

FOR SALE

OFFICE/RETAIL SPACE

1111 5TH AVE S NAPLES, FL 34102



PROPERTY OVERVIEW

LOCATED ON ICONIC 5TH AVENUE SOUTH IN THE HEART OF DOWNTOWN NAPLES, 1111 5TH AVE S PRESENTS A RARE OPPORTUNITY TO OWN A PREMIER COMMERCIAL PROPERTY IN ONE OF SOUTHWEST FLORIDA'S MOST COVETED CORRIDORS. THE WELL-POSITIONED BUILDING OFFERS EXCEPTIONAL VISIBILITY, STRONG FOOT TRAFFIC, AND IMMEDIATE PROXIMITY TO UPSCALE RETAIL, DINING, AND LUXURY RESIDENTIAL DEVELOPMENTS.

DETAILS

BLDG SIZE: 3,000 SF
LAND SIZE: .16 ACRES
PRICE: \$ 3,899,000
RE TAXES: \$18,696.07 (2025)
YEAR BUILT: 1970
TAX ID#: 20762640005
ZONING: (D)
TRAFFIC COUNT: 42,000+ (2024)

HIGHLIGHTS

- 5TH AVE ADDRESS
- HIGH VISIBILITY
- 2 HALF BATHS
- STRONG FOOT TRAFFIC
- 10 PARKING SPACES
- NEW ROOF (2023)

BRAD DOHACK
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POINTE



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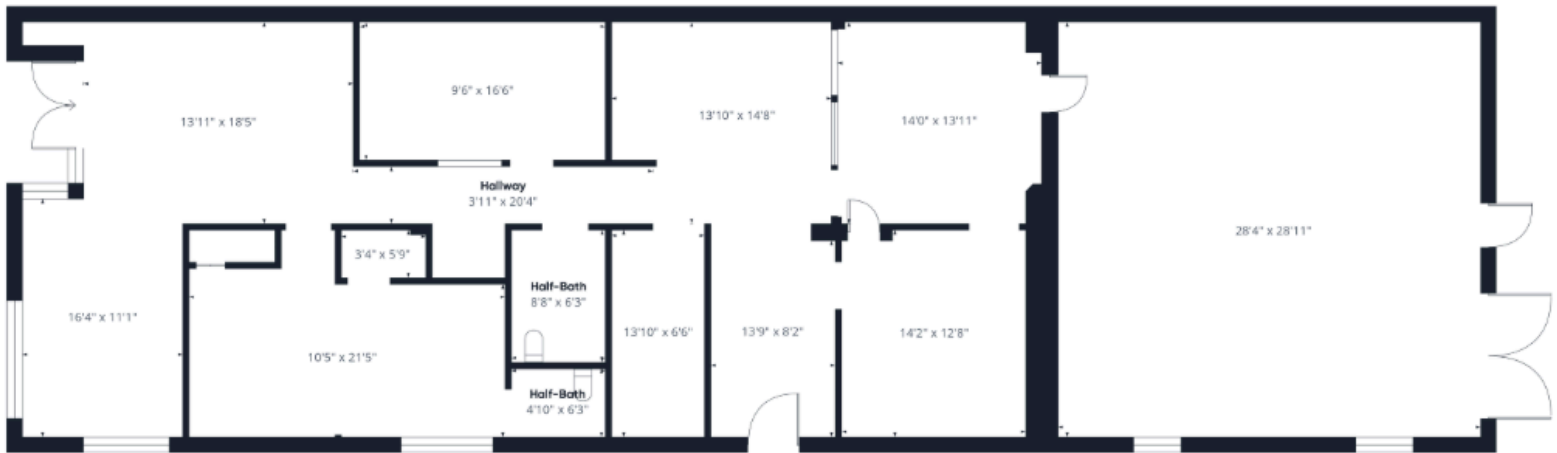


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FLOORPLAN



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DEMOGRAPHICS

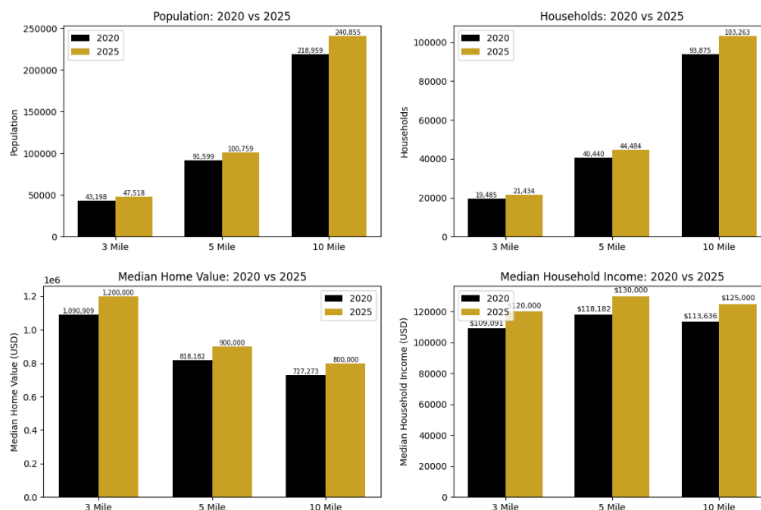
2025 DEMOGRAPHIC SNAPSHOT – 1111 5TH AVE S, NAPLES, FL 34102

Radius	Population	Households	Median Household Income	Median Home Value
3 Mile	~47,500 (est.)	~21,400 (est.)	\$120-\$145K+ (est.)	\$1.2M+ (est.)
5 Mile	~100,700 (est.)	~44,400 (est.)	\$120-\$150K+ (est.)	\$900K+ (est.)
10 Mile	~240,800 (est.)	~103,300 (est.)	\$110-\$150K+ (est.)	\$800K+ (est.)

AFFLUENT DEMOGRAPHIC BASE WITHIN A 5-MILE RADIUS SUPPORTING RETAIL AND SERVICE DEMAND.

STRONG HOUSEHOLD COUNTS AND HIGH HOUSEHOLD INCOME & MEDIAN HOME VALUES REFLECT CONSUMER SPENDING POWER.

1111 5th Ave S | 3-, 5-, 10-Mile Demographic Trends (2020 vs 2025 Estimates)



10% GROWTH REFLECTING STRONG CONSUMER PURCHASING POWER SUPPORTIVE OF RETAIL, OFFICE, AND SERVICE DEMAND IN DOWNTOWN NAPLES.

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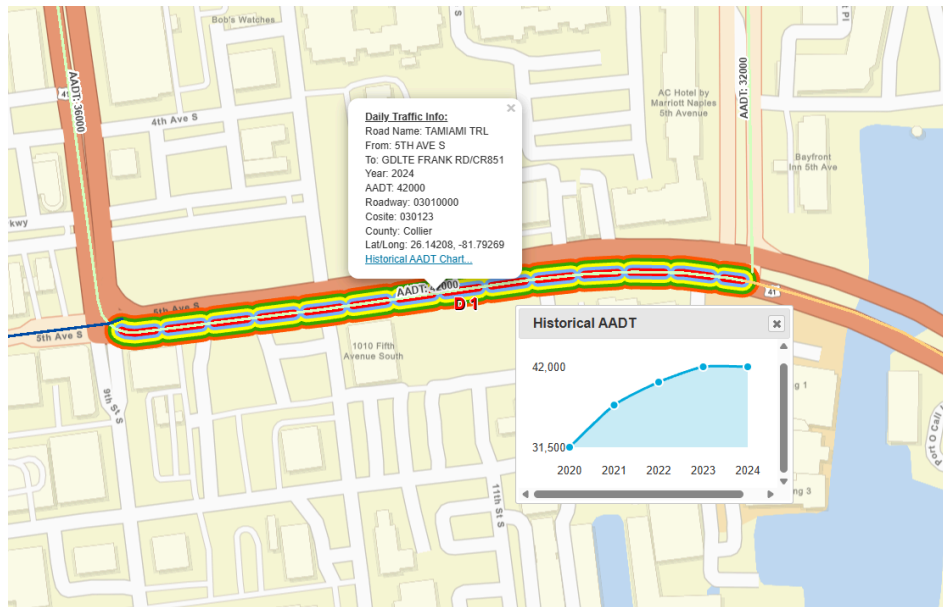
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TRAFFIC COUNTS

Two-way Volumes (Vehicles Per Day) For collector streets Arterials. In the City Of Naples

TRAFFIC COUNT STATION NUMBER	ARTERIAL OR COLLECTOR STREET	MAR. 2025	1ST QTR PEAK HOUR	JUN. 2025	2ND QTR PEAK HOUR	SEPT. 2025	3RD QTR PEAK HOUR	DEC. 2025	4TH QTR PEAK HOUR	MAXIMUM 2025	2025 PEAK HOUR
8	GOLDEN GATE PKWY (CR 886)	24,067	2,035	15,611	1,263	18,254	1,541	18,911	1,619	24,067	2,035
10	GOODLETTE ROAD (CR 851)	49,162	4,090	35,464	3,036	39,671	3,407	48,699	4,148	49,162	4,148
11	GOODLETTE RD					20,324	1,649	26,539	2,196	26,539	2,196
14	US 41 (US41/NEAPOLITAN WAY)										
15	US 41 (N OF CR 886)					25,755	2,595			25,755	2,595
16	US 41 (S OF CR 886)	42,383	3,267	25,767	2,086	31,866	2,651			42,383	3,267
19	US 41 (6 AV N/7 AV N)	27,468	2,427			17,598	1,550			27,468	2,427
23	US 41 (W OF CR 851)	46,018	3,659	25,517	1,887					46,018	3,659
24	US 41 (E OF CR 851)	64,092	5,462	30,804	2,379					64,092	5,462
30	PARKSHORE DRIVE							13,563	1,270	13,563	1,270
34	GULFSHORE BLVD N			1,963	201	1,926	199	3,874	356	3,874	356
37	HARBOUR DRIVE	6,345	576	3,845	366	4,099	379	4,260	527	6,345	576
38	CREECH ROAD	1,214	121	757	71	952	96	1,133	111	1,214	121
39	MOORING LINE DRIVE	6,224	516			2,130	193	2,862	288	6,224	516
40	CRAYTON ROAD			2,644	267	2,568	269			2,644	269
43	22ND AVENUE NORTH	3,742	388	1,972	183	2,264	232	2,814	323	3,742	388
44	ORCHID DRIVE	4,615	452	3,245	355	3,197	321	4,726	470	4,726	470
45	FLEISCHMANN BLVD	5,291	600	3,548	426	3,715	442	4,775	556	5,291	600
47	ANCHOR RODE DR	3,448	357			2,437	240			3,448	357
48	GULFSHORE BLVD					512	82	1,660	147	1,660	147
49	BANYAN BLVD	3,239	440	2,902	295	2,186	240	3,123	314	3,239	440
53	SOUTH GOLF DR	524	55	449	50	607	76	701	88	701	88
54	7TH AVE NORTH (8TH ST)	5,079	594	4,708	353	3,996	463	5,284	557	5,284	594
55	7TH AVENUE NORTH	4,461	499	3,079	278	3,007	283	3,824	380	4,461	499
56	10TH STREET	2,648	285	1,357	176	2,059	218	2,673	318	2,673	318
57	5TH AVENUE NORTH	3,604	325	3,031	283	2,884	251	3,587	327	3,604	327
62	CENTRAL AVENUE			5,794	408	3,996	428	5,505	516	5,794	516
63	8TH STREET					1,884	192	2,905	292	2,905	292
64	3RD AVENUE SOUTH	8,235	738	4,792	420	4,497	519	7,342	671	8,235	738
70	5TH AVENUE SOUTH	7,047	705	6,290	509	5,795	463	4,628	598	7,047	705
71	10TH STREET					9,262	908	15,850	1,320	15,850	1,320
72	9TH STREET	9,640	838	5,344	565	5,236	578	11,325	1,084	11,325	1,084
76	BROAD AVENUE SOUTH			3,380	532	4,670	500	4,946	693	4,946	493
77	3RD STREET	5,481	463	1,631	292	3,247	317	3,496	347	5,481	463
78	2ND STREET			1,669	206	1,999	230	1,642	317	1,999	317
79	GORDON DRIVE	9,985	1,056	4,123	792	7,177	738	10,949	1,214	10,949	1,214
83	SANDPIPER ST			8,387	1,423	3,045	379	7,244	720	8,387	1,423
85	GULFSHORE BLVD SO	4,703	589	1,985	230	1,693	163	5,342	772	5,342	772
86	4TH AVENUE NORTH	7,581	687	3,855	457	5,173	463	6,642	634	7,581	687
87	OLD TRAIL DR			2,460	311	2,721	300	4,395	483	4,395	483
89	NEAPOLITAN WAY			3,443	334	4,243	505	5,414	537	5,414	537
90	CRAYTON RD					2,263	352	874	181	2,263	352
91	WEST BLVD			1,391	148	2,071	250	2,906	357	2,906	357



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