

FOR LEASE

1 - 99 9th St S
Naples, FL 34102



FOR LEASE



INFORMATION

Lease Rate:	\$32.00 - 35.00 SF/yr (NNN)
NNN's & CAM	\$9.00 PSF
Available SF:	1,259 - 3,426 SF
Zoning:	D - Downtown
Market:	Southwest Florida
Submarket:	Downtown Naples
Traffic Count:	45,000

OVERVIEW

Introducing Forty One Central, the epitome of retail & restaurant excellence in downtown Naples, FL. With a prestigious address amid luxury residential and commercial developments, this prime property offers an excellent opportunity for businesses to thrive near downtown Naples.

FEATURES

- SE corner of a 4-way signalized intersection.
- Fantastic visibility to 45,000 vehicles per day on 9th St. S.
- Surrounding high end re-development is driving new demand to the area.
- Only second generation restaurant space available in downtown Naples
- Facade upgrade to be completed by Q2 2024

Bryan Flores

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KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109
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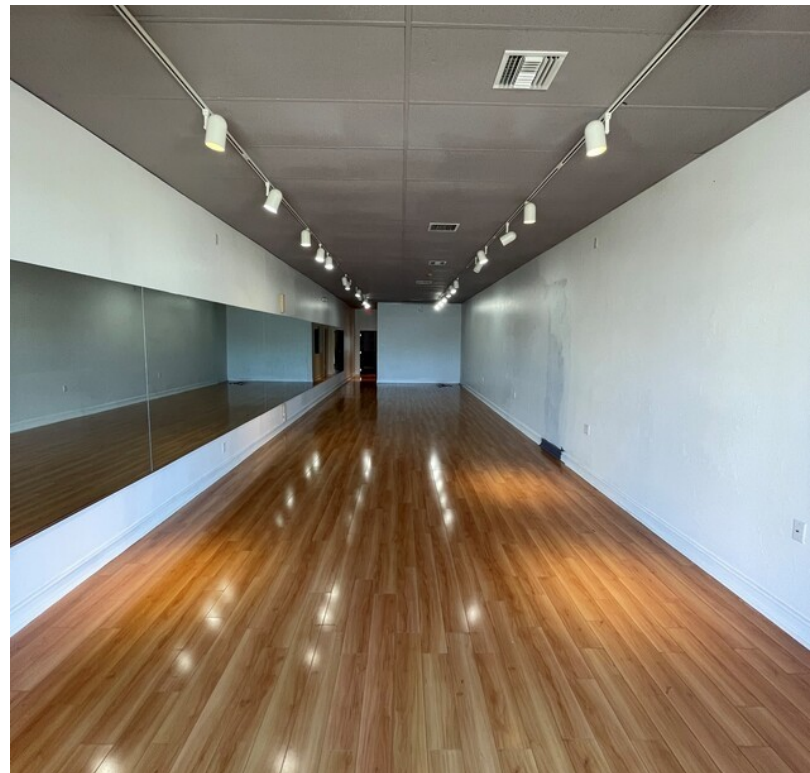
www.kovacg.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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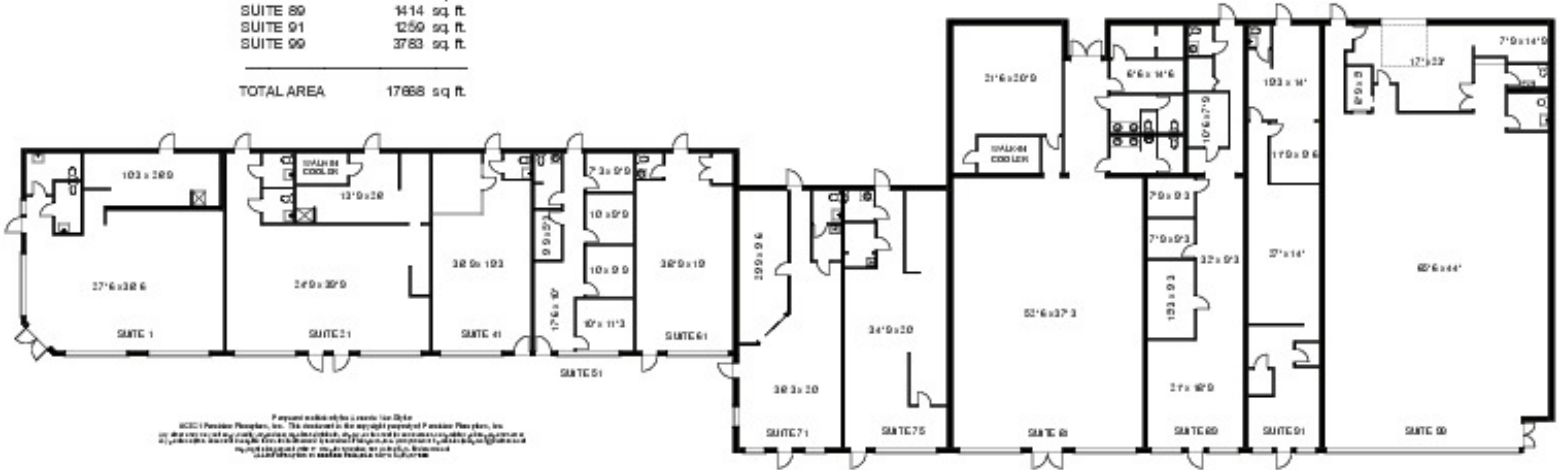
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SUITE 1	1583 sq. ft.
SUITE 21	1620 sq. ft.
SUITE 41	800 sq. ft.
SUITE 51	803 sq. ft.
SUITE 61	800 sq. ft.
SUITE 71	1005 sq. ft.
SUITE 75	1085 sq. ft.
SUITE 81	3426 sq. ft.
SUITE 89	1414 sq. ft.
SUITE 91	1259 sq. ft.
SUITE 99	3783 sq. ft.
TOTAL AREA	17658 sq. ft.

1 - 999th STREET SOUTH
NAPLES, FL



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,259 - 3,426 SF	Lease Rate:	\$32.00 - \$35.00 SF/y

AVAILABLE SPACES

SUITE TENANTSIZE (SF)

Unit 91 Available	1,259 SF	Wide open retail with one restroom
Unit 81 Available	3,426 SF	Second generation restaurant space. Remaining equipment includes: Triple sink, 4 x work sinks, 12ft hood, ice machine, 10 burner range, fryer, walk in cooler and freezer, mop sink, fire suppression system

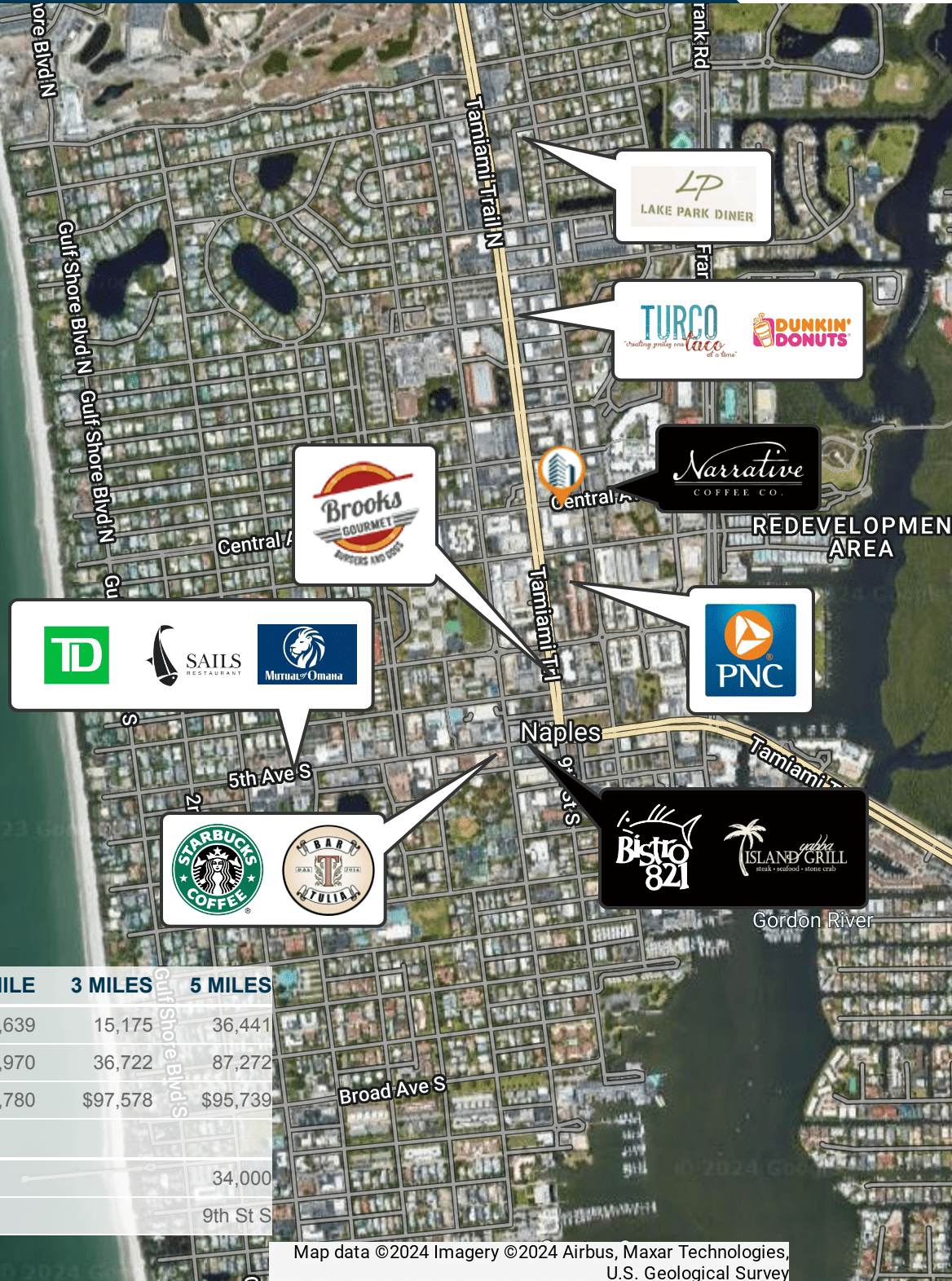
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,639	15,175	36,441
Total Population	5,970	36,722	87,272
Average HH Income	\$101,780	\$97,578	\$95,739
TRAFFIC COUNT			
Traffic Count			34,000
Traffic Count Street			9th St S

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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