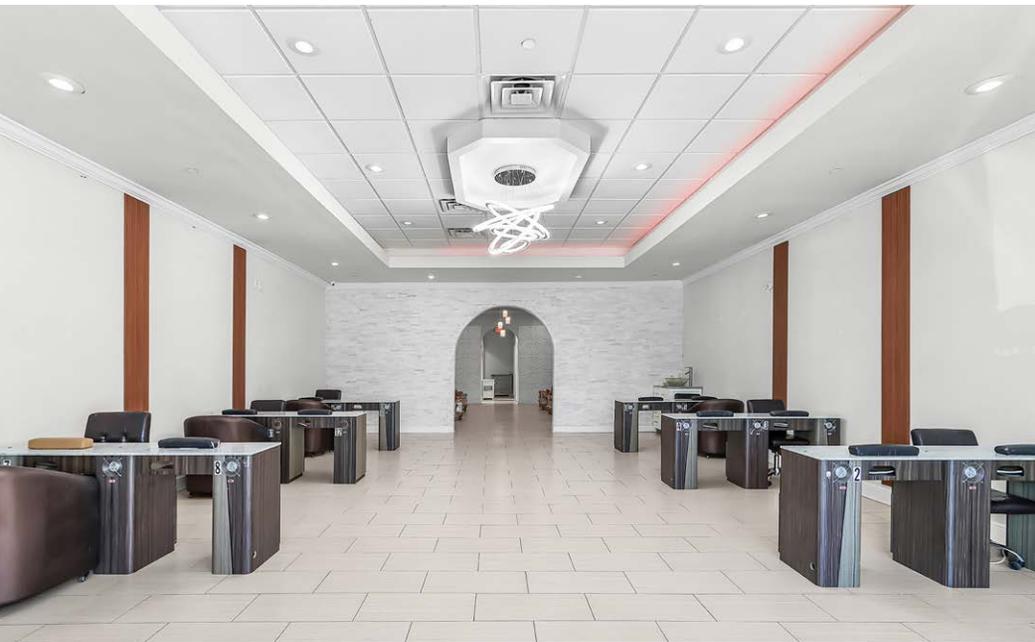
- 1,792± Sq. Ft.
- Reception area
- (12) Manicure stations
- (10) Pedicure stations
- (2) Additional rooms for lash extensions, brow tinting, or waxing (one with a sink)
- Supply storage closet
- Restroom
- Rear office equipped with a washer and dryer and a utility tub
- Façade (front and back of building) and monument signage available.
- Ample Parking
(Lot recently re-sealed and re-striped)
- Vacant and ready for immediate occupancy



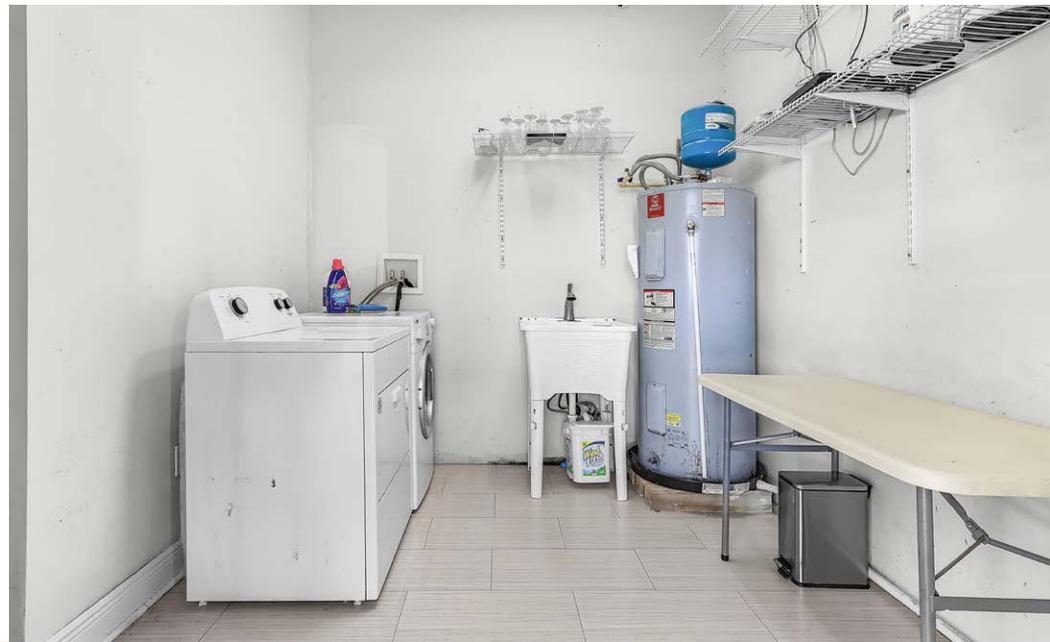
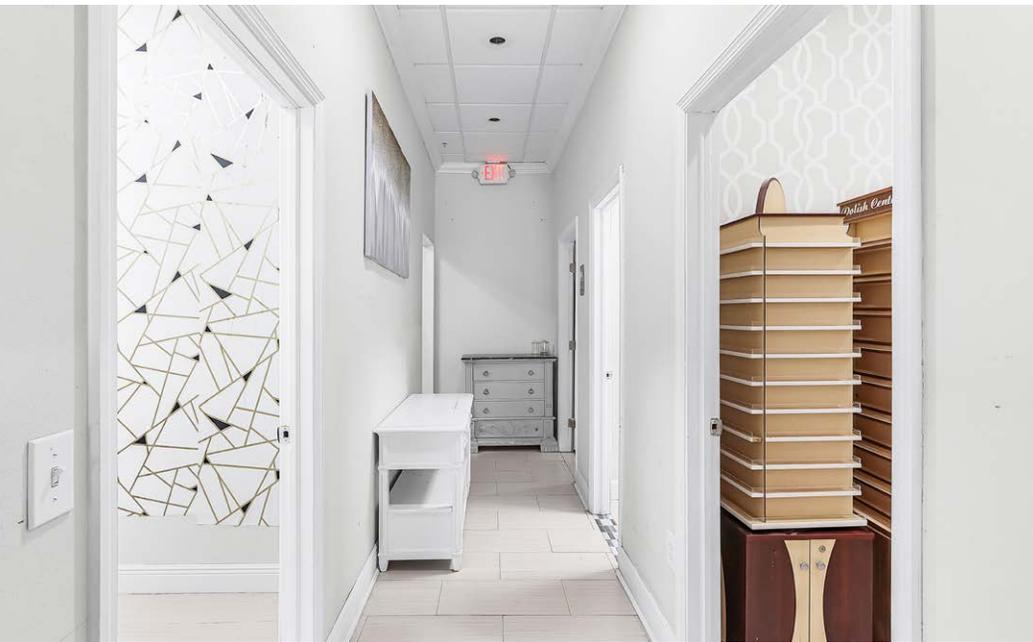
BUILDING FLOOR PLAN



PROPERTY INTERIOR



PROPERTY INTERIOR



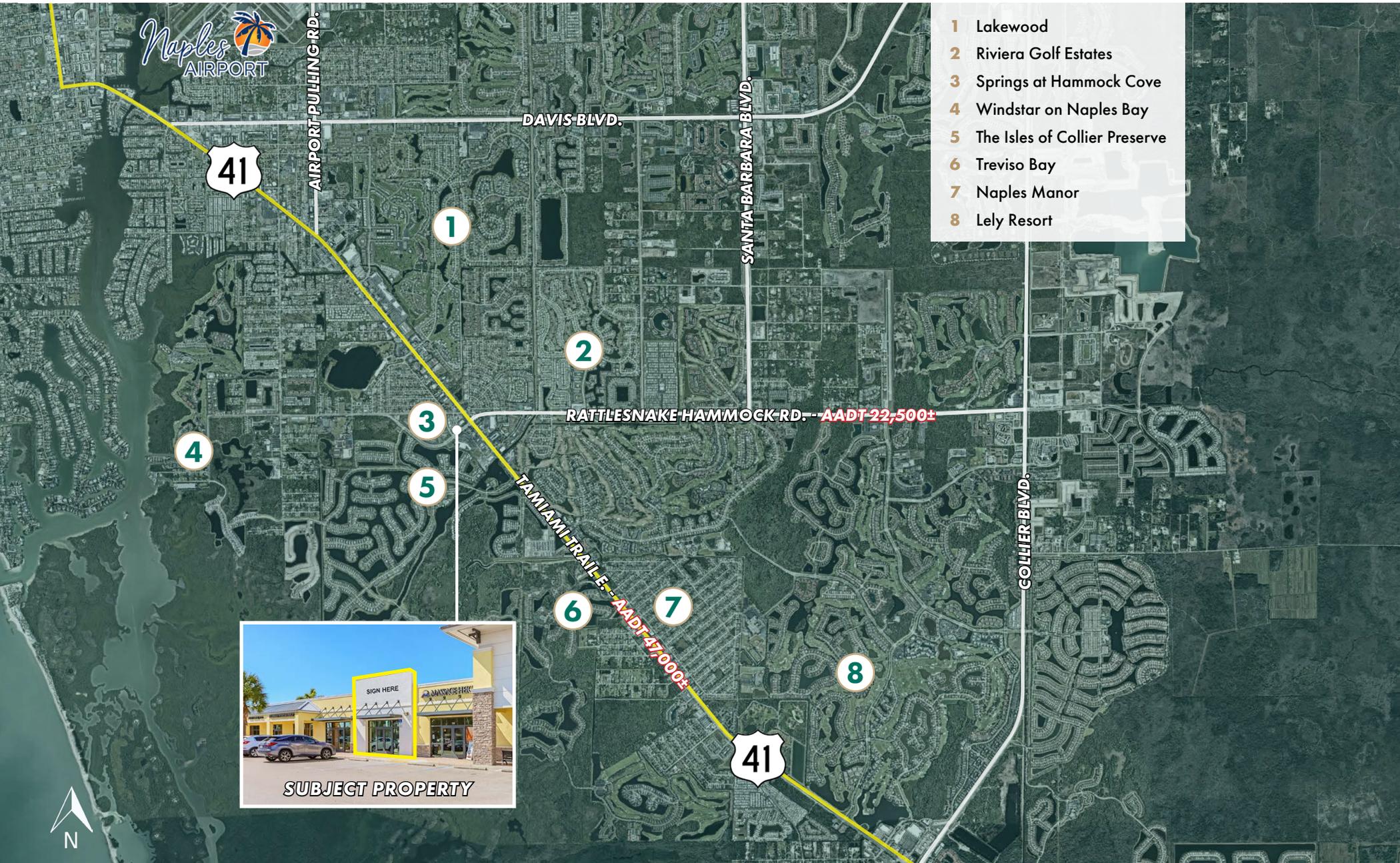
PROPERTY AERIAL



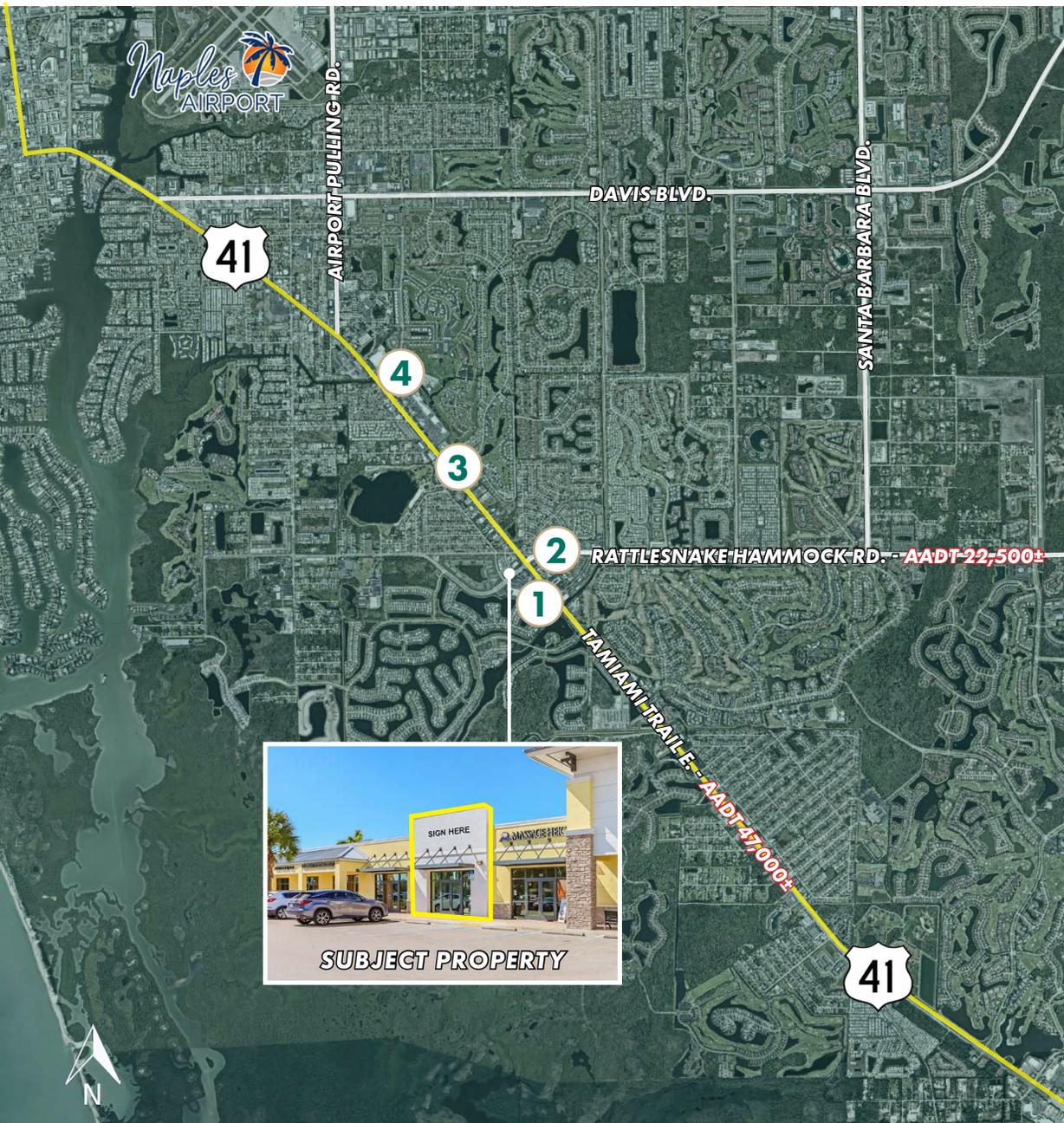
PROPERTY AERIAL



SURROUNDING RESIDENTIAL



RETAIL MAP



1. SHOPS AT HAMMOCK COVE



2. NAPLES SOUTH PLAZA



3. TAMIA MI TRAIL E.



4. NAPLES TOWNE CENTER SOUTH



LOCATION

AREA DEMOGRAPHICS

5 MINUTE RADIUS

POPULATION



12,347

HOUSEHOLDS



5,274

MEDIAN INCOME



\$75,366

10 MINUTE RADIUS

POPULATION



42,855

HOUSEHOLDS



20,413

MEDIAN INCOME



\$77,009

15 MINUTE RADIUS

POPULATION



53,984

HOUSEHOLDS



25,920

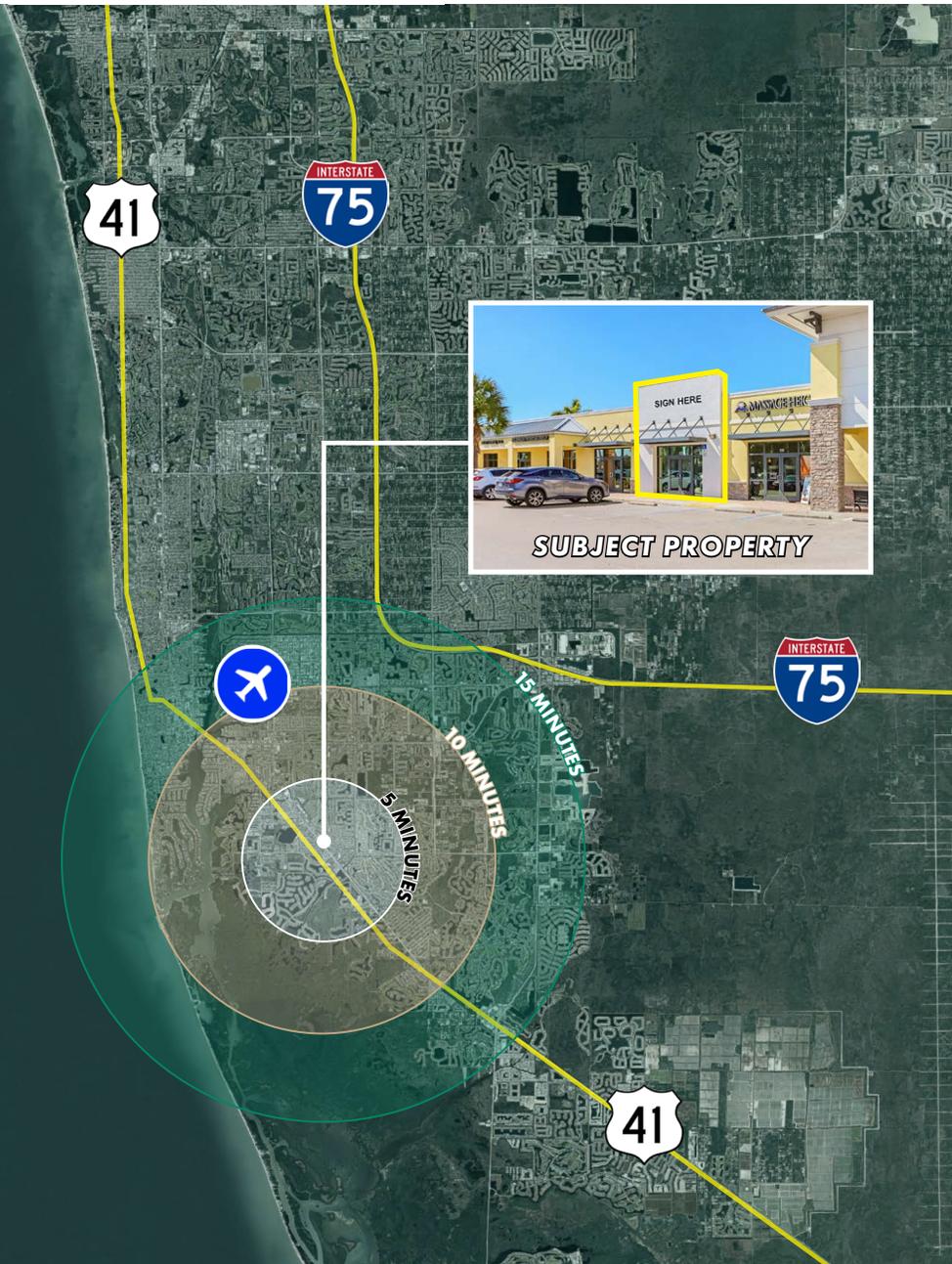
MEDIAN INCOME



\$85,078

LOCATION HIGHLIGHTS

- 400± feet to US 41
- 4± miles to Collier Boulevard (951)
- 5± miles to Downtown Naples
- 7± miles to I-75
- 9± miles to North Naples





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LIMITATIONS AND DISCLAIMERS

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