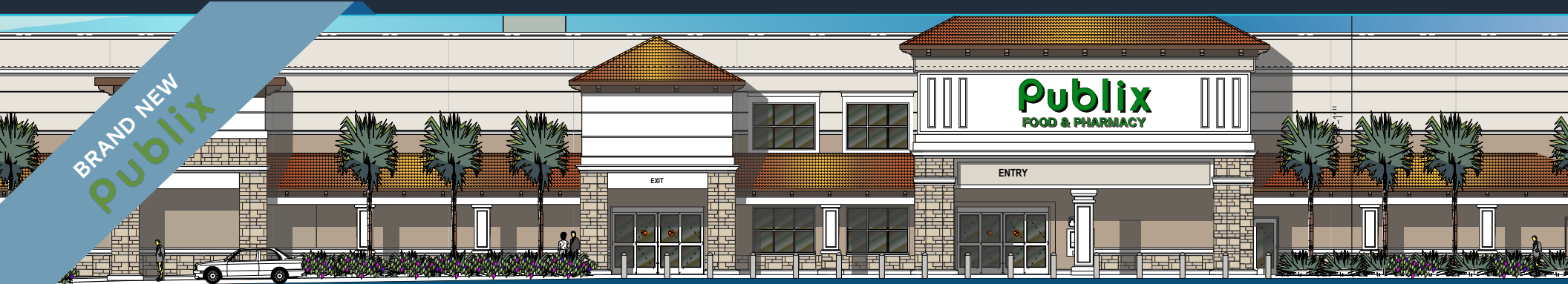


RETAIL SPACE FOR LEASE

NEAPOLITAN WAY

4601 9th Street North, Naples, FL 34103

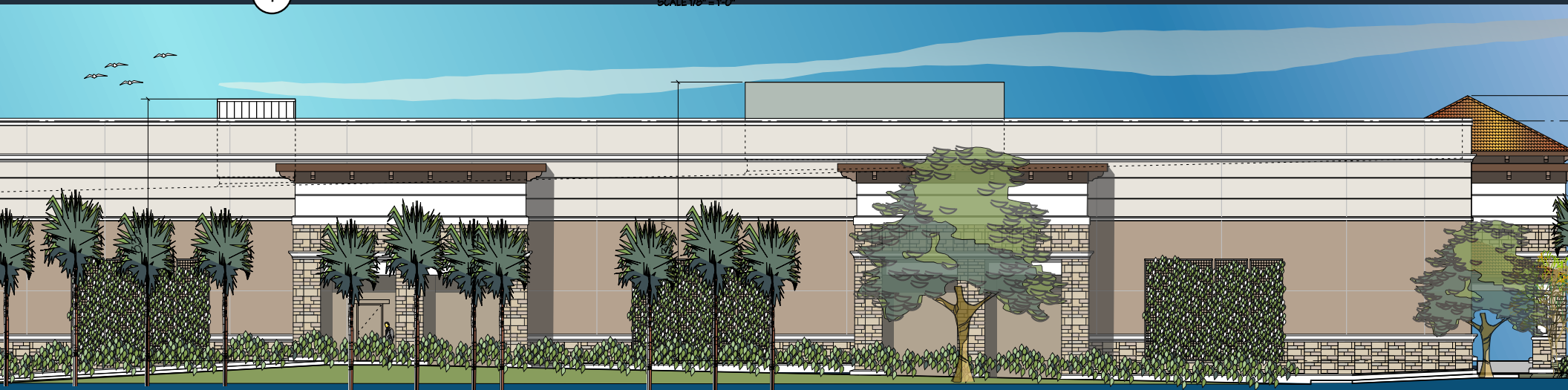
BRAND NEW
Publix



1

FRONT ELEVATION (EAST)

SCALE 1/8" = 1'-0"



NEWLY RENOVATED CENTER WITH ±1,000 SF - ±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:



BARNES & NOBLE

SEPHORA



EVERYTHING BUT WATER

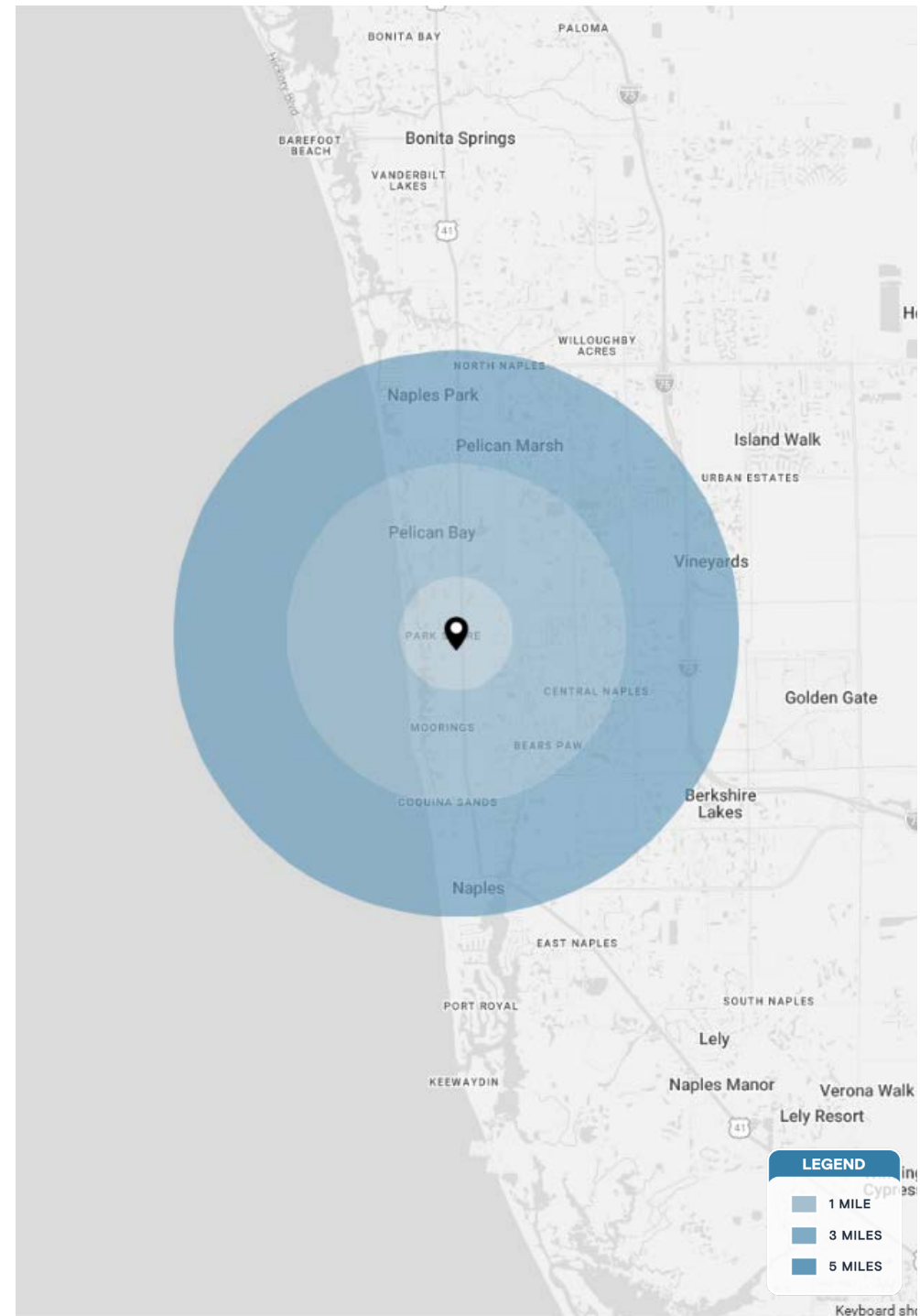


POTTERY BARN

DEMOGRAPHICS

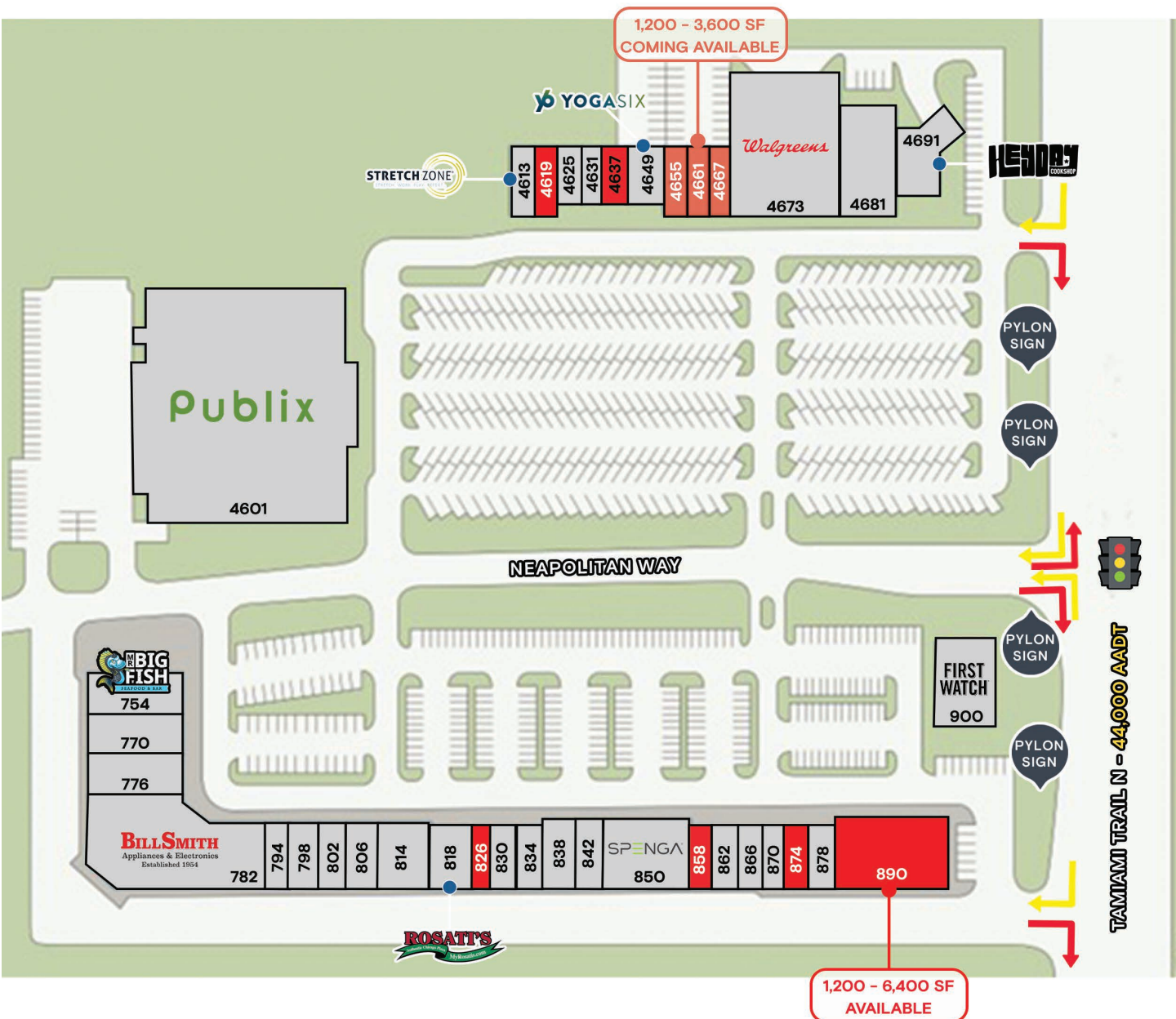
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 8,466 | 39,243 | 85,357 |
| HOUSEHOLDS | 4,282 | 19,650 | 41,066 |
| EMPLOYEES | 7,778 | 33,036 | 81,969 |
| AVERAGE HH INCOME | \$276,358 | \$232,781 | \$209,530 |

| | 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

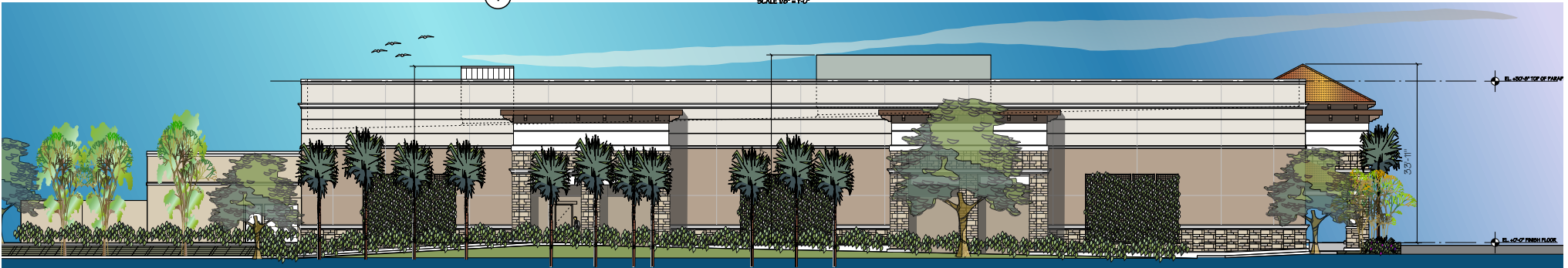
| | | |
|---------|---------------------------------------|---------------------|
| 4601 | Publix | 40,120 SF |
| 4613 | Stretch Zone | 1,278 SF |
| 4619 | Coming Available 2026 - dental office | 1,200 SF |
| 4625 | The Cigar Shop | 1,000 SF |
| 4631 | China Chen | 1,000 SF |
| 4637 | Available - former 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 | Available - former 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 | Available - former dry retail space | 1,265 SF |
| 862 | Roberto's of Italy | 1,250 SF |
| 866 | The Boost Juice Bar & Kitchen | 1,000 SF |
| 870 | Larry's Lunchbox Deli | 1,000 SF |
| 874 | Coming Available 2026 - nail salon | 1,000 SF |
| 878 | LUXRE Naples | 1,250 SF |
| 890 | Available | 1,200 SF - 6,400 SF |
| 900 | First Watch | 3,600 SF |





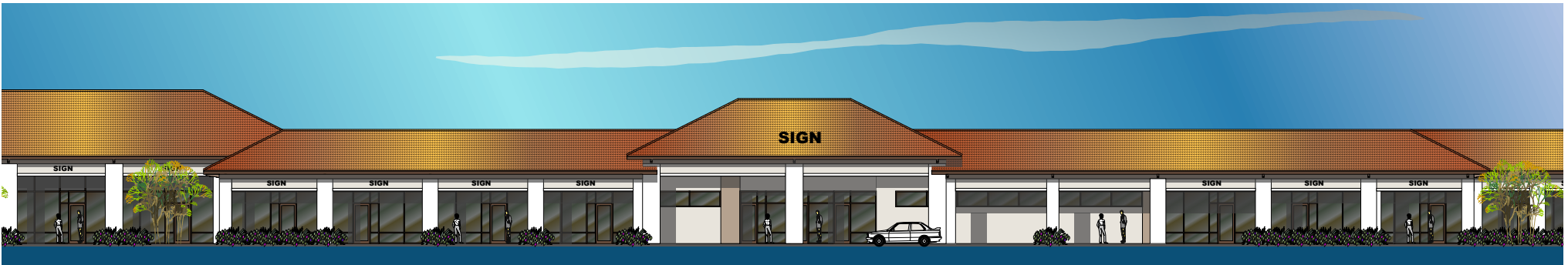
1 FRONT ELEVATION (EAST)

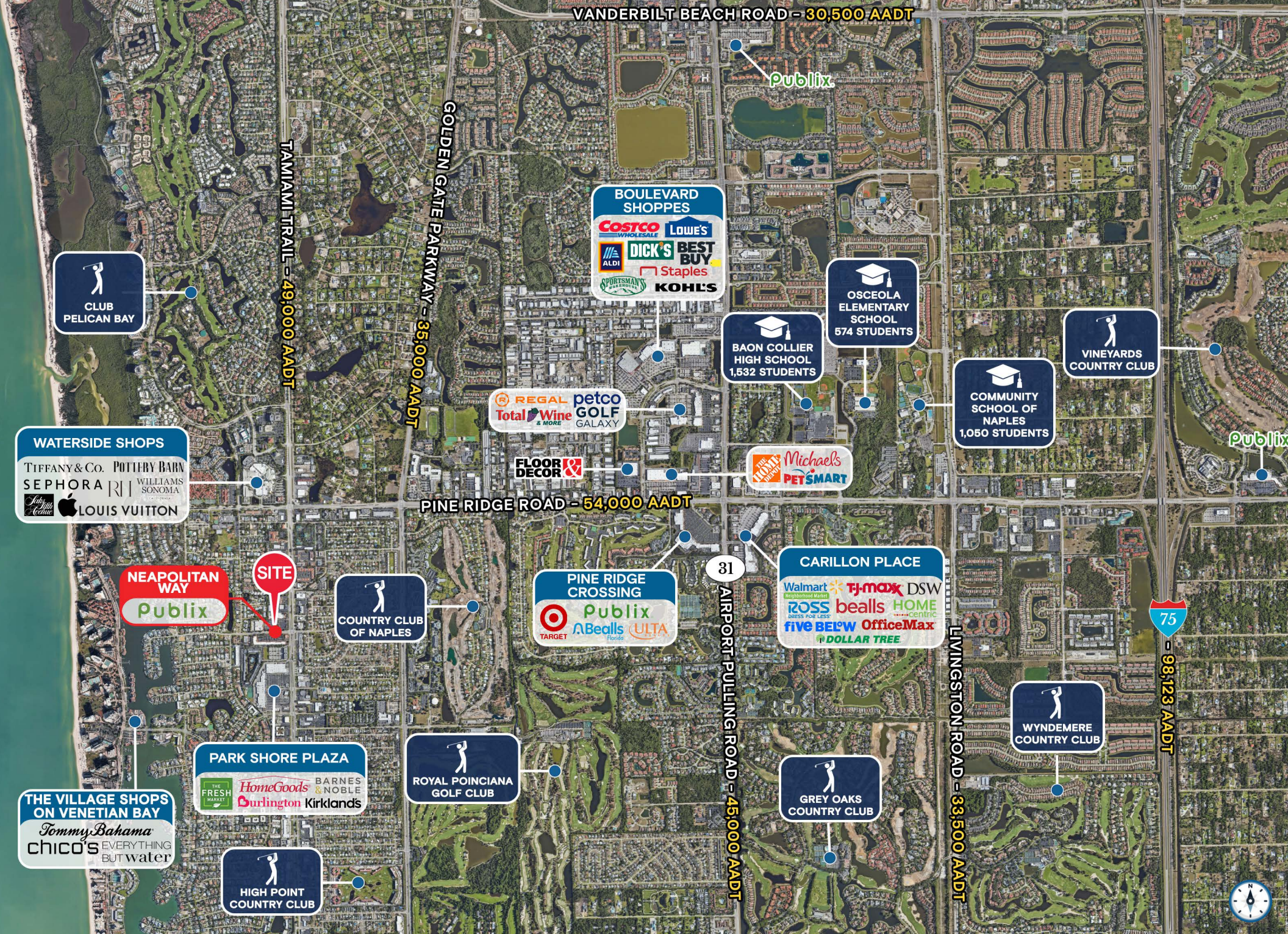
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"





VANDERBILT BEACH ROAD - 30,500 AADT

TAMIAMI TRAIL - 49,000 AADT

GOLDEN GATE PARKWAY - 35,000 AADT

PINE RIDGE ROAD - 54,000 AADT

AIRPORT PULLING ROAD - 45,000 AADT

LIVINGSTON ROAD - 33,500 AADT

75 - 98,123 AADT

CLUB PELICAN BAY

WATERSIDE SHOPS
 TIFFANY & CO. POTTERY BARN
 SEPHORA R.I. WILLIAMS SONOMA
 LOUIS VUITTON

NEAPOLITAN WAY
 Publix

THE VILLAGE SHOPS ON VENETIAN BAY
 Tommy Bahama
 chico's EVERYTHING BUT WATER

PARK SHORE PLAZA
 THE FRESH MARKET HomeGoods BARNES & NOBLE
 Burlington Kirklands

HIGH POINT COUNTRY CLUB

COUNTRY CLUB OF NAPLES

ROYAL POINCIANA GOLF CLUB

BOULEVARD SHOPPES
 COSTCO WHOLESALE LOWE'S
 ALDI DICK'S BEST BUY Staples
 SPORTSMAN'S OUTLET KOHL'S

REGAL petco
 Total Wine & MORE GOLF GALAXY

FLOOR DECOR

PINE RIDGE CROSSING
 Target Publix
 Bealls Florida ULTA

Michael's
 PET SMART

BAON COLLIER HIGH SCHOOL
 1,532 STUDENTS

OSCEOLA ELEMENTARY SCHOOL
 574 STUDENTS

COMMUNITY SCHOOL OF NAPLES
 1,060 STUDENTS

VINEYARDS COUNTRY CLUB

CARILLON PLACE
 Walmart TJ-maxx DSW
 Ross bealls HOME
 five BELOW OfficeMax
 DOLLAR TREE

WYNDEMERE COUNTRY CLUB

GREY OAKS COUNTRY CLUB



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