

UNIQUE ADJOINING NAPLES PROPERTIES

780 & 800 SEAGATE DR.,
NAPLES, FL

OFFERING MEMORANDUM



Christine McManus CCIM, SIOR
Investment Properties Corporation of Naples
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SL653823



OFFERING SUMMARY

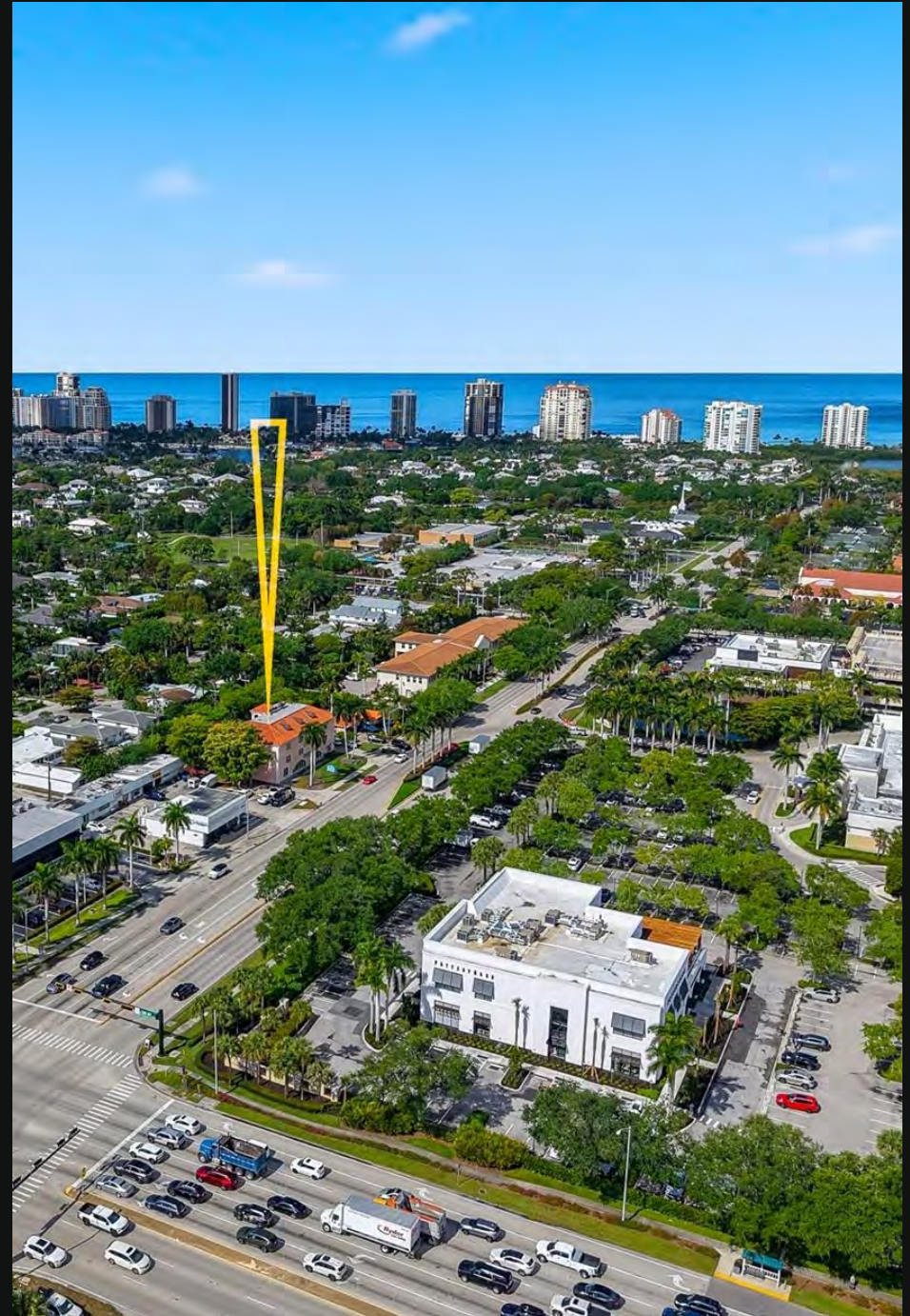
COUNTY	Collier
BUILDING SF (800)	15,735 SF
LAND SF (800)	20,038
LAND SF (780)	10,890
BUILDING SF (780)	1,525 SF
YEAR BUILT (800)	1987
YEAR BUILT (780)	1969
APN	144500001904 & 14450000057

FINANCIAL SUMMARY

PRICE	\$7,500,000
BASE RENT - 780 SEAGATE DRIVE	\$91,500/yr. NNN
BASE RENT - 800 SEAGATE DRIVE (GROUND FL)	\$225,000/yr. NNN
BASE RENT - 800 SEAGATE DRIVE (#303	\$2,700/mo. INCL UTILITIES

Unique Seagate Drive Investment Opportunity

- One of the few remaining contiguous parcels available in this highly desirable Seagate Drive corridor. Offering flexibility for future use or redevelopment.
- Suitable for office or retail uses, providing versatility for owner-users, investors, or developers.
- Located in an X flood zone, reducing insurance costs and development constraints.
- Property embodies the character and charm of classic Naples architecture, creating a unique setting or boutique office or specialty retail.
- Central Naples land continues to see strong demand and limited supply, positioning the property well for long-term growth.



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PROPERTY FEATURES

NUMBER OF TENANTS	6
BUILDING SF (800)	15,735
BUILDING SF (780)	1,525
LAND SF (800)	20,038
LAND SF (780)	10,890
YEAR BUILT (800)	1987
YEAR BUILT (780)	1969
# OF PARCELS	2
ZONING TYPE	HC
BUILDING CLASS	B
NUMBER OF STORIES	3 (800), 1 (780)
NUMBER OF BUILDINGS	2
LOT DIMENSION	233 x 136
NUMBER OF PARKING SPACES	26 (800), 13 (780)
STREET FRONTAGE	233' Facing Waterside
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Waterside Shops
SOUTH	Mixed Commercial & Residential
EAST	US-41
WEST	Naples Grande & Beach

MECHANICAL

ELEVATOR	Yes (800)
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800 Building Interior



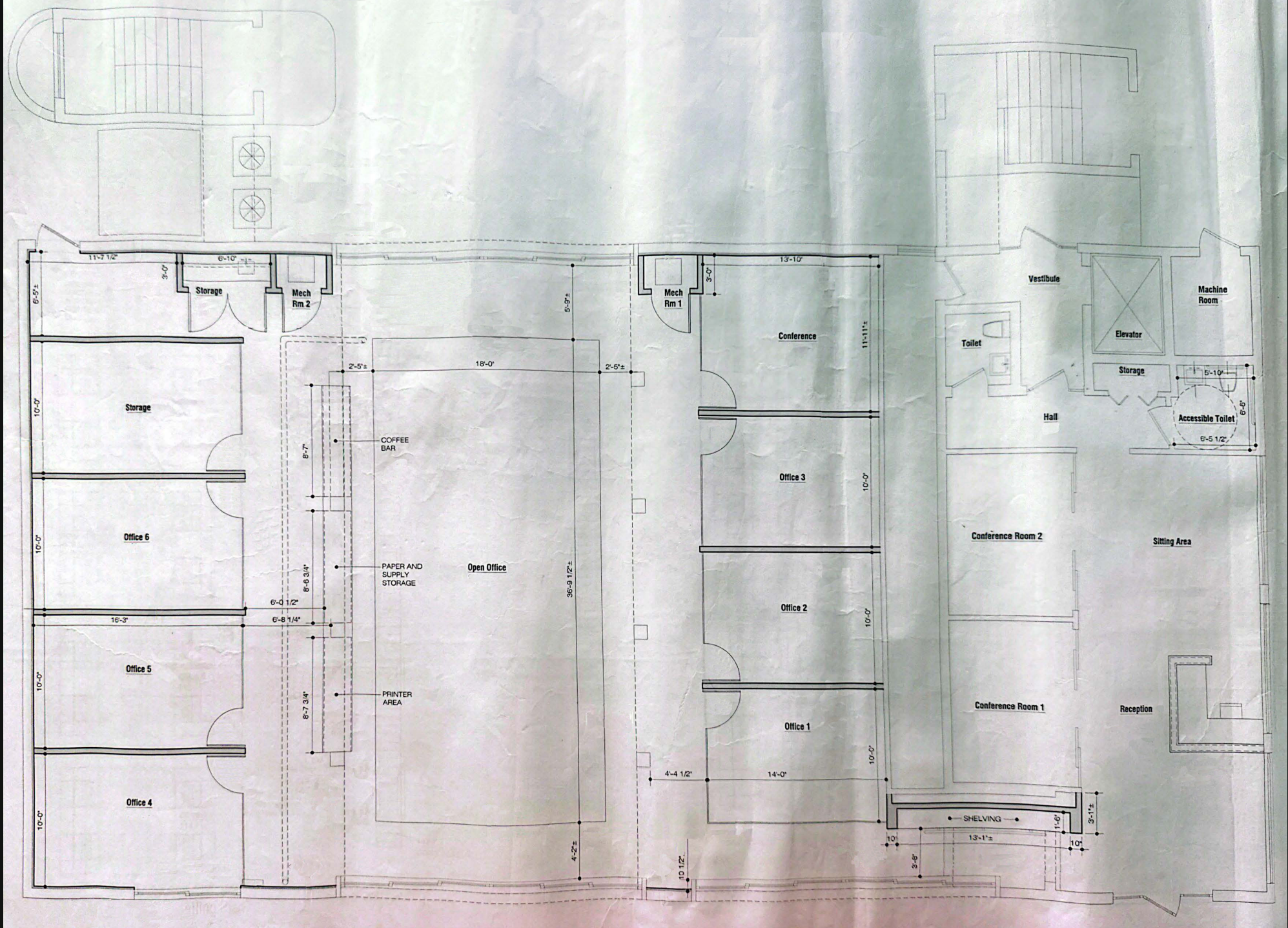


780 Building Interior





800 Seagate Dr.



800 Seagate Dr.

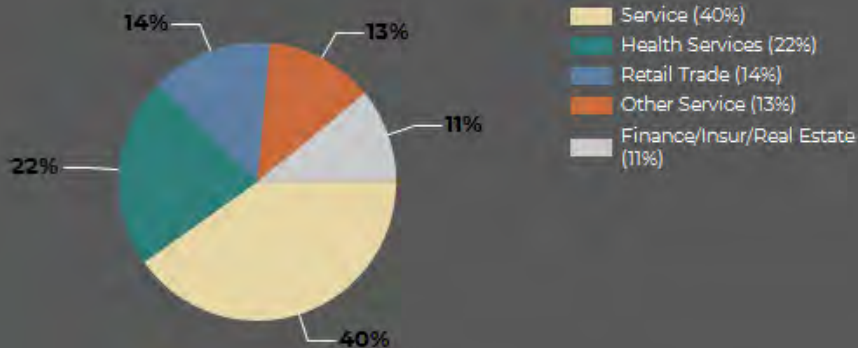


780 Seagate Dr.

Premier Central Naples Location

- Located along Seagate Drive in the heart of Naples, surrounded by established residential communities including Pelican Bay, and Pine Ridge Estates. Close in proximity to Seagate Elementary, and the historic St. Williams Catholic Church.
- Directly off Tamiami Trail North (US-41), providing quick connectivity to Naples primary commercial corridor.
- Short drive (or walk) to Seagate Beach and Clam Pass Park, two of Naples most desirable Gulf access points.
- Surrounded by high-end amenities, near Waterside Shops, Venetian Village, The Naples Grande Hotel, Naples Artis, as well as a new luxury boutique hotel & private club set to open late 2026.

Major Industries by Employee Count



Largest Employers

Collier County Public Schools	6,000
NCH Healthcare System	4,500
Collier County Government	3,000
Arthrex	2,000
Physicians Regional Healthcare System	1,000
Waterside Shops	1,000
Ritz-Carlton Naples	900
Naples Grande Beach Resort	600






NAPLES GRANDE
BEACH RESORT

**SEA GATE
ELEMENTARY**

WATERSIDESHOPS

7,000 VPD

41

52,000 VPD

SEAGATE DR.

POTTERY BARN

37,000 VPD
PINE RIDGE RD.

**CARNELIAN
HOTEL
&
Sterling's**
PRIVATE CLUB
(SET TO OPEN LATE 2026)



CLAM PASS



WATERSIDESHOPS

PINE RIDGE ESTATES

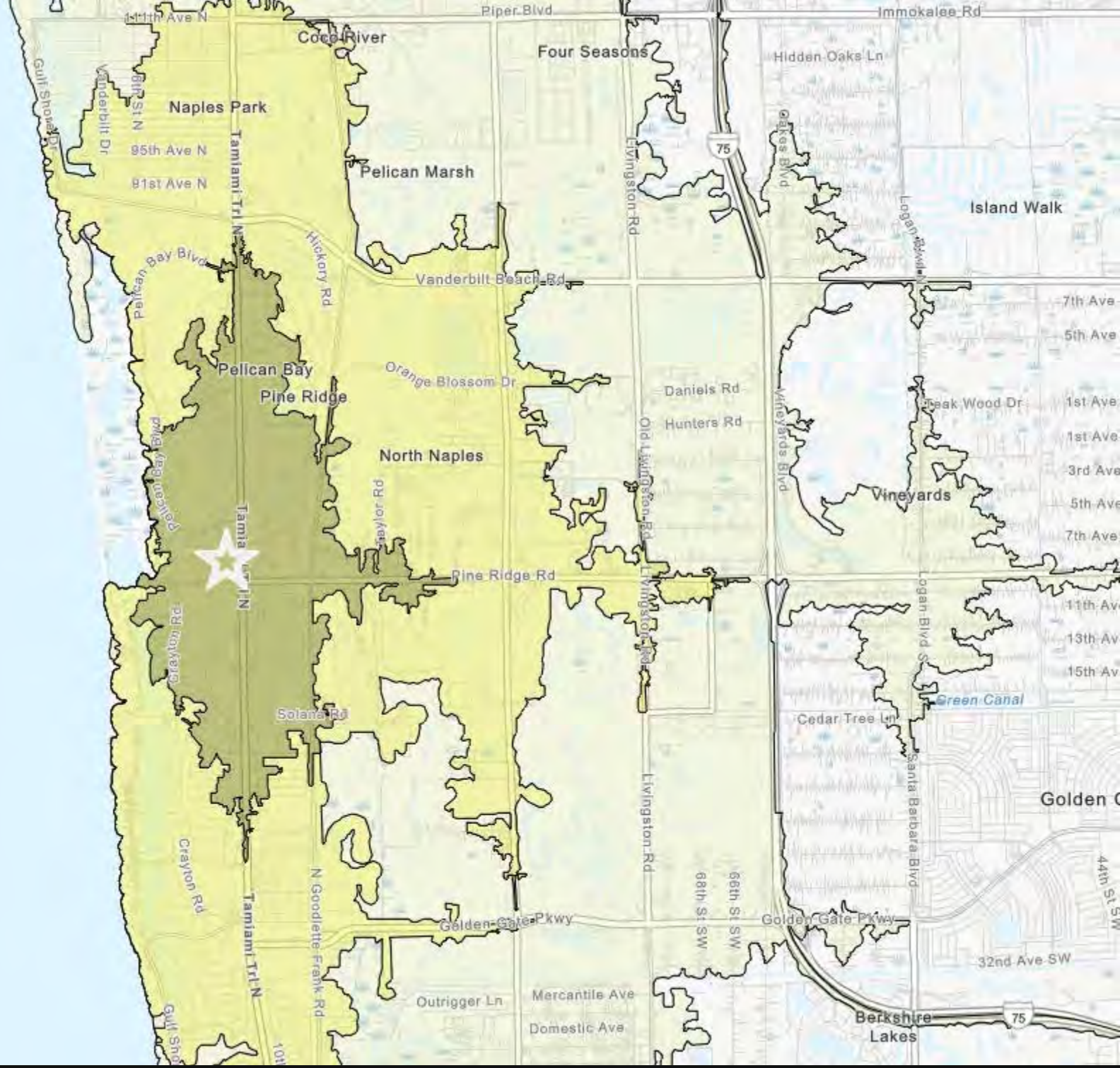
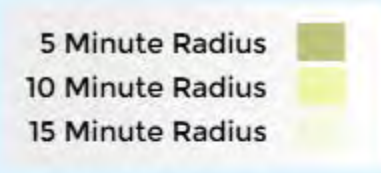
SEAGATE DR

PINE RIDGE RD

Subject Location

TAMIAMI TRL N

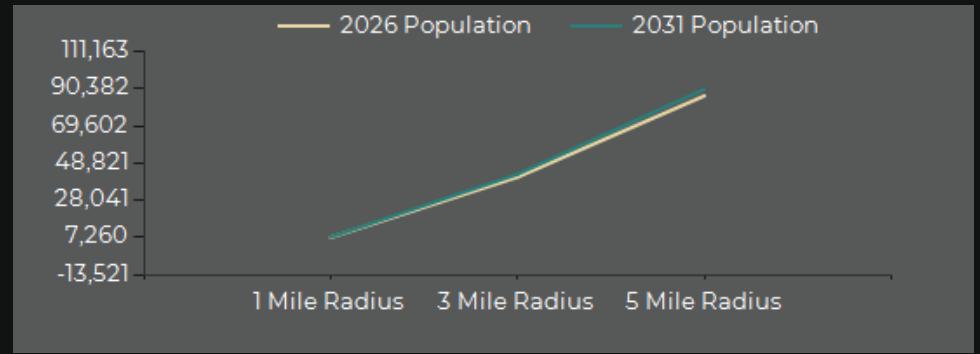
Park Shore



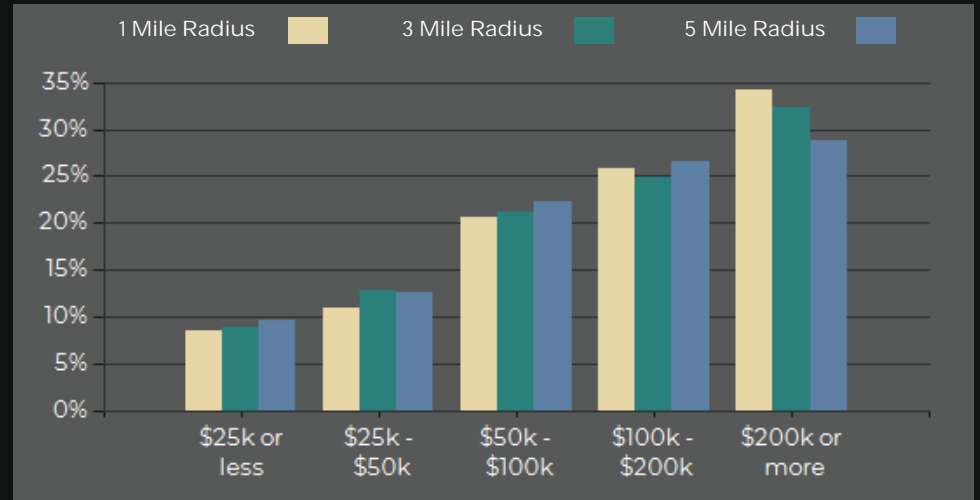
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,434	36,646	73,825
2010 Population	6,351	38,744	81,935
2026 Population	7,260	41,112	86,683
2031 Population	7,464	42,764	90,382
2026 African American	126	593	1,931
2026 American Indian	6	69	189
2026 Asian	104	803	1,731
2026 Hispanic	1,061	5,101	11,535
2026 Other Race	223	1,393	3,079
2026 White	6,132	34,813	71,647
2026 Multiracial	667	3,431	8,079
2026-2031: Population: Growth Rate	2.80%	3.95%	4.20%

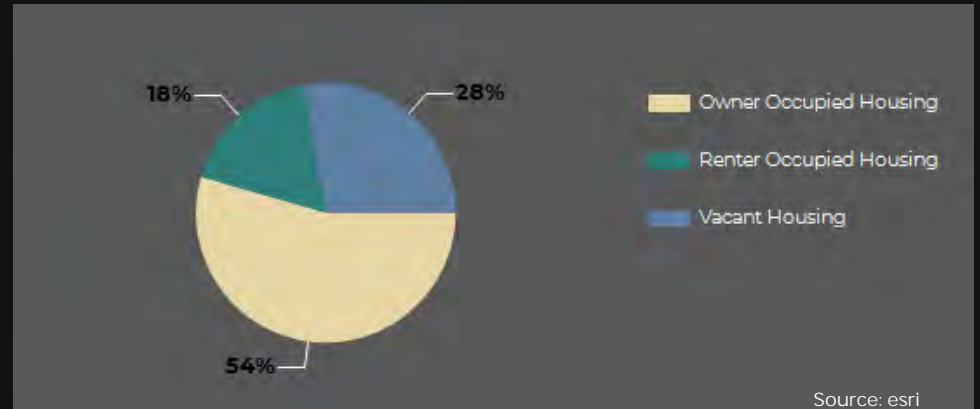
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	202	1,157	2,422
\$15,000-\$24,999	98	716	1,802
\$25,000-\$34,999	101	963	1,795
\$35,000-\$49,999	283	1,760	3,688
\$50,000-\$74,999	367	2,445	5,650
\$75,000-\$99,999	364	2,064	4,061
\$100,000-\$149,999	452	3,382	7,528
\$150,000-\$199,999	458	1,898	4,079
\$200,000 or greater	1,211	6,874	12,566
Median HH Income	\$134,834	\$118,556	\$112,264
Average HH Income	\$209,788	\$214,455	\$197,447



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

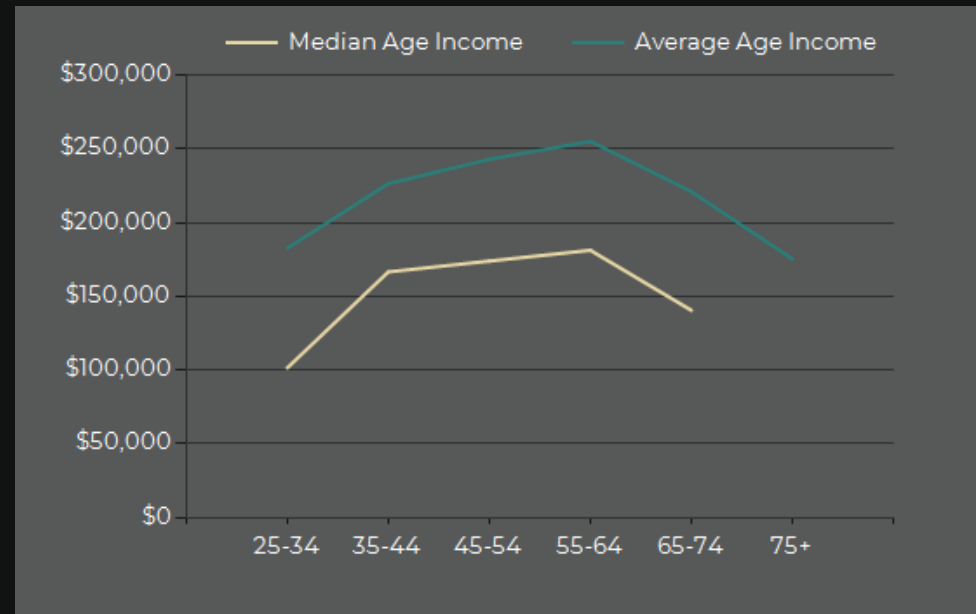
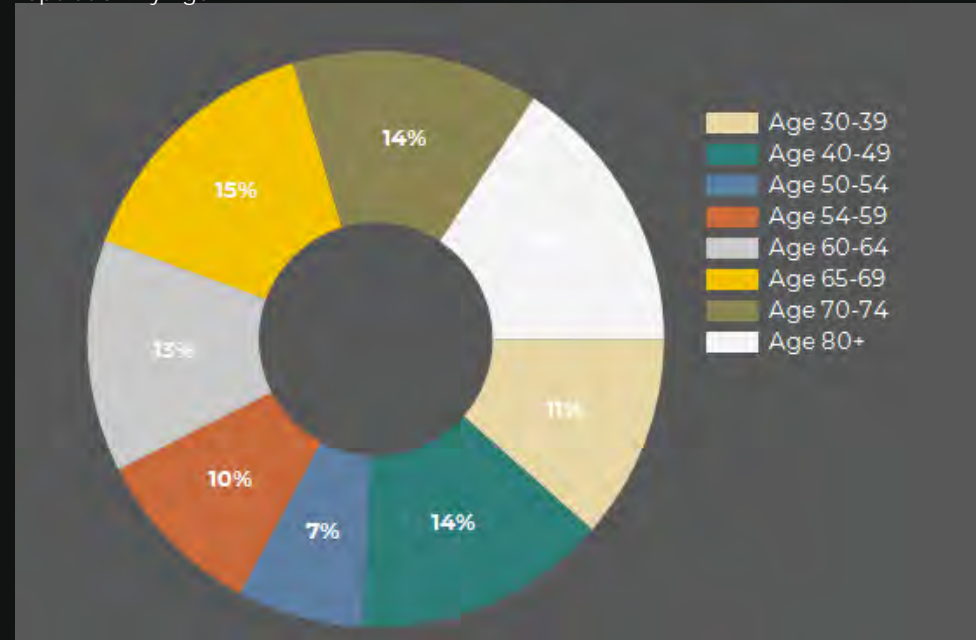


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	249	1,361	3,287
2026 Population Age 35-39	259	1,409	3,370
2026 Population Age 40-44	296	1,520	3,537
2026 Population Age 45-49	334	1,659	3,679
2026 Population Age 50-54	312	1,891	4,297
2026 Population Age 55-59	430	2,405	5,370
2026 Population Age 60-64	577	3,387	7,334
2026 Population Age 65-69	653	3,946	8,146
2026 Population Age 70-74	613	4,013	8,210
2026 Population Age 75-79	697	4,368	8,668
2026 Population Age 80-84	607	3,890	7,061
2026 Population Age 85+	670	3,739	6,555
2026 Population Age 18+	6,312	36,809	77,090
2026 Median Age	62	64	62
2031 Median Age	62	65	63

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,415	\$101,399	\$99,650
Average Household Income 25-34	\$182,675	\$186,199	\$168,503
Median Household Income 35-44	\$166,591	\$144,166	\$129,088
Average Household Income 35-44	\$226,434	\$227,428	\$206,538
Median Household Income 45-54	\$173,931	\$155,872	\$142,507
Average Household Income 45-54	\$243,018	\$248,116	\$225,450
Median Household Income 55-64	\$181,282	\$173,927	\$152,948
Average Household Income 55-64	\$255,218	\$271,383	\$244,206
Median Household Income 65-74	\$140,519	\$127,494	\$117,412
Average Household Income 65-74	\$221,014	\$233,285	\$212,716
Average Household Income 75+	\$175,288	\$174,162	\$160,713

Population By Age



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Christine is a commercial real estate sales and leasing professional with IPC in Naples, Florida where she has resided since 1980. Christine received her bachelor's degree and master's degree in business administration from the University of Central Florida in Orlando in 1994 and 1997, respectively. She joined IPC with 10 years of experience in the southwest Florida real estate market having earned Sales Person of the Year honors with her previous company.

Christine holds the prestigious SIOR and CCIM designations and was the 2011 & 2018 President for CREW— Commercial Real Estate Women Naples/Ft. Myers Chapter. As a previous committee member with Collier County Economic Development Council, she helped bring national and international business to Collier County.

Today, Christine works as a team with her father, Bill Gonnering and her husband Shawn McManus. They specialize in industrial and commercial properties, site selection, and investment properties. Christine married her husband, Shawn, in 2009. They have two sons, Chase and Andrew. In her free time, she enjoys boating and cycling with her family.

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CONFIDENTIALITY and DISCLAIMER

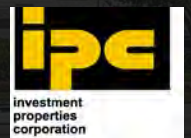
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Exclusively Marketed by:



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