

JOIN



OPENED SEPTEMBER 2024

**SITE**

PROPOSED



Winn/Dixie

Walgreens

52,000 ADT

951

Golden Gate Pkwy

Collier Blvd

Golden Gate High School

75

49,000 ADT

39,000 ADT

28,528 ADT

Alligator Alley

Publix

Radio Rd

amazon

75,000 ADT

PET SUPERMARKET

Walmart



Davis Blvd

N

NEC COLLIER BLVD & I-75 | NAPLES, FL

# CITY GATE COMMERCE CENTER

RETAIL DEVELOPMENT / PAD SITES AVAILABLE



# PROJECT DETAILS

CITY GATE COMMERCE CENTER • RETAIL DEVELOPMENT / PAD SITES AVAILABLE • LAND

## PROPERTY HIGHLIGHTS

- Available for lease or build to suit - several retail outparcels fronting Collier Blvd, just north of I-75
- These retail opportunities are positioned within City Gate Commerce Center which is home to the Paradise Coast Sports Complex, a 100+ Acre, \$100M multi-purpose sports complex which opened in 2020 - 1,000,000 estimated annual visitors
- Flexible zoning to allow many different uses; fast food, retail and entertainment
- Great Wolf Lodge purchased a 25 acre parcel and has constructed a 500 room full service family getaway resort
- Click here to explore the park
- Latest News Archives | Paradise Coast (playparadisecoast.com)
- All About Naples - Paradise Coast Sports Complex - YouTube

## OFFERING SUMMARY

### LEASE RATE

Call for Pricing

### LOT SIZE

1.5 to 3.0 Acres

## DEMOGRAPHICS



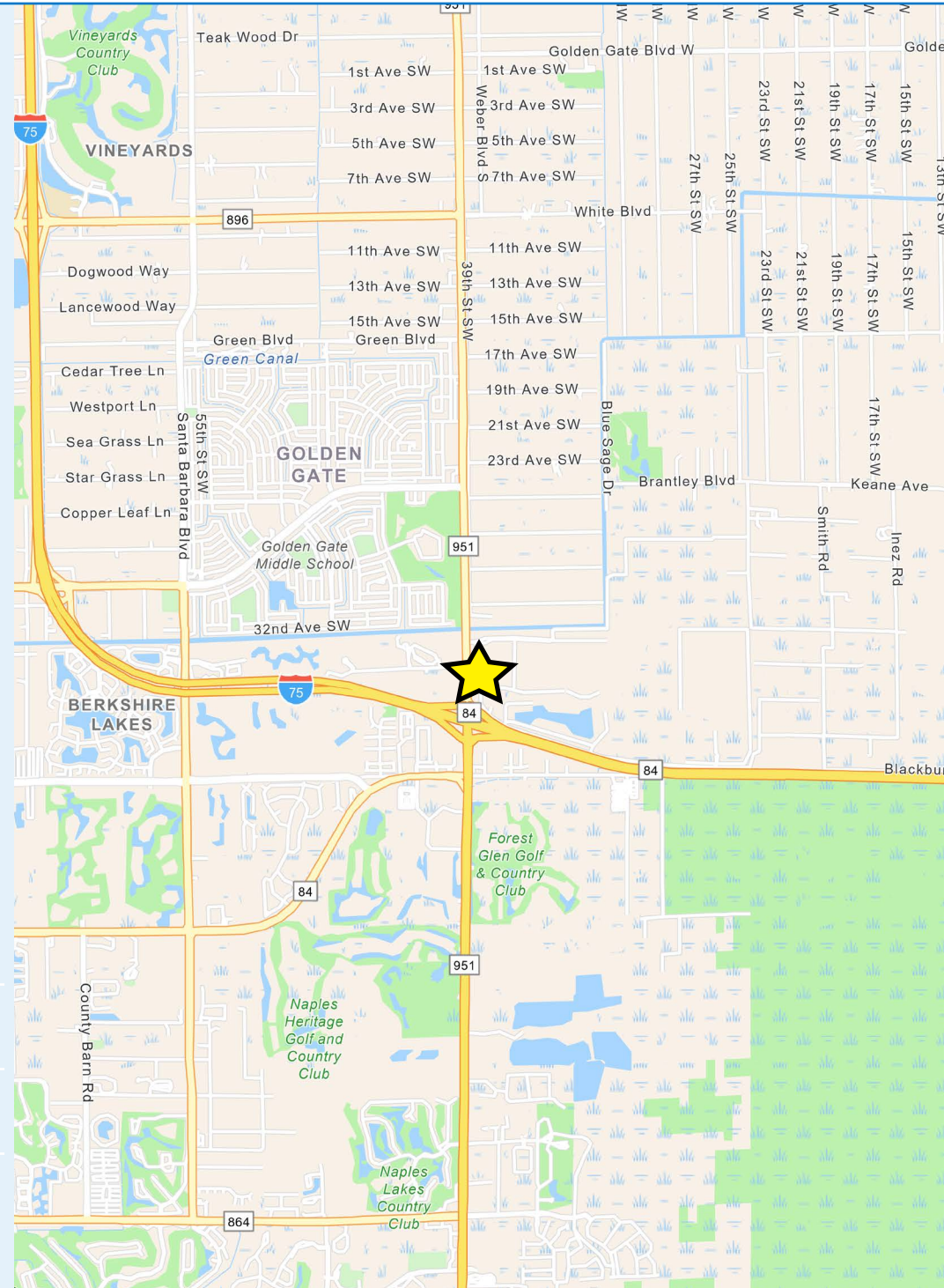
### TOTAL POPULATION

1 MILE	3 MILES	5 MILES	7 MILES
4,113	48,130	91,876	186,111



### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES	7 MILES
\$57,775	\$64,141	\$73,518	\$73,495



MARKET AERIAL



Golden Gate High School

**SITE**

951

GREAT WOLF LODGE

PROPOSED  
Chick-fil-A

FAIRFIELD INN  
Marriott

SPRINGHILL SUITES  
Marriott

WOODSPRING SUITES  
AN EXTENDED STAY HOTEL

PARADISE COAST  
SPORTS COMPLEX

75

49,000 ADT

39,000 ADT

28,528 ADT

Radio Rd

amazon

Alligator Alley

PET SUPERMARKET

Walmart

Davis Blvd  
25,000 ADT

75,000 ADT



SITE AERIAL



SITE AERIAL



LOT 1  
2.67 AC

LOT 2  
1.42 AC

FUTURE MONUMENT



39,000 ADT

Collier Blvd

SIGN

City Gate Blvd



CONSTRUCTION  
UPDATE



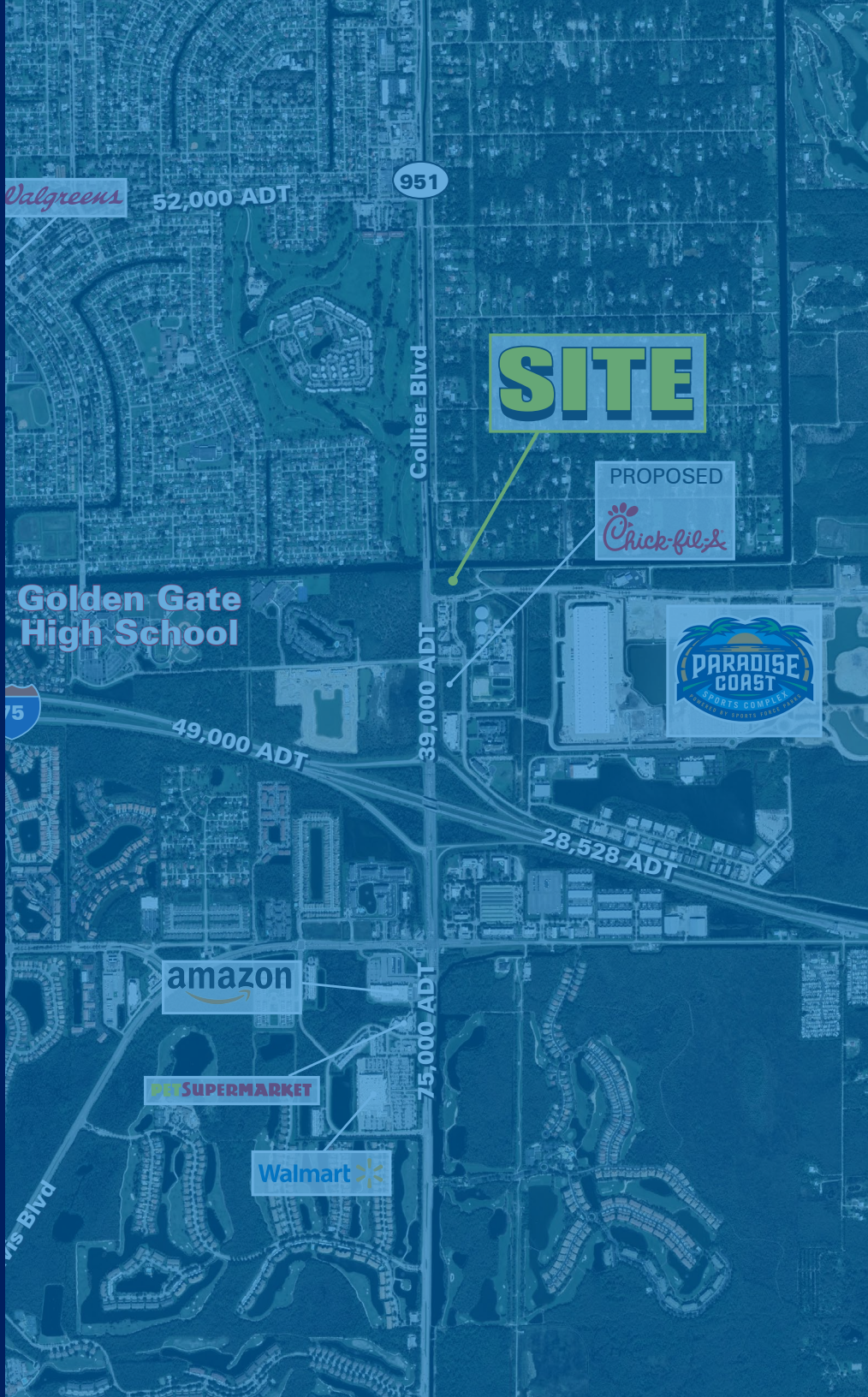
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## Paradise Coast Sports Complex

Collier County acquired approximately 100+ acres of the site and has built the Paradise Coast Sports Complex with phase 1 now open. The first phase of the project includes an 30,000 SF field house, a 8,000 seat stadium, 18 multi-purpose fields, and 4 baseball fields. They retained the international architecture firm, Populous, which has designed 22 Major League Baseball complexes including Wrigley Field and over half of the National Football Stadiums. The County anticipates that the complex and sports tournaments will attract families from all over the country all year round, with an annual attendee projection of over 1,000,000 people.





NEW COLLIER BLVD & I-75 | NAPLES, FL

# CITY GATE COMMERCE CENTER

RETAIL DEVELOPMENT / PAD SITES AVAILABLE | LAND

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