



**Investment
Properties
Corporation**

ESPLANADE SHOPPES

FOR LEASE

760 North Collier Boulevard | Marco Island, FL 34145



Retail & office opportunities available for lease at this **iconic waterfront enclave** on Marco Island. Esplanade Shoppes provides a lively atmosphere to dine, shop and work for residents and visitors alike.

BUILDING II

<u>SUITES</u>	<u>SIZE/SF</u>	<u>BASE RENT PSF/YR</u>	<u>EST. CAM PSF 2026</u>	<u>MONTHLY TOTAL</u>
101 (Office)	1,245 SF	\$35.00 PSF NNN	\$26.51	\$6,381.66
102 (Office)	445 SF	\$35.00 PSF NNN	\$26.51	\$2,281.00
106 - 107 (Retail)	1,430 SF	\$30.00 PSF NNN	\$26.51	\$6,734.11

CONTACT 📞 (239) 261-3400

John Cheffy, ext. 182, john@ipcnaples.com
Rob Carroll, ext. 111, rob@ipcnaples.com



THE ESPLANADE SHOPPES

Marco Island, FL

Suite	Tenant	Area (SF)
BLDG. II W/BAR - 15,506		
II - 101	AVAILABLE	Office 1,245 SF
II - 102	AVAILABLE	Office 445 SF
II - 103/104	DuCharme McMillen & Associates	
II - 105		
CJ's Restaurant (Pa's Place)		
II - 106 - 107	AVAILABLE	1,430 SF
II - 108	OceanChild Boutique	
II - 109/110	Yara's Shoe Boutique	
II - 111	Cold Stone Creamery (C Naples)	
II - 112	Nautical Bowls	
II - BAR	CJ's Restaurant (Pa's Place)	
BLDG. III - 21480		
III - 101	Premier Sotheby's	
III - 102	The Curated Crab	
III - 103/104	Butterfly Beach	
III - 105	Deep Lagoon Seafood & Oyster House	
III - 106	Esplanade Marina Association	
III - 106A	The Dorsey Law Firm, PLC	
III - 106 B	Esplanade Marina Association	
III - 107	Reviva Yoga Fitness Studio	
III - 108/109	Mango's Dockside Batho	
BLDG. IV - 13751		
IV - 106	Rick's Island Salon	
IV - 109	BMO Harris Bank N.A.	
UPPER LEVEL (SEPARATE SHEET)		
IV - 209	Rick's Island Salon	
IV - 200/202	Premier Sotheby's	
IV - 203/205	Ron Webster Law Office	
IV - 204	Cate Street Capital	
IV - 207	Premier Sotheby's	
TOTAL:		51,187

■ Vacant ■ Separately Owned Outparcel

Landlord does not warrant that any person indicated to be in possession of the space marked on this shopping center is actually in possession of the space. It is the right of the landlord under the lease. This exhibit shows only those locations. Landlord's property and is not a site drawing, shopping plan, etc.

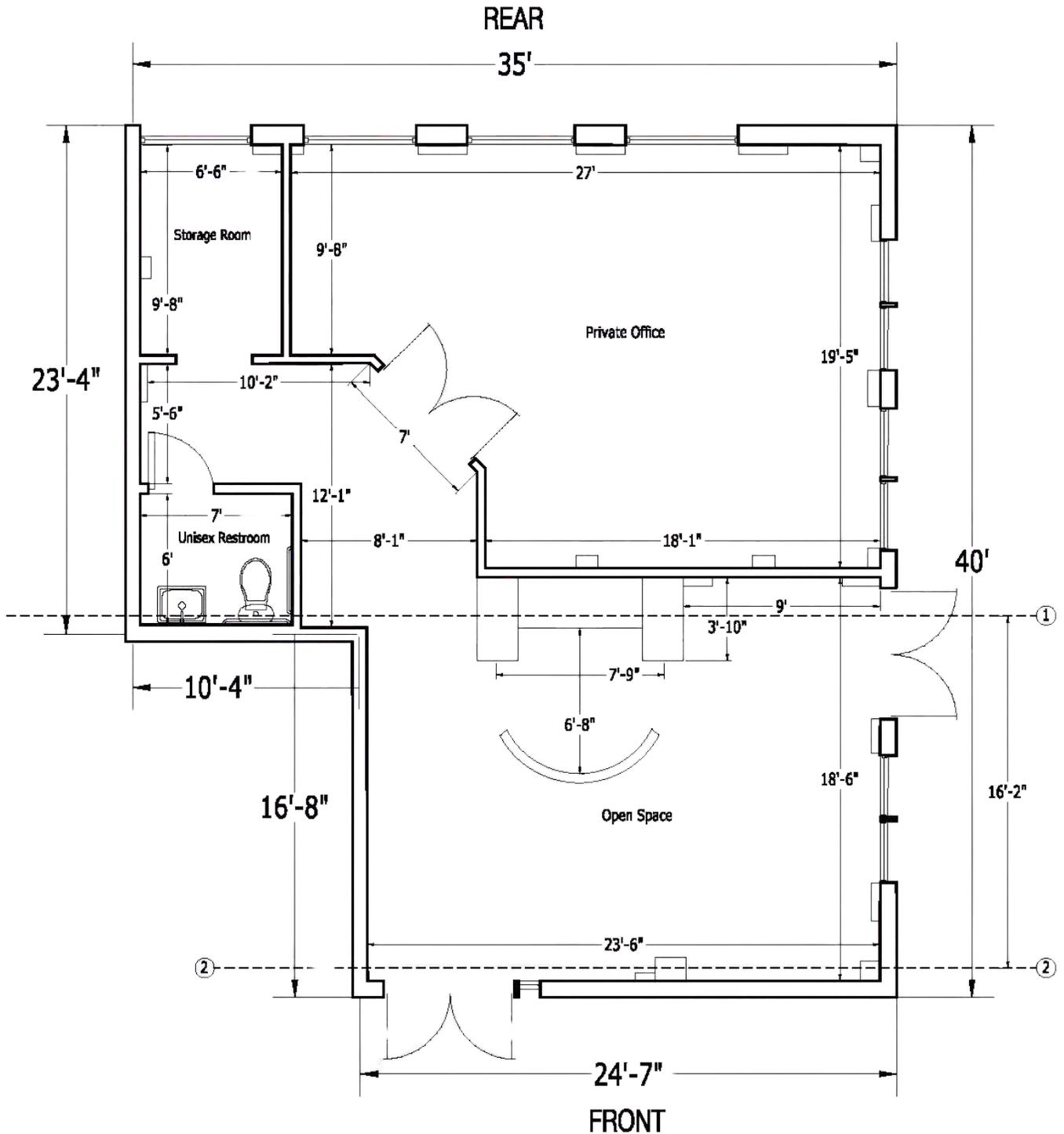




BUILDING II - 101

Office Space

1,245 SF





BUILDING II - 102

Office Space

445 SF

REAR

24' - 7 3/4"

14' - 3"

10' - 4 3/4"

13' - 7"

10' - 2 3/4"

Open Space

15' - 10 1/4"

15' - 3"

16' - 7 1/4"

16' - 0"

23' - 9 3/4"

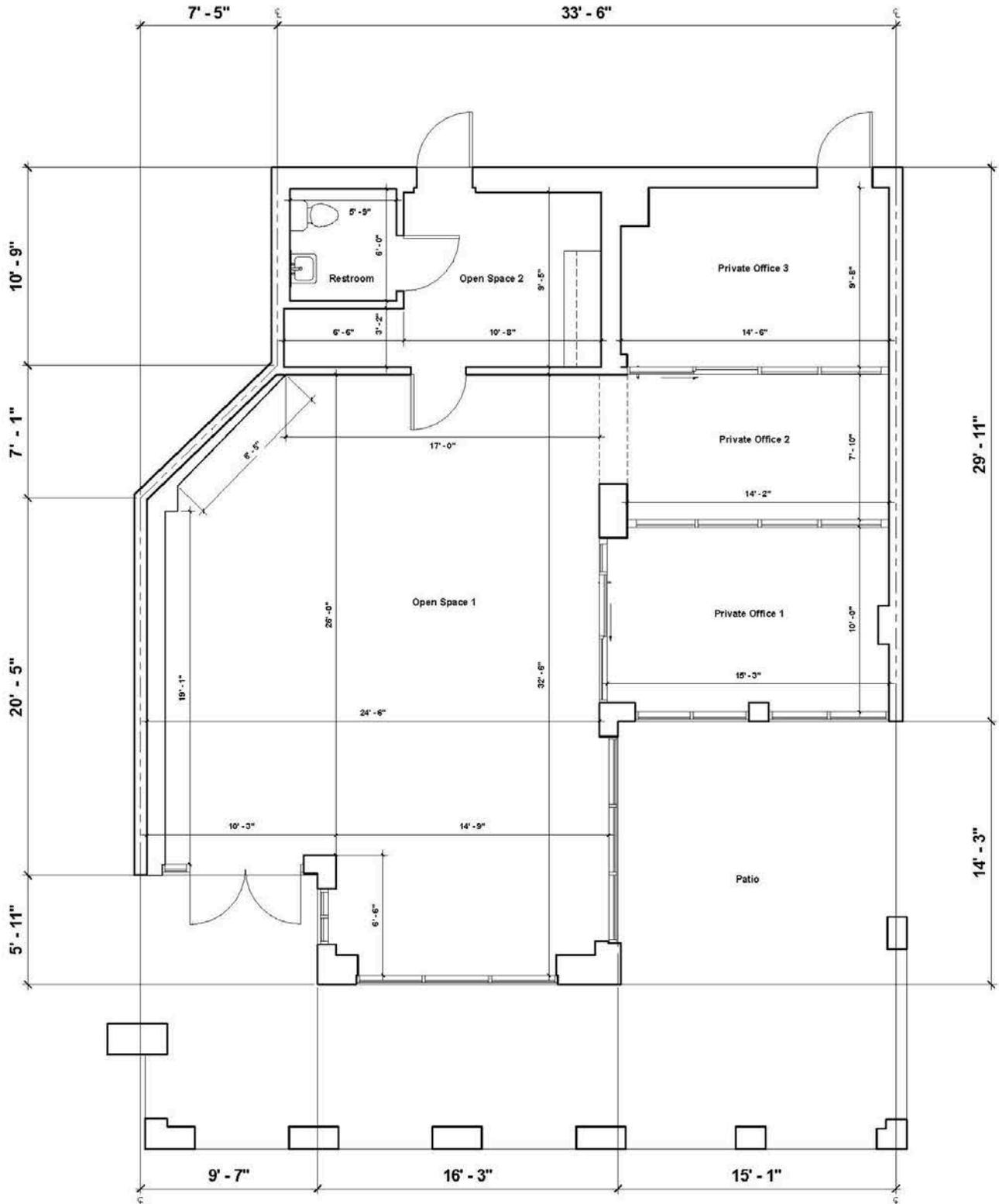
24' - 7 3/4"

FRONT



BUILDING II - 106-107

1,430 SF





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RETAIL SPACE

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Visitor Data

\$104,105

2025 Average Median Household
Income on Marco Island, FL



\$1,100,000

2025 Median Home Value
on Marco Island, FL



38% higher than the average US Median Home Value

49.3%

2025 College Educated



*click
here!*



**PROPERTY
TOUR**



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	4,147	14,206	17,737
Est. Avg. HH Income	\$172,710	\$169,746	\$175,317



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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RETAIL SPACE

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Maps

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