

FOUNTAIN PARK

7935 Airport Rd N

Naples, FL 34109



FOR LEASE



INFORMATION

| | |
|----------------|---------------------|
| Lease Rate: | \$39.00 SF/yr (NNN) |
| Building Size: | 73,040 SF |
| Available SF: | 1,000 SF |
| Year Built: | 2000 |
| Renovated: | 2019 |
| Zoning: | PUD |
| Market: | Southwest Florida |
| Submarket: | North Naples |

OVERVIEW

Prime retail space in prestigious Fountain Park, offering a premier business location surrounded by Collier County's most affluent residential communities. Strategically positioned between U.S. 41 and I-75, and across the street from the Ritz-Carlton Tiburon, this sought-after location provides exceptional convenience and accessibility in one of the area's most desirable commercial hubs - in the heart of North Naples.

FEATURES

- Superlative North Naples retail center
- SWC corner of Airport Pulling and Vanderbilt Beach Rd.
- Tenant improvement Packages available
- Tenants are Sushi Thai Too, Orange Theory, UPS, Club Pilates and Lujack's American Grill
- Easily accessible, ample manicured parking space
- Locally owned and professionally managed

Felipe Arcila

Senior Advisor

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Peter Warrick-Marsh

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KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109

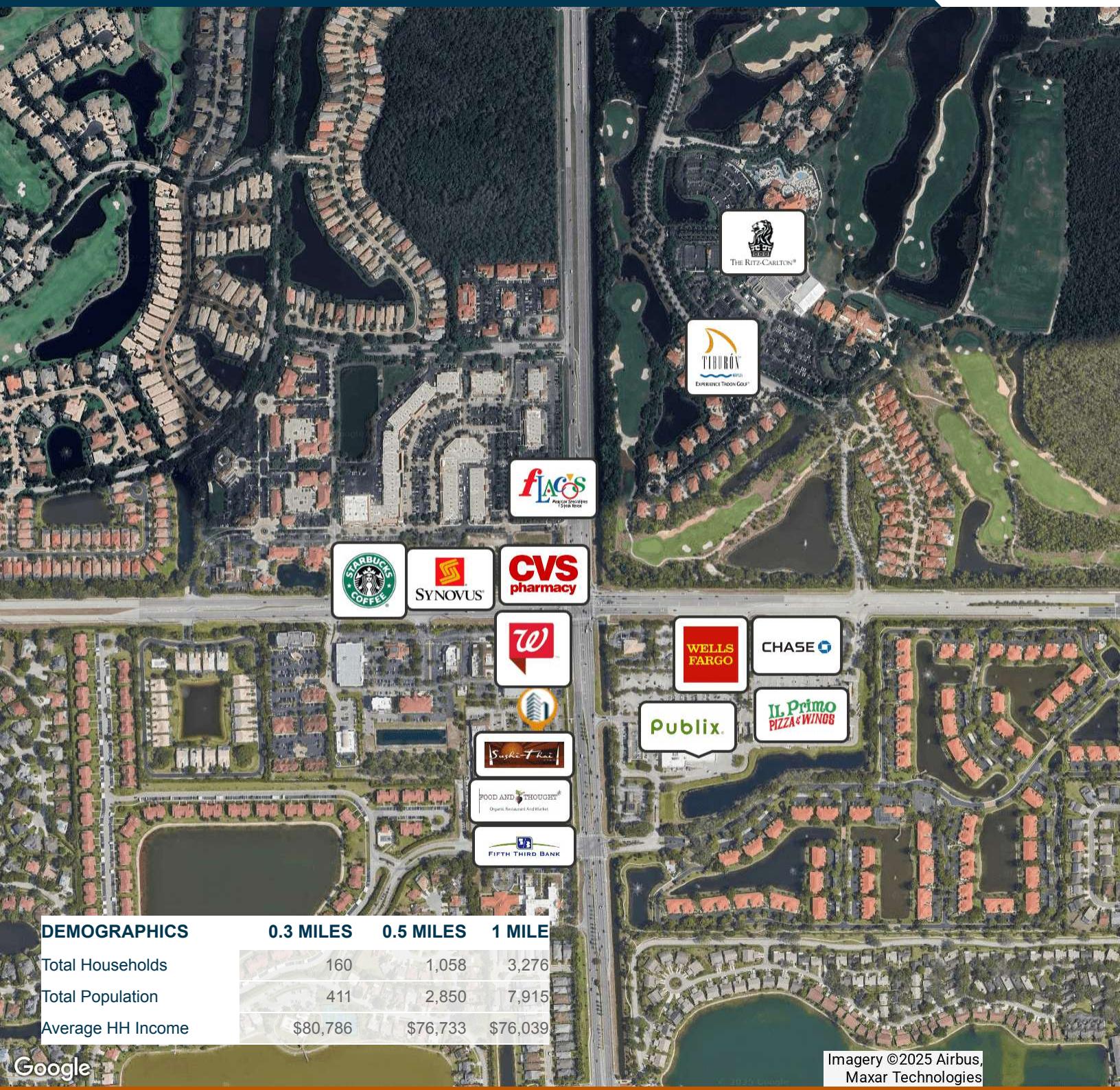
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7955 Airport Rd N

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------|---------------|---------------|------------|-----------|------------|----------|
| Unit # 7 | Street Retail | \$39.00 SF/YR | NNN | 1,000 SF | Negotiable | |

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total households | 160 | 1,058 | 3,276 |
| Total persons per hh | 2.6 | 2.7 | 2.4 |
| Average hh income | \$80,786 | \$76,733 | \$76,039 |
| Average house value | \$399,490 | \$354,727 | \$369,368 |

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|--------|
| Total population | 411 | 2,850 | 7,915 |
| Median age | 47 | 44 | 47 |
| Median age (male) | 45 | 43 | 46 |
| Median age (female) | 49 | 46 | 49 |



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PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida and Puerto Rico
- Habitat for Humanity volunteer

MEMBERSHIPS

- NABOR® Member
- CCIM Member
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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