

RETAIL SPACE FOR LEASE

NEAPOLITAN WAY

4601 9th Street North, Naples, FL 34103

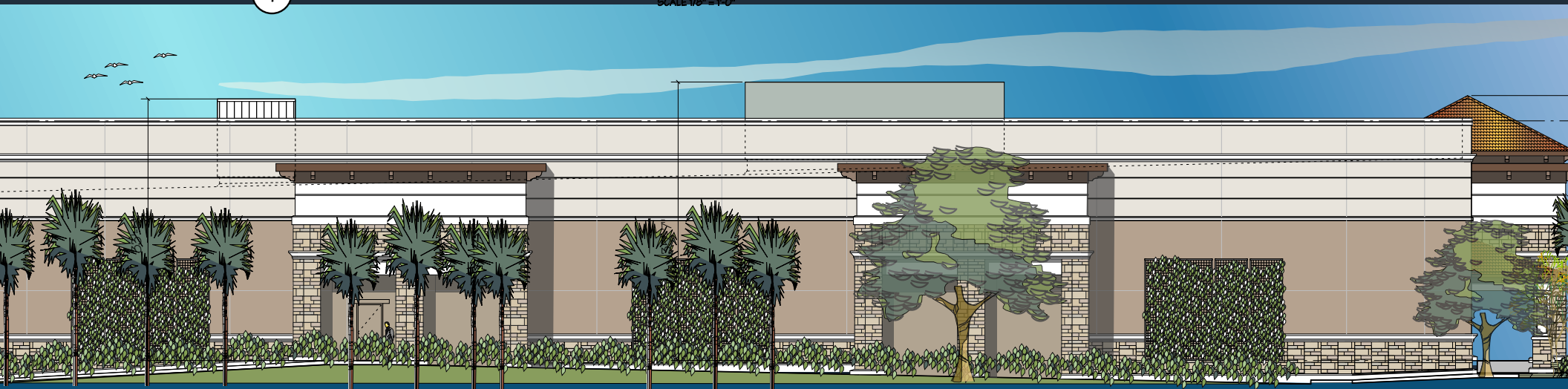
BRAND NEW
Publix



1

FRONT ELEVATION (EAST)

SCALE 1/8" = 1'-0"



NEWLY RENOVATED CENTER WITH $\pm 1,000$ SF - $\pm 6,400$ SF AVAILABLE

2

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Join new 48,387 SF **Publix** opening May 2026
- Spaces available from 1,000 – 6,400 SF with high-profile endcap fronting US41
- Surrounded by affluent Western Naples rooftops with incomes over \$250,000 in the immediate trade area
- Strong day-pop of 50K+ in 3-mile radius
- Close proximity to beaches, downtown Naples, and located along the main retail corridor of the trade area

Join area retailers:



THE FRESH MARKET



BARNES & NOBLE



SEPHORA



Yard House



EVERYTHING BUT water

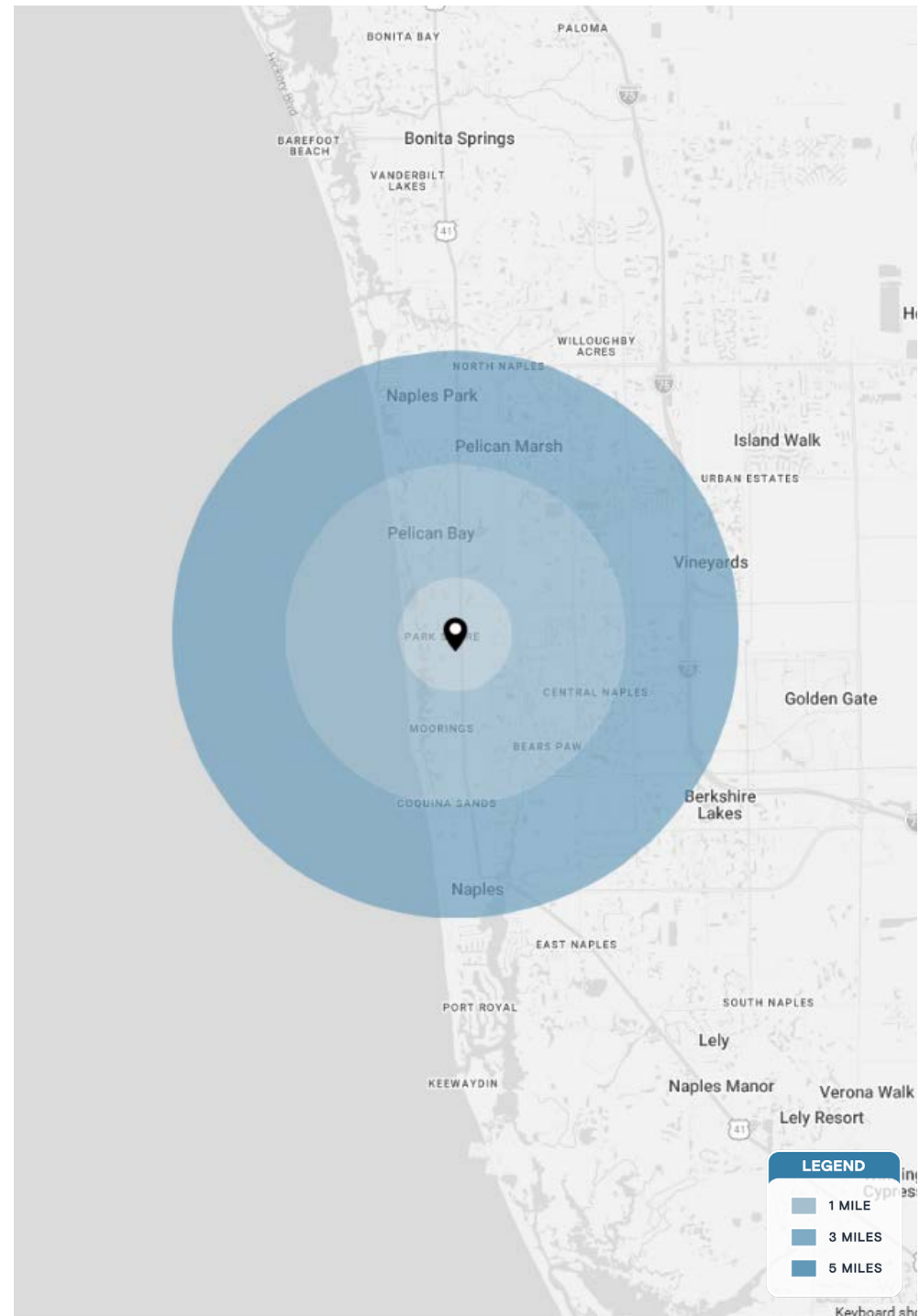


Tommy Bahama



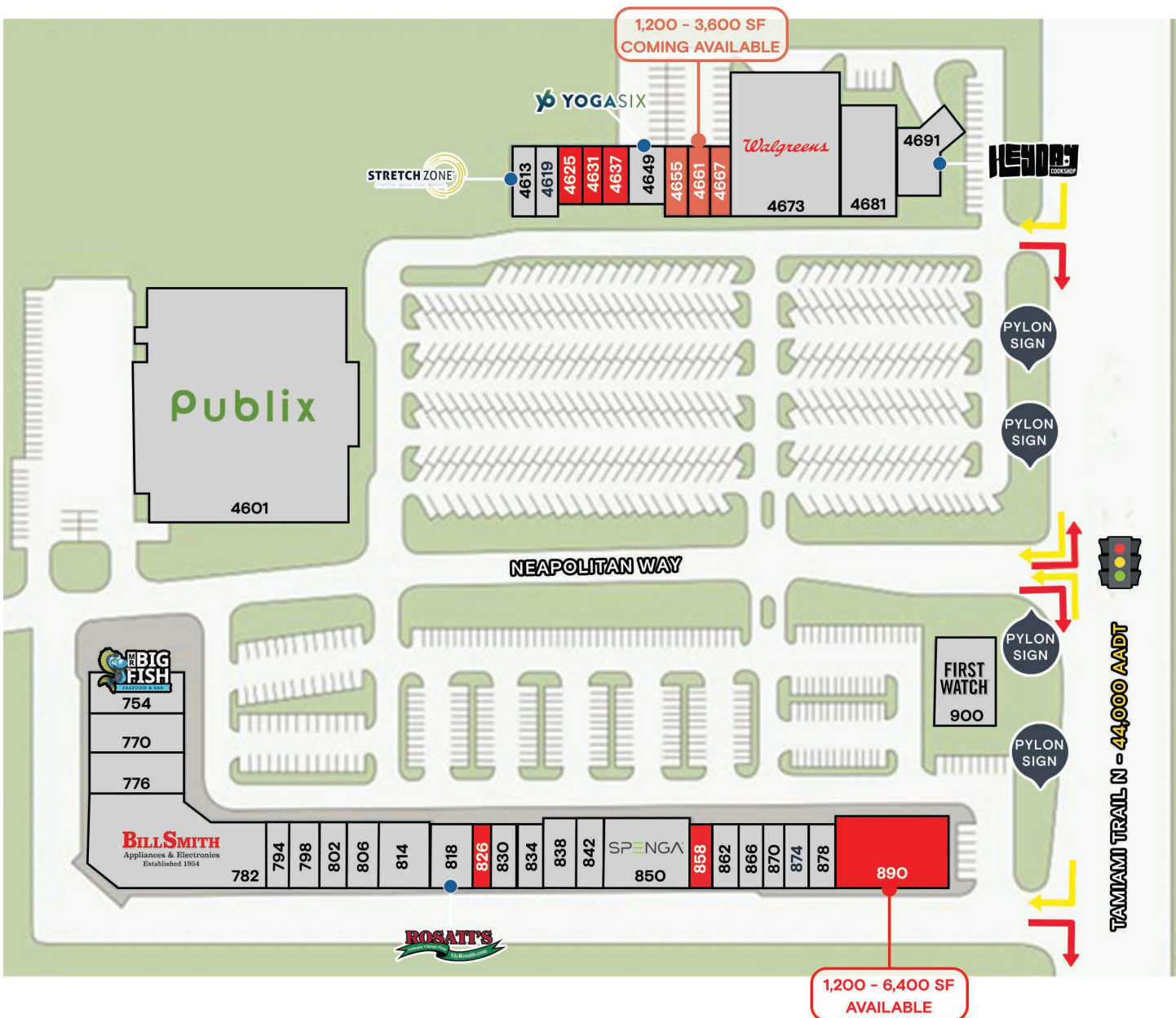
POTTERY BARN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,466	39,243	85,357
HOUSEHOLDS	4,282	19,650	41,066
EMPLOYEES	7,778	33,036	81,969
AVERAGE HH INCOME	\$276,358	\$232,781	\$209,530
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,701	49,590	100,305
HOUSEHOLDS	7,449	24,483	47,919
EMPLOYEES	13,459	52,129	89,718
AVERAGE HH INCOME	\$251,119	\$221,437	\$202,399



Tenant Roster

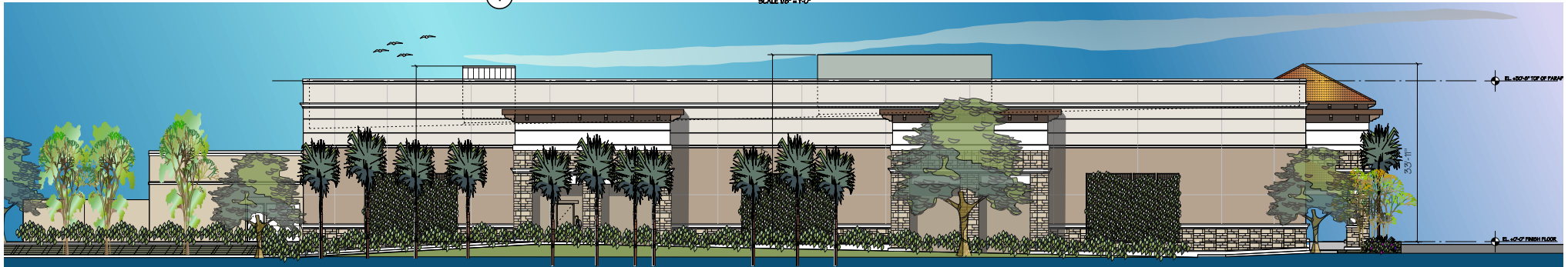
4601	Publix	40,120 SF
4613	Stretch Zone	1,278 SF
4619	Dr. Miguel Castro Dentist	1,200 SF
4625	Coming Available - 1/1/2028	1,000 SF
4631	Coming Available - 2/1/2027	1,000 SF
4637	Available - former kids salon	1,000 SF
4649	Yoga Six	2,000 SF
4655	Coming Available 2027	1,203 SF
4661	Coming Available 2027	1,197 SF
4667	Coming Available 2027	1,200 SF
4655-67	Available to combine spaces	3,600 SF
4673	Walgreens	13,000 SF
4681	Amore Ristorante	5,000 SF
4691	Heyday Cookshop	2,981 SF
754	Mr. Big Fish	4,854 SF
770	Little Fish	837 SF
776	Quest Diagnostics	2,450 SF
782	Bill Smith Appliances	14,467 SF
794	Backyard Chicken & Ribs	1,500 SF
798	Van Buskirk Opticians	1,500 SF
802	Kay's on the Beach Boutique	1,500 SF
806	Tree of Light	1,778 SF
814	Cibao Grile	3,000 SF
818	Rosati's Pizza	2,210 SF
826	Coming Available 2026 - dry retail space	1,100 SF
830	Massage & Spa	1,100 SF
834	Cruise Planners	1,100 SF
838	Shipping & Mail Center	1,800 SF
842	Paume Jewelry	1,500 SF
850	Spenga	4,485 SF
858	Coming Available 2026 - dry retail space	1,265 SF
862	Roberto's of Italy Hair Designs	1,250 SF
866	The Boost Juice Bar & Kitchen	1,000 SF
870	Larry's Lunchbox Deli	1,000 SF
874	Ange's Nails	1,000 SF
878	LUXRE Naples	1,250 SF
890	Available	1,200 SF - 6,400 SF
900	First Watch	3,600 SF





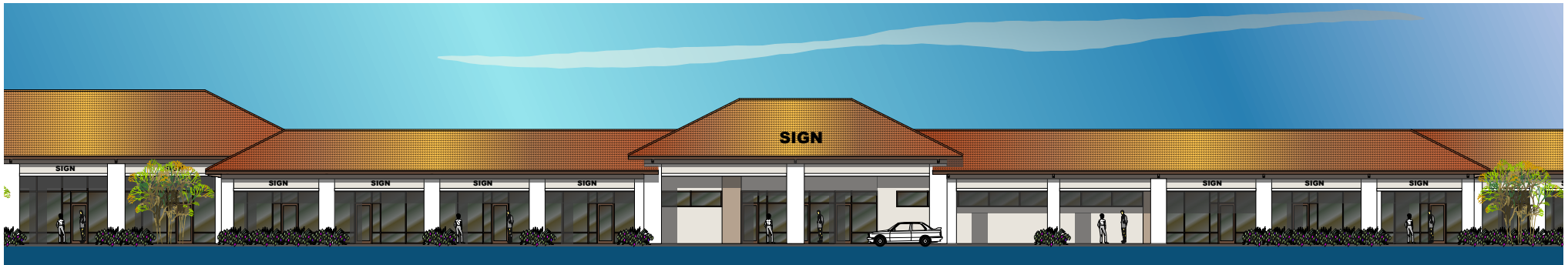
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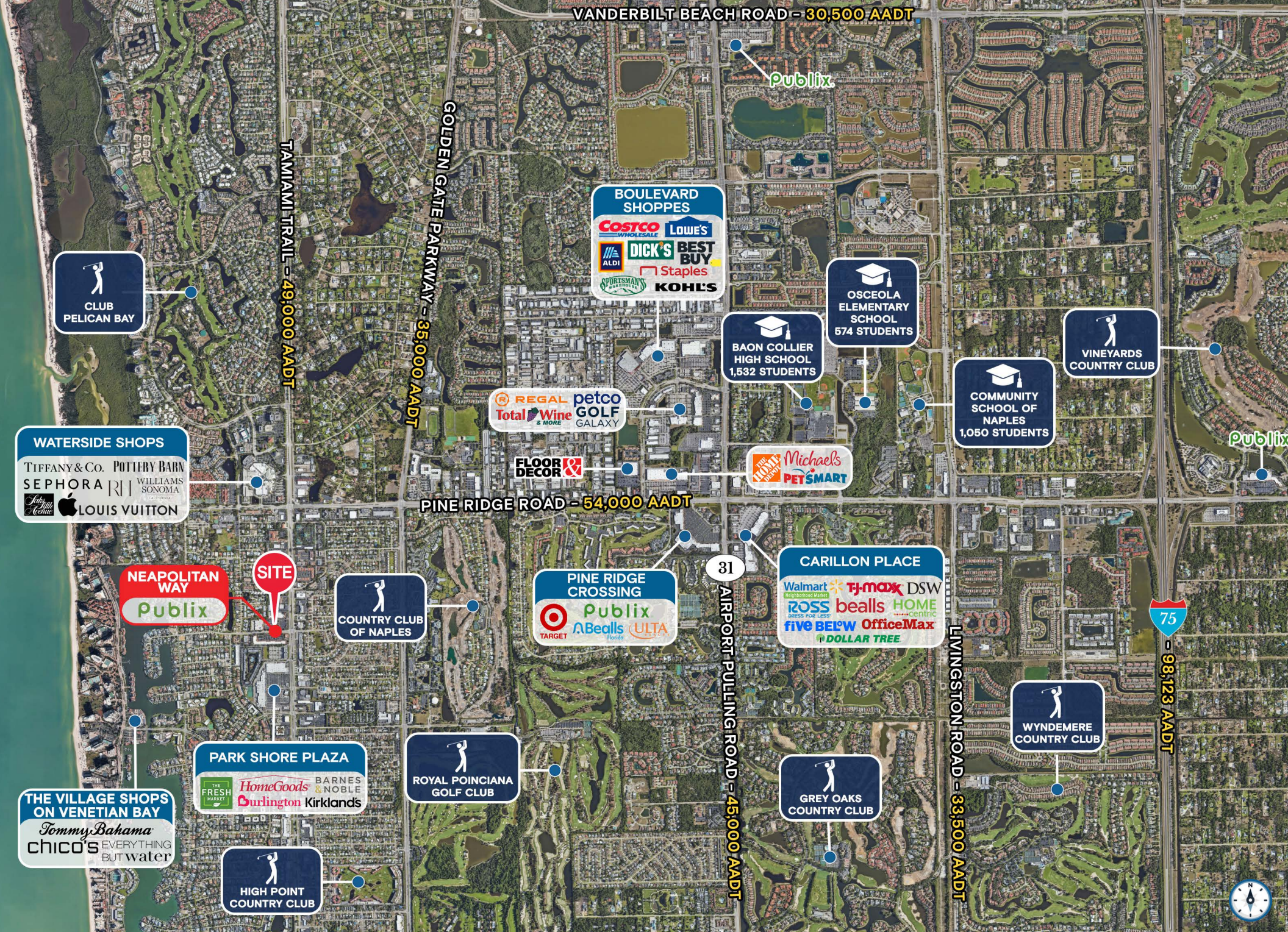
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"





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