



**Investment
Properties
Corporation**

F O R L E A S E

JUNIOR BOX SPACE

📍 Located on Naples Boulevard off Airport-Pulling Rd.

6305 Naples Boulevard | Naples FL 34109



Prime, high-visibility junior box space available along Naples Boulevard. Co-tenants include Costco, Best Buy, Dick's Sporting Goods, Sportsman's Warehouse, Kohl's, The Floor Meisters and Lowe's.



LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
3	21,293 SF	\$26 PSF NNN	\$8.50	9 months from lease execution

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Investment Properties Corporation of Naples
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Licensed Real Estate Broker

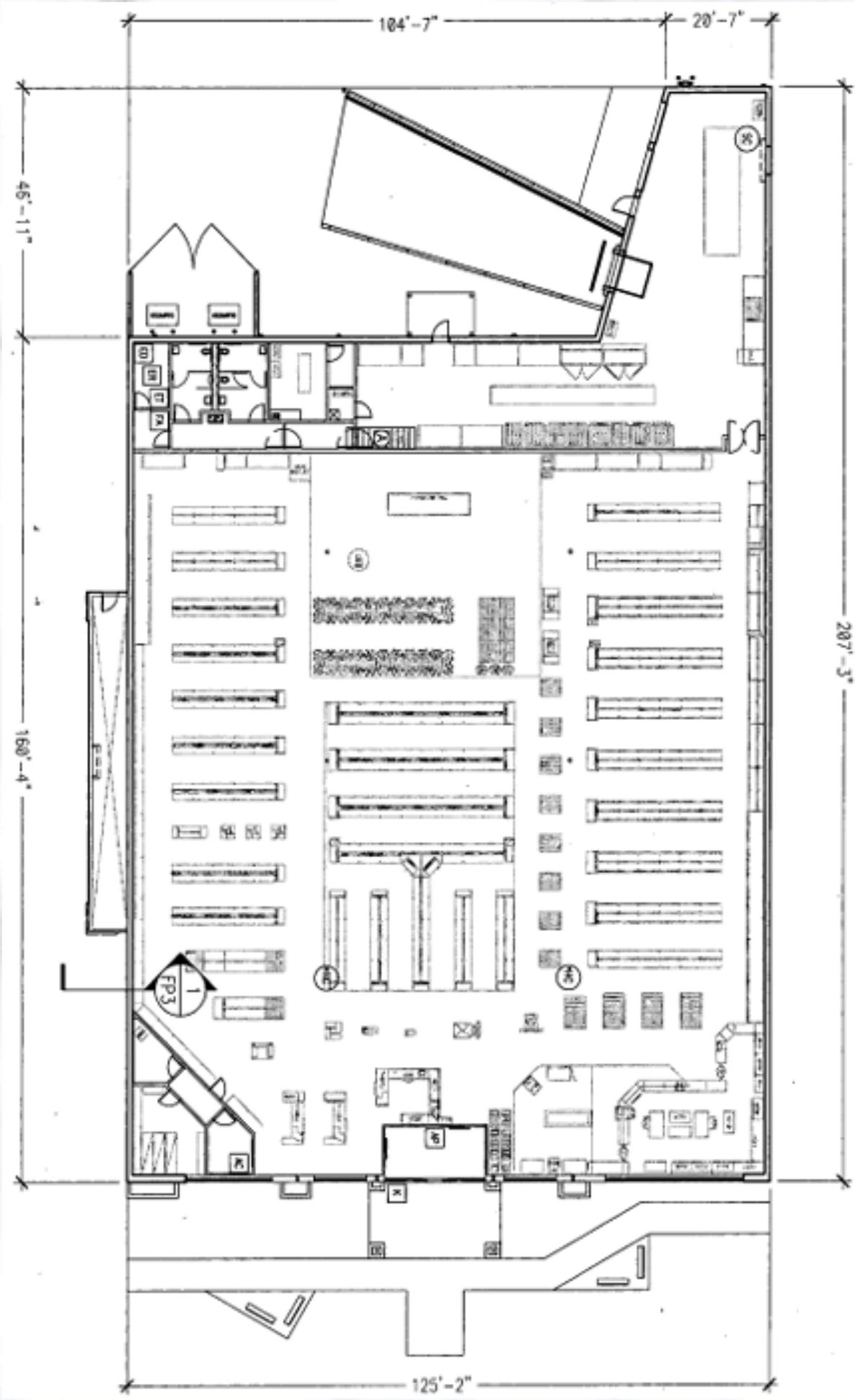
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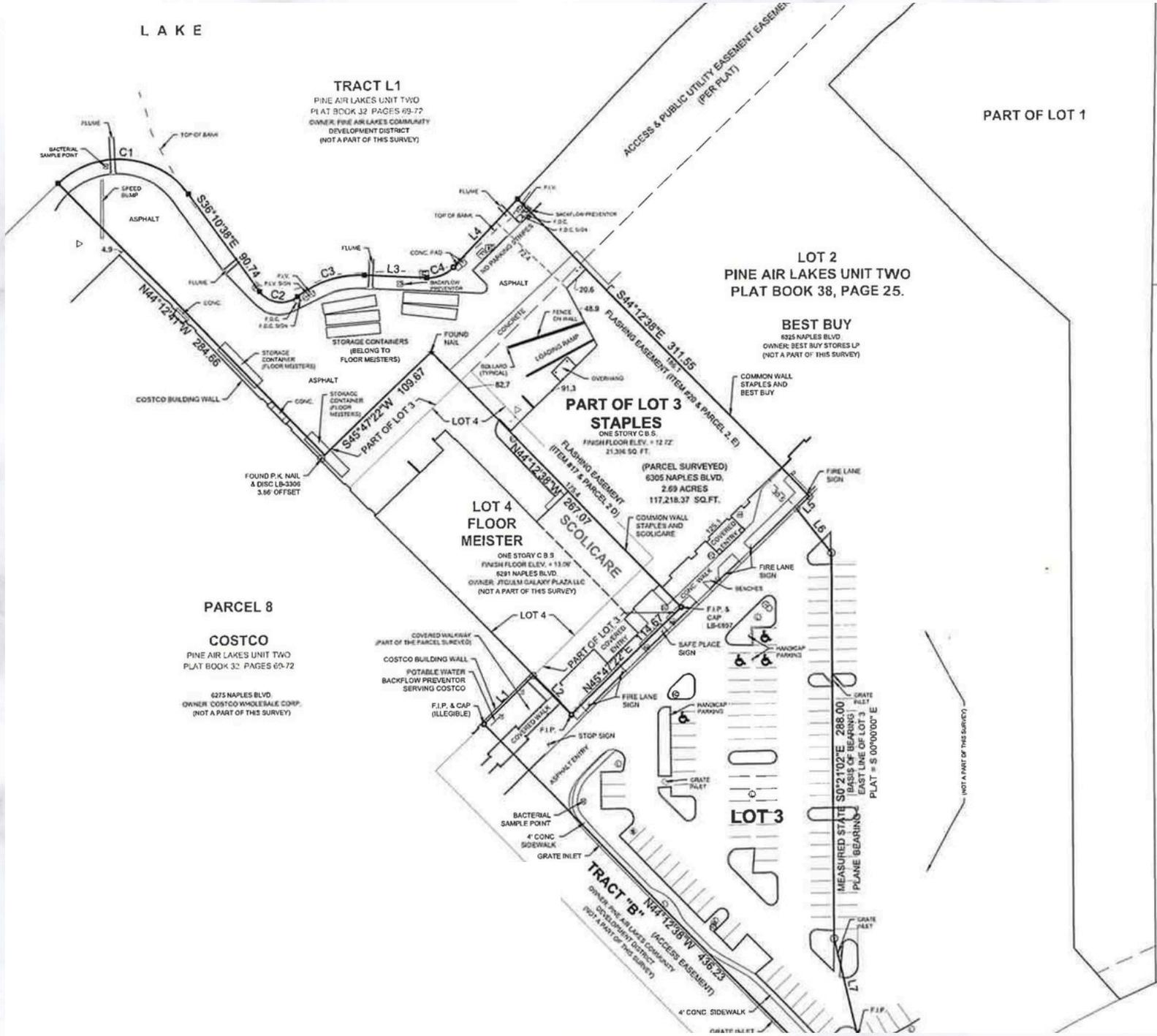
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DEMOGRAPHICS 2025	1 miles	3 miles	5 miles
Est. Population	6,402	52,519	123,495
Est. Average H.H. Income	\$138,193	\$111,349	\$105,586
2024 Avg. Daily Traffic Count	45,000 vehicles per day on Airport-Pulling Rd 60,500 vehicles per day on Pine Ridge Rd		

click here!



PROPERTY LOCATION



45,000 VPD



PINE RIDGE RD.



54,000 VPD



60,500 VPD

AIRPORT-PULLING RD.



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