



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# CITY GATE COMMERCE CENTER


PRIME COMMERCIAL RETAIL LEASING IN EAST NAPLES



Prime Retail Leasing opportunity located off Exit 101 on I-75. Next to Paradise Coast Sports Complex, and Great Wolf Lodge.

*click here!*



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*Licensed Real Estate Broker*

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Located Near Prominent Local Landmarks & Tourist Destinations:

- Paradise Coast Sports Complex
- Great Wolf Lodge (Opening September '24)
- ULINE - 935,000 SF distribution facility
- Fairfield Inn, Springhill Suites, & Woodspring Suites - totaling over 800 hotel rooms

Property is well suited for:

- Retail
- Medical Office
- Professional Office
- Food & Beverage
- Health & Wellness Services



MONUMENT SIGNAGE



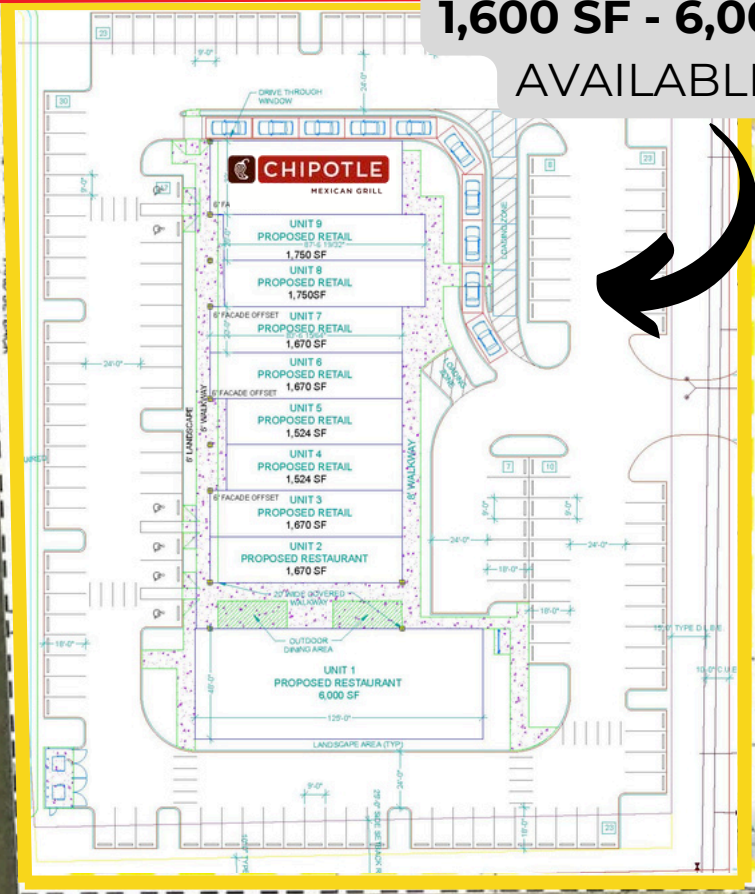
CFA SITE

In Permitting:  
5,663 SF Chick-fil-A fast food restaurant  
with dual lane drive-thru and 132 seats

39,000 VPD

COLLIER BLVD

1,600 SF - 6,000 SF OF SPACE  
AVAILABLE FOR LEASE



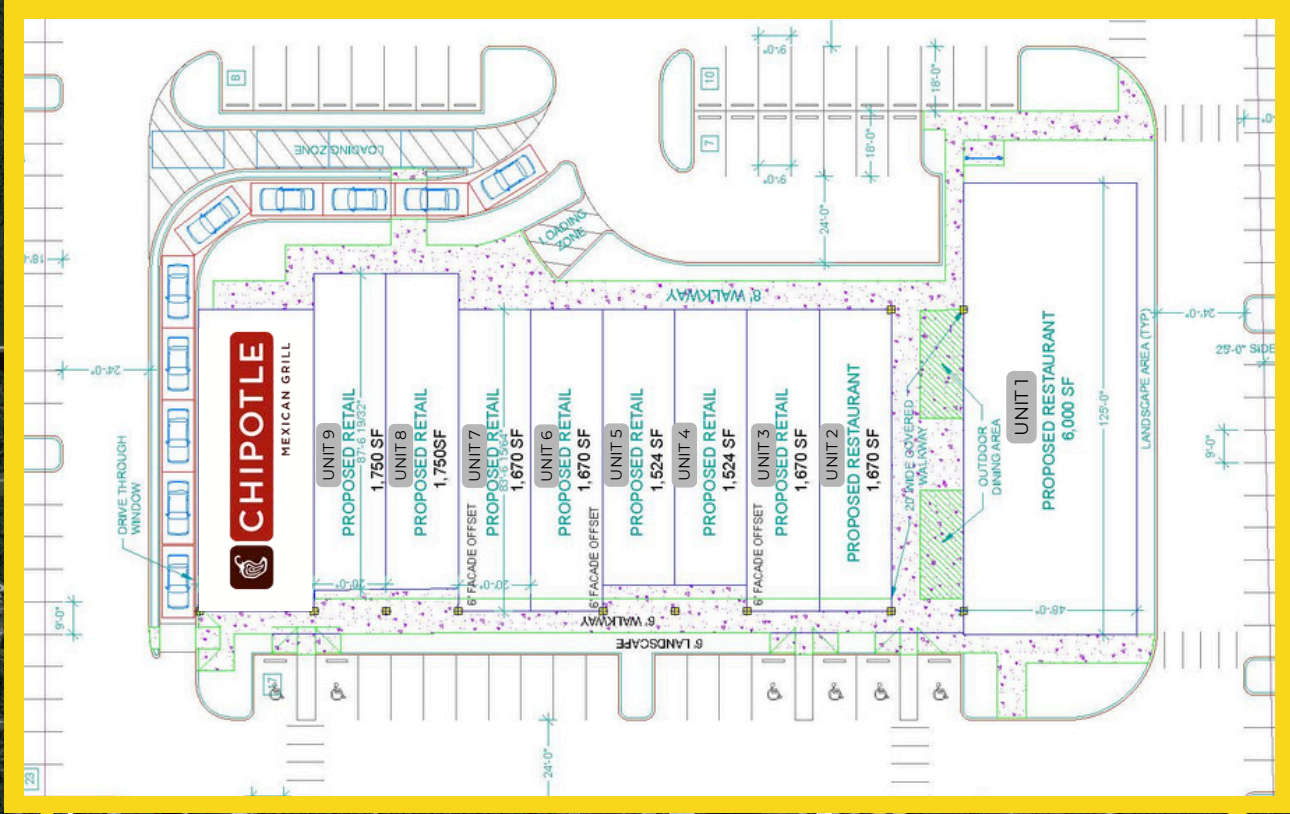
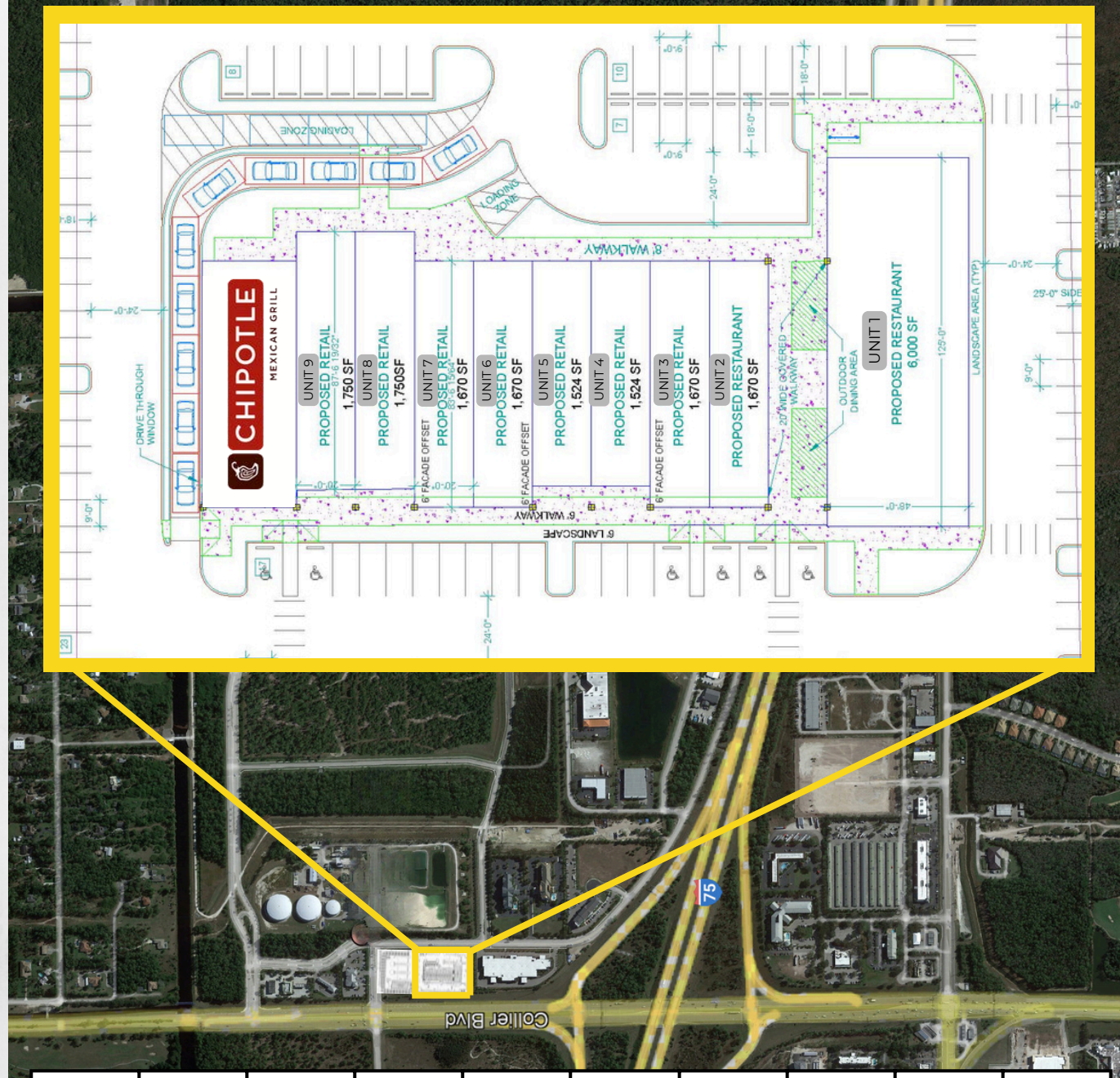
White Lake Blvd



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**CITY GATE COMMERCE CENTER |**

UNIT 10	<b>COMMITTED</b>
UNIT 9	Proposed Retail 1,750 SF
UNIT 8	Proposed Retail 1,750 SF
UNIT 7	Proposed Retail 1,670 SF
UNIT 6	Proposed Retail 1,670 SF
UNIT 5	Proposed Retail 1,524 SF
UNIT 4	Proposed Retail 1,524 SF
UNIT 3	Proposed Retail 1,670 SF
UNIT 2	Proposed Retail 1,670 SF
UNIT 1	Proposed Restaurant 6,000 SF





## NEARBY ATTRACTIONS



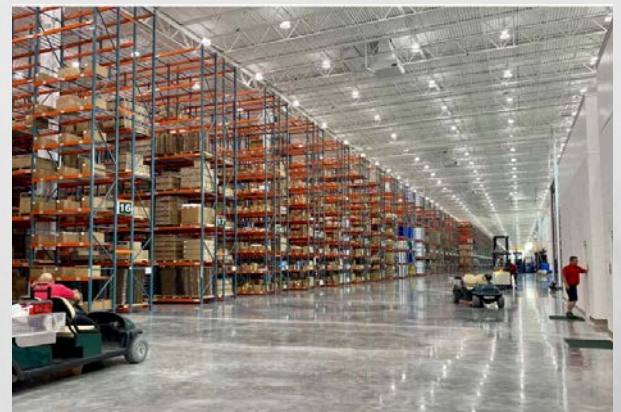
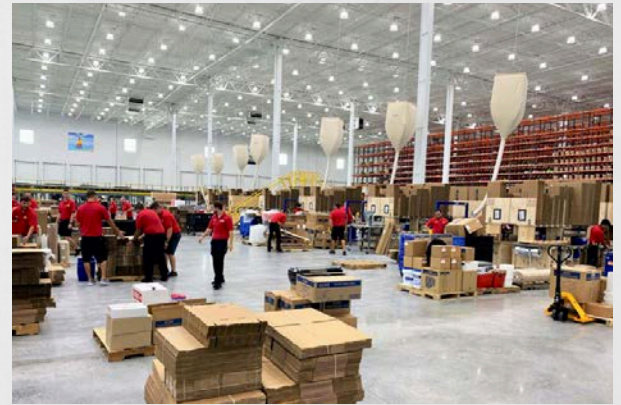
- 20-acre Facility
- 500 Family Suites
- 100,000 SF Indoor Water Park
- 62,000 SF Family-Friendly Attractions
- Convention Center
- 600 Job Opportunities

**\*Set to open September 2024**



### North America's leading shipping industrial and packaging materials distributor

- 935,000 SF distribution facility
- 1,980 yards long of warehouse space
- 13th ULINE branch location in North America
- Top 10 biggest warehouse in SWFL
- More than 200 employees





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# CITY GATE COMMERCIAL RETAIL

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## NEARBY ATTRACTIONS



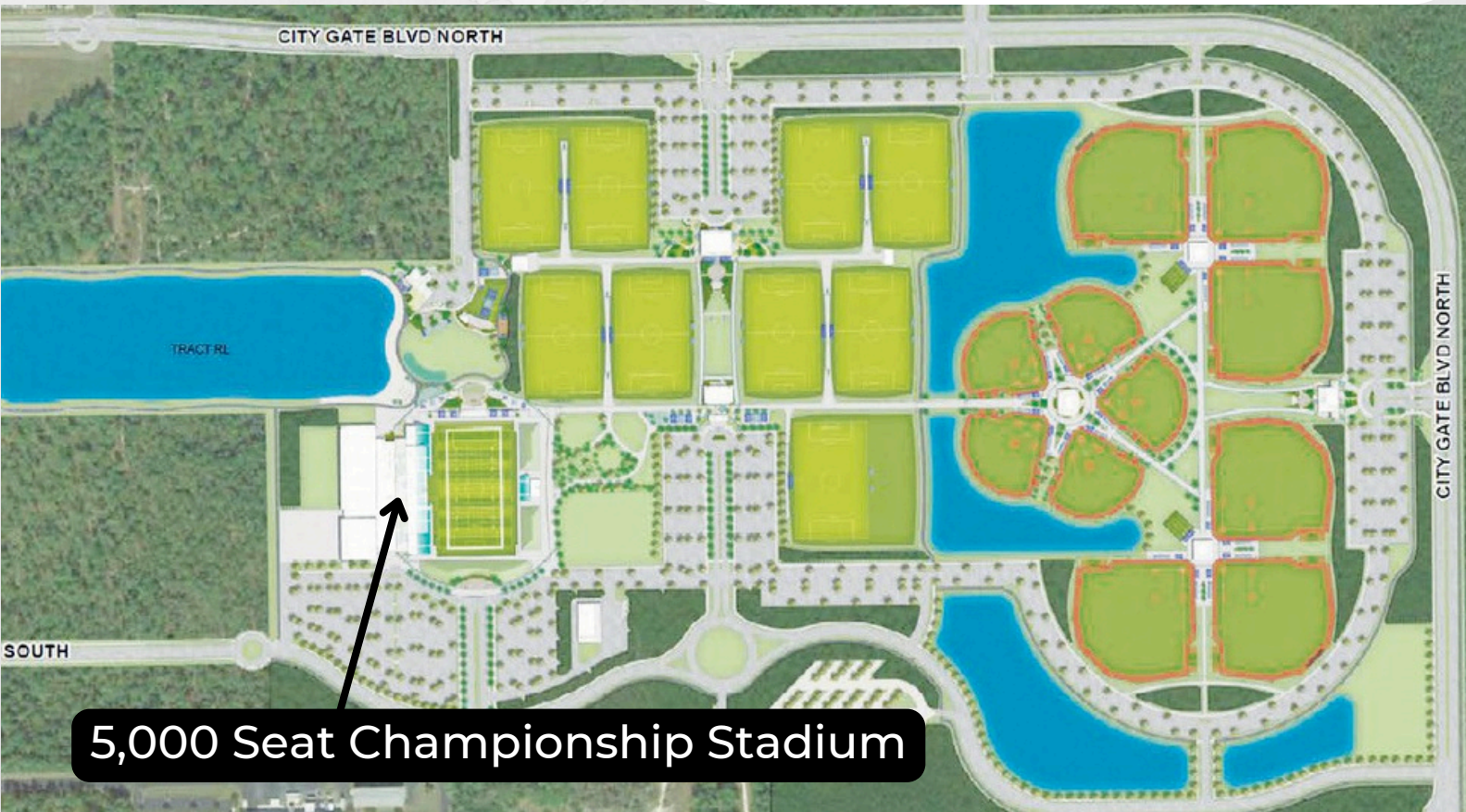
**CLICK HERE  
FOR  
VIDEO TOUR**

**180-acre multi-faceted venue that hosts a variety of tournaments & special events year-round**

**including:**

- Youth Travel Soccer
- Lacrosse
- Football
- Concerts/Live Music

**10 Olympic Soccer Fields, 6 Baseball Diamonds, 5 Softball Diamonds, and a full outdoor gym complete with a Ninja Warrior obstacle course.**



**5,000 Seat Championship Stadium**

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# NEARBY DEVELOPMENT - NAPLES FL



CITY GATE COMMERCE CENTER |

GOLDEN GATE HIGH SCHOOL

FUTURE RETAIL & INDUSTRIAL DEVELOPMENT

FUTURE MULTI-FAMILY DEVELOPMENT

39,000 VPD

49,000 VPD

SHERWOOD PARK  
336 +/- UNITS

TUSCAN ISLE  
298 +/- UNITS

FRONTERRA  
154 +/- UNITS

Naples Heritage  
Country Club  
799 +/- UNITS

Forest Glen  
Country Club  
799 +/- UNITS

FUTURE 60,000 SF OF  
INDUSTRIAL



RADIO ROAD

DAVIS BLVD.

COLLIER BOULEVARD



White Lake Industrial Park





# Investment Properties Corporation

# CITY GATE COMMERCE CENTER |

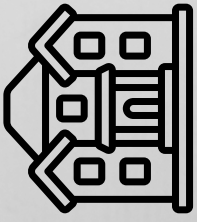
## Population

- 1 Mile Radius: 6,126
- 3 Mile Radius: 50,409
- 5 Mile Radius: 94,677



Naples Ranks No.1 in the United States for Economic Growth

Located only 1 mile away, Golden Gate Highschool has approx. 1,743 students attend.



Within a 3 mile radius from the property, there are 23,774 housing units.

Within a 5 mile radius, there are 51,113 housing units.

## Average Household Income

- 1 Mile Radius: \$81,324
- 3 Mile Radius: \$89,504
- 5 Mile Radius: \$104,108

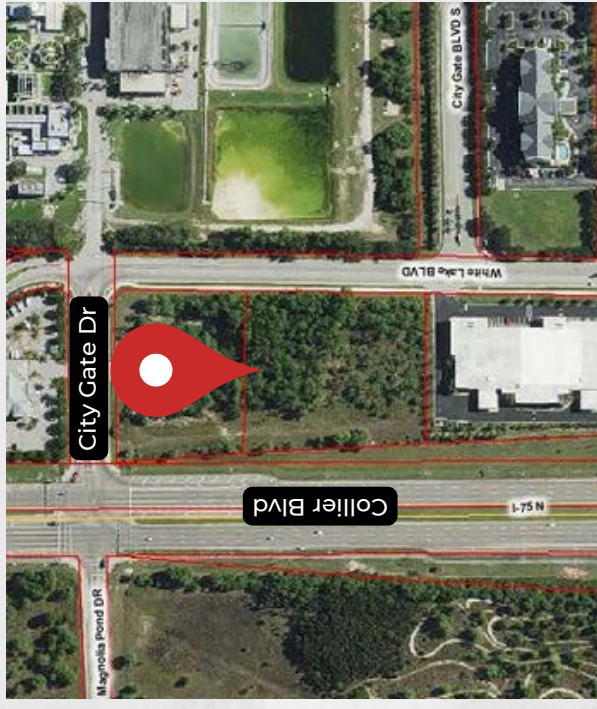
## Average Home Values

- 1 Mile Radius: \$326,990
- 3 Mile Radius: \$339,028
- 5 Mile Radius: \$368,943

## Bachelor's Degree



## Graduate Degree



## 2023 Home Values (within 1 mile)

