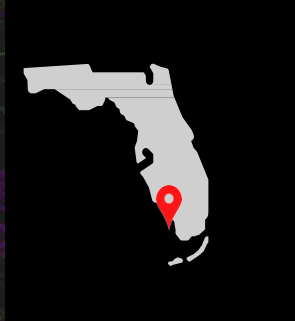




Investment
Properties
Corporation

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Presents a Rare Opportunity to Lease
Third Street South, 1300 3rd St. S Naples, FL 34102
Neapolitan Building | The Mezzanine



Welcome

Third Street South, is a four-square block area a stones throw from the Gulf of Mexico, full of sophisticated shops, award winning restaurants, courtyards, antique fountains, and lush colorful landscaping.

Launched as a special destination just after World War II by an internationally traveled heir to a major U.S entity, people of similar interests and tastes followed.

Now, nearly 80 years later, Third Street South, the birthplace of Naples Florida, is one of the most sought-after resort locations for both high end tenants and visitors.





PROPERTY OVERVIEW

FOR LEASE | RETAIL SPACE

*Prices available upon request

Suites Available

1185 3 rd Street South	347 SF	Base + BOC, ADV, % Rent
Mezzanine #201	2,961 SF	Base + BOC, ADV, % Rent
Mezzanine #202	2,654 SF	Base + BOC, ADV, % Rent
Mezzanine #203	3,057 SF	Base + BOC, ADV, % Rent
Third Level #301A	2064 SF	Base + BOC, ADV, % Rent
Third Level #301	1449 SF	Base + BOC, ADV, % Rent
Third Level #302	1378 SF	Base + BOC, ADV, % Rent
Third Level #302A	1254 SF	Base + BOC, ADV, % Rent
Third Level #302B	4813 SF	Base + BOC, ADV, % Rent



AADT
6,158



Population
68,730
(5 miles)



Avg. HH Net Worth
\$4,309,302
(1 mile)



White Collar
85.9%
(1 mile)



Avg. Home Price
\$17,500,000
(1 mile)

Glamour & Good Times Since the 1920's





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ABOUT THE AREA THIRD STREET SOUTH NAPLES FLORIDA



34102 Zip Code

Third Street South is the heart of the zip code, ranked by Bloomberg as the third richest zip code in Florida. Walkable to Aqualane Shores, Gordon Drive, and Port Royal (the most expensive neighborhood in the USA).

Home Price

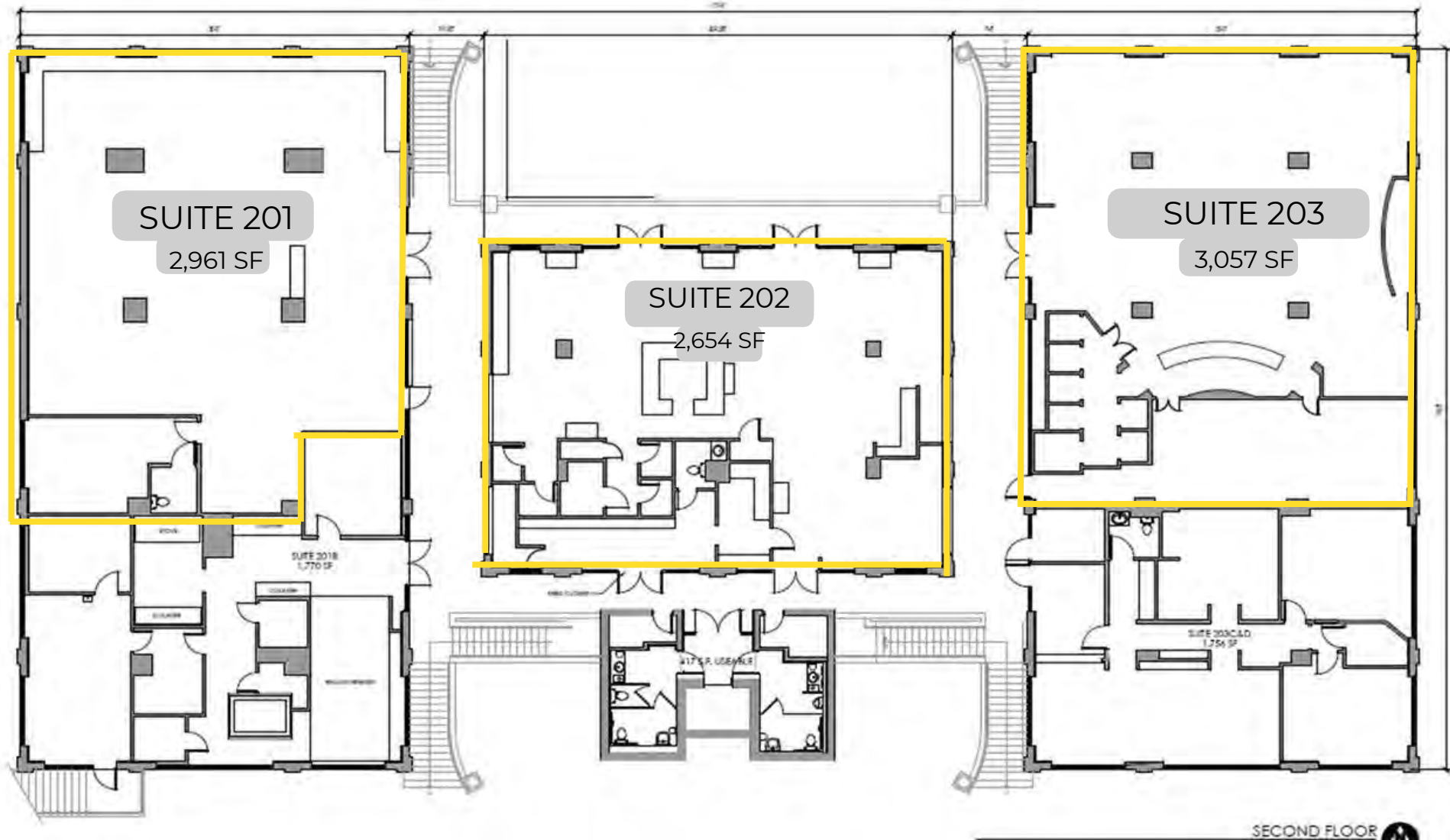
\$17.5 Million average home price in the surrounding area.

Approx Monthly Visits 1.5M

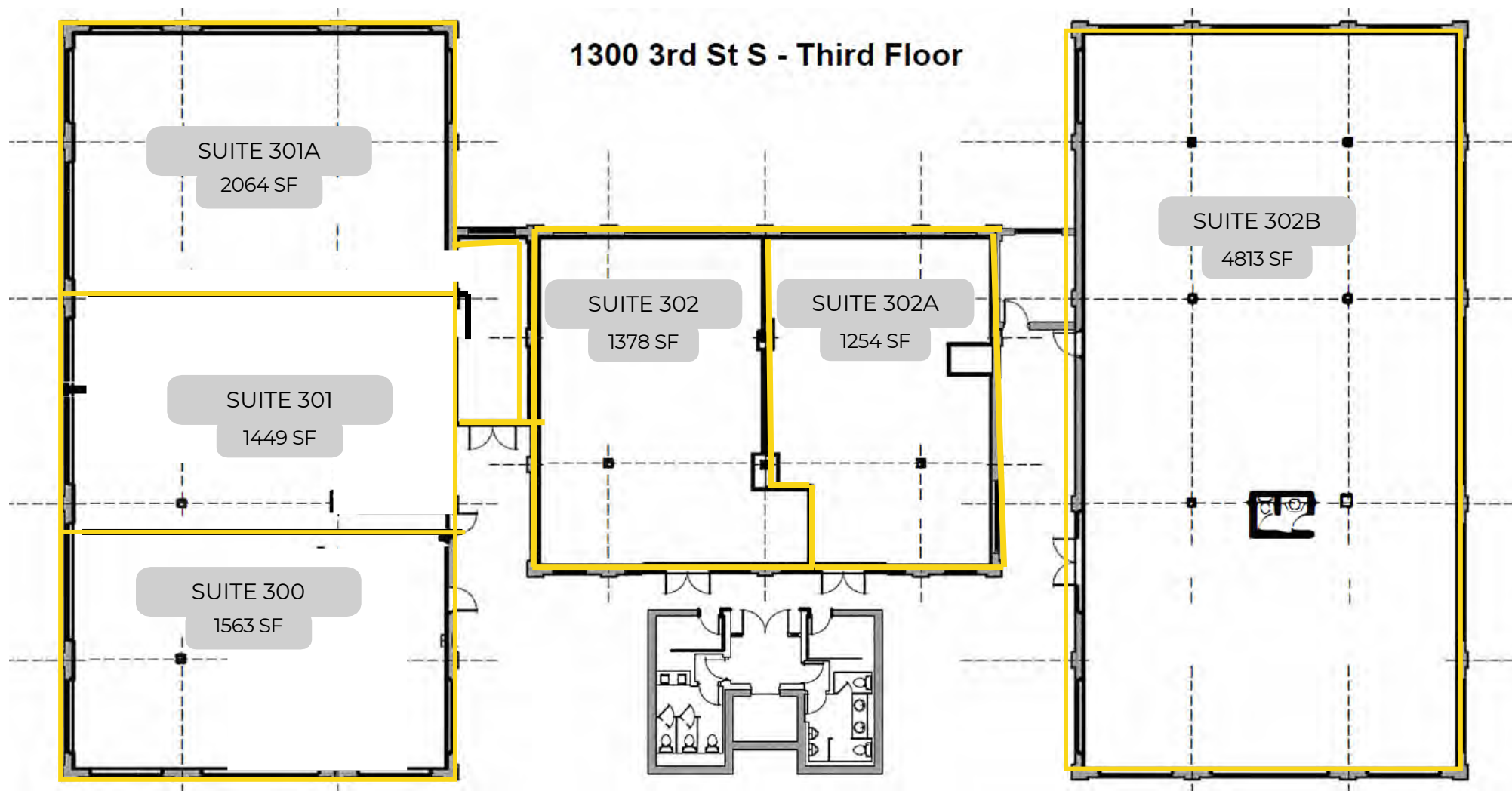
Frequency 2.58

Dwell Time 73 min

- Naples Named Best City to Live in U.S. - US News 2024-2025
- Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S. - C-SPA
- No.1 Best Destination for Luxury Travelers - USA Today
- Naples Ranks No.1 in the U.S. for Economic Growth – Bloomberg
- Naples Ranks as No.1 Beach Town to Live In - WalletHub/2020
- Naples No.2 Best Small Cities in America- Resonance Consultancy 2020
- No.1 for Future Job Growth – Forbes
- Naples Named Top U.S. City for Life Expectancy - USA Today/2020



SECOND FLOOR



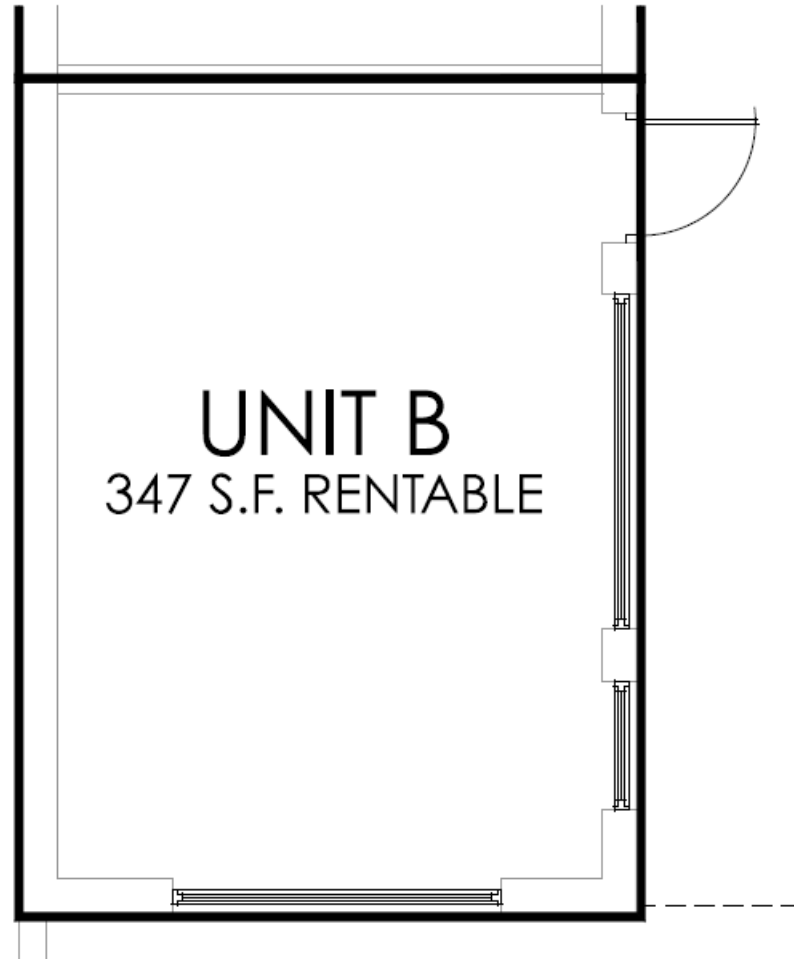
THIRD STREET SOUTH
Neapolitan Building | 3rd Floor Level
1300 3rd St. S, Naples, FL 34102





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THIRD STREET SOUTH
Corner of 3rd & 12th
1185 3rd Street South
Retail Unit – Street Level



THIRD STREET SOUTH
Swan Court Corner of 3rd & 12th
1300 3rd St. S, Naples, FL 34102
Retail Unit – Street Level





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THIRD STREET SOUTH Restaurant & Retail Mix

A Mano
Barbatella Restaurant
Badass Coffee
Bay Home Designs
Beth Mone'
Bruno
Carter & Finley
Campiello Ristorante
Charlotte Kellogg
Carlson Fine Jewelry
Eileen Fisher
Gloss Salon Naples
Gattle's Fine Linens
Gretchen Scott
Harmon Meek Gallery
J. McLaughlin

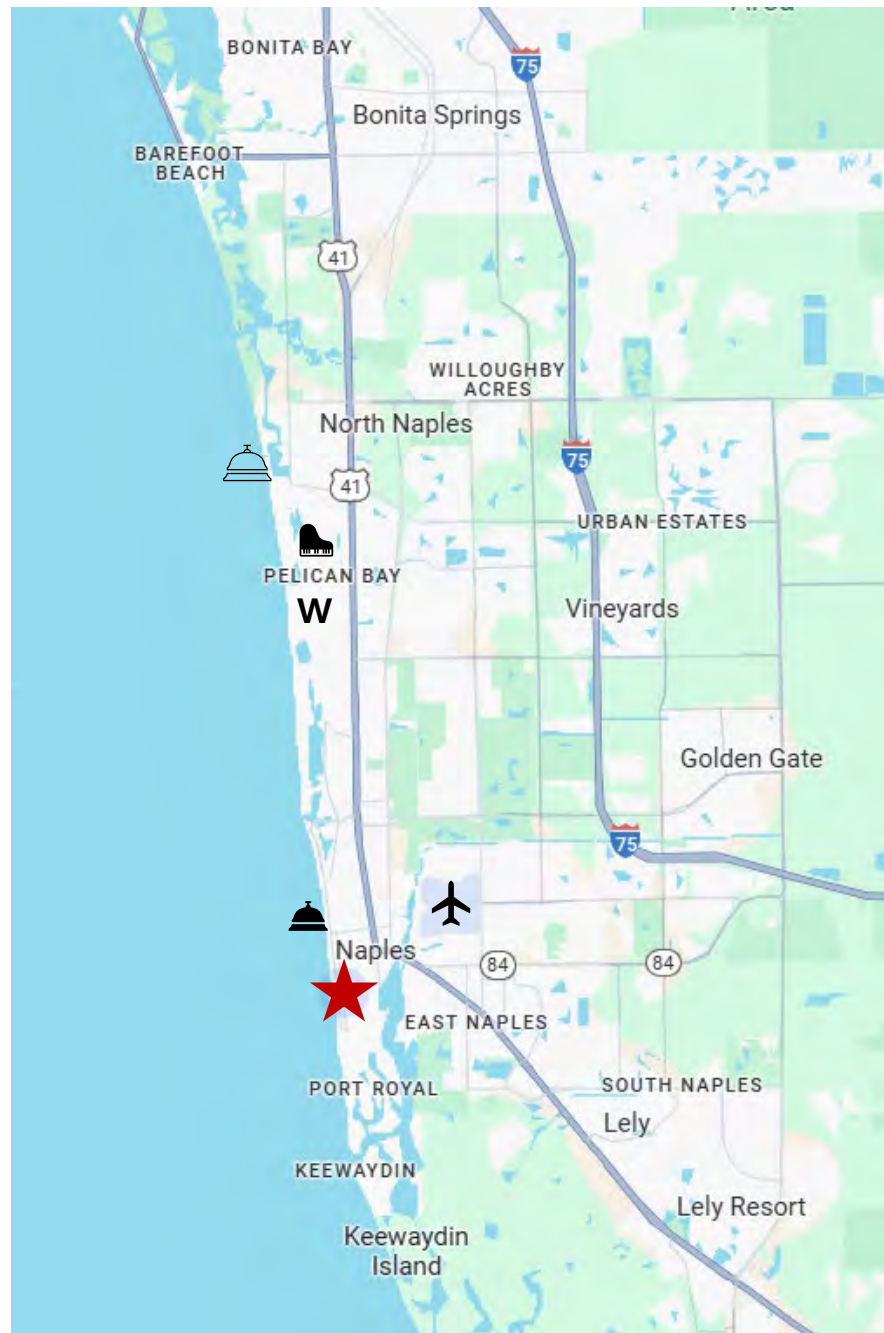
Janes Garden Café
Judith Liegeois Design
John Craig Clothier
Leggiadro
Marissa Collections
Mediterrano
Monogram Goods
Newman Art Gallery
Old Naples Animal
Wellness Center
Old Naples Surf Shop
Maus & Hoffman
Monogram Goods
Patina Collection
Purple Poppy

Ridgway Bar & Grill
Sara Campbell
Relax by Tommy Bahama
The Bevy
Tommy Bahama Marlin Bar
& Restaurant
Tony's Off Third Bakery, Coffee
Shop & Wine Market
The Courtyard Bar at Ridgway
Sequin
Sea Salt Restaurant











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AREA OVERVIEW

-  Artis—Naples
-  Naples Private Airport
-  Four Seasons
-  Ritz Carlton
-  Waterside Shops
-  Third Street South



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The principles of Third Street South carefully maintain the original commitment of a mix of stores and restaurants that are excellent and make the whole more than the sum of its parts.

We would be glad to talk to those who are interested in a similar vision. High end retail, national award-winning food and drink leasing options to be discussed.

CONTACT

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