



SHOPPING CENTER
RENOVATIONS
NOW COMPLETE!



PRESENTED BY: 



BRIXMOR[®]
Property Group

MARCO TOWN CENTER
PREMIUM PUBLIX ANCHORED CENTER
1017 N. COLLIER BLVD • MARCO ISLAND, FL 34145

MARCO TOWN CENTER

PREMIUM PUBLIX ANCHORED CENTER

1017 N. COLLIER BLVD • MARCO ISLAND, FL 34145

ADDRESS: 1017 N. COLLIER BLVD
MARCO ISLAND, FL 34145

AVAILABLE SPACE: 8,610± SF

GLA: 109,394± SF

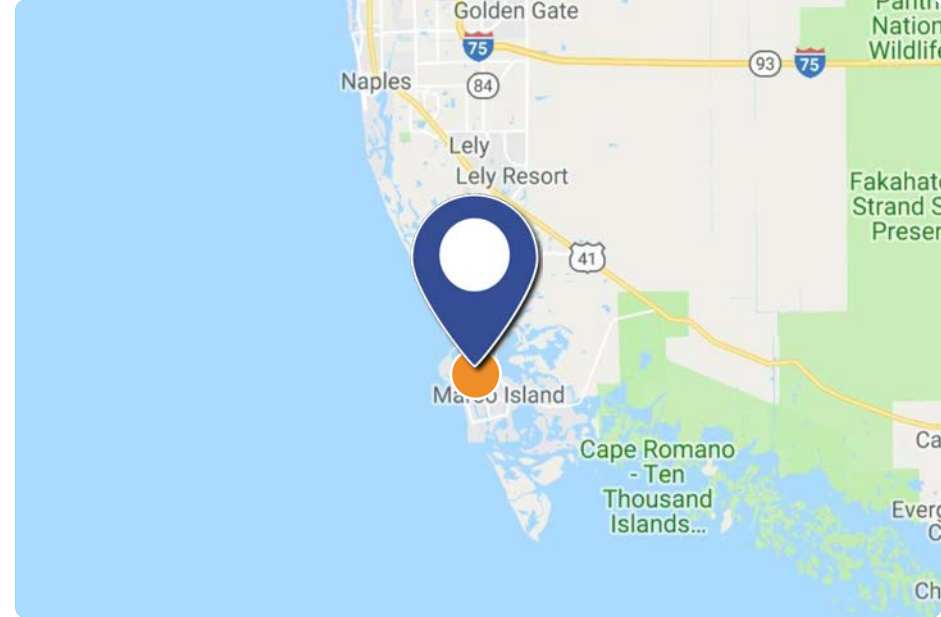
LAND: 9.85± ACRES

ZONING: MARCO

TRAFFIC COUNTS: COLLIER BLVD - 18,900 VPD
BALD EAGLE DR. - 14,200 VPD

ANCHOR TENANTS: PUBLIX

LOCATION: THE SUBJECT SITE IS LOCATED ON THE SW CORNER OF COLLIER BLVD & BALD EAGLE DR.

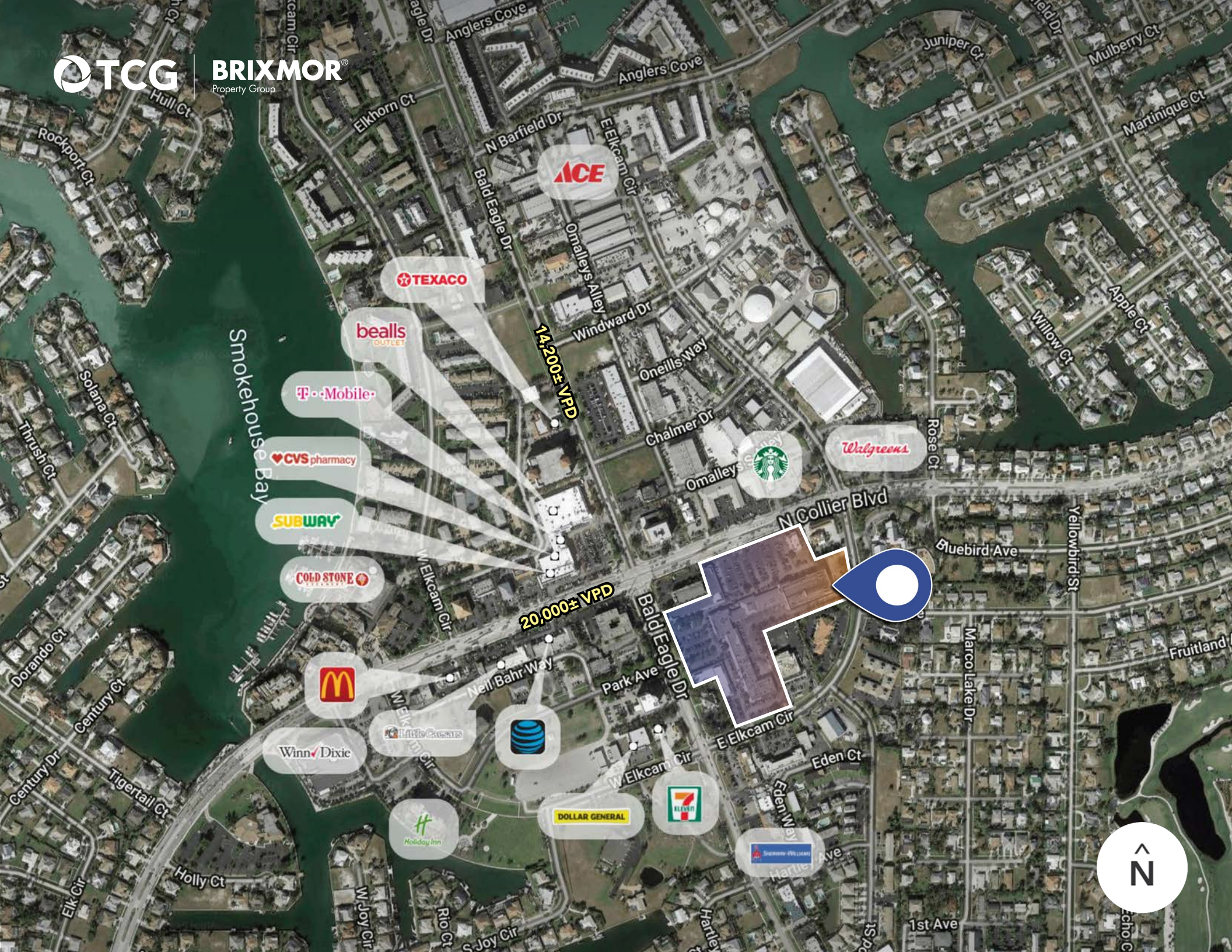


- **Strategically** located on the main thoroughfare Collier Blvd
- Surrounded by **affluent population** with an average household Income of **\$123,000+** within a 3-mile radius
- Anchored by Publix, the area's **dominant** grocer, along with a diverse mix of **retail, dining and services**
- Seasonal population of **40,000+**





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SITE PLAN

GLA : 109,394± SF



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#	TENANT	SF
01	PUBLIX	27,887
02/03	WEST MARINE	4,956
06	THE UPS STORE	1,740
07/08	J. MCLAUGHLIN	1,200
09	TEES BY TINA	960
09A	EVERYTHING BUT WATER	3,000
10-14	DUO DESIGN	2,250
15/16	NOIRE THE NAIL BAR	1,911
17	BLUE MANGROVE GALLERY	1,410
17A	THE LYKOS GROUP, INC	800
18A	WILLIAM RAVEIS	1,400
18B	HOME SWEET HOME	1,299
19/20	MERMAID TAILS	2,400
21	BETTER SOLUTIONS	1,200
22	AVAILABLE	1,200
23-24	ART CENTERS THEATER	2,350
25-29	MARCO ISLAND BREWERY	5,480
26	JACKIE'S CHINESE RESTAURANT	1,200
30-31	MARCO PLAYERS	1,920
32	COST CUTTERS	960
33	AVAILABLE	1,150
35	DUNKIN DONUTS	1,505
36	PREMIER PLUS REALTY	831
37	AVAILABLE	3,060
38	PADDY MURPHY'S	3,060
39/41	CRAZY FLAMINGO	2,250
42/43	ISLAND TIME	1,350
44/45	MARCO ISLAND COMPUTERS	1,350
46	MR. BENTLEY'S ICE CREAM	683
47	COTON FRAIS FASHION INC.	1,342
50	AVAILABLE	3,200
51/52	THAI THAI	2,300
53-56	MARGARITA'S	3,200
57-59	SUMMER DAY MARKET & CAFE	2,400
60-61	KAVA CULTURE	1,600
62	PINK HIBISCUS	800
63	MARGARITAVILLE	800
64-66	BEACHWORKS	2,750
67-71	SANDPIPER LOFT	3,750
72/73	COCOMO'S	2,250
74	TROPICAL SMOOTHIE CAFE	1,671
76	ISLAND CIGARS	720
77	PUBLIX LIQUOR	1,600

RENOVATIONS COMPLETED JUNE 2021

Multi-million dollar modernization will improve form and function of Marco Town Center with new facade, landscaping and updated lighting.





DEMOGRAPHICS

MARCO ISLAND, FL

1017 N Collier Blvd	1 mi radius	3 mi radius	5 mi radius
Marco Island, FL 34145			
Population			
2022 Estimated Population	4,182	16,409	18,793
2027 Projected Population	4,510	18,036	20,660
2020 Census Population	3,933	15,723	17,940
2010 Census Population	4,186	16,286	18,289
Projected Annual Growth 2022 to 2027	1.6%	2.0%	2.0%
Historical Annual Growth 2010 to 2022	-	-	0.2%
2022 Median Age	59.7	62.8	62.7
Households			
2022 Estimated Households	2,042	8,171	9,381
2027 Projected Households	2,332	9,464	10,869
2020 Census Households	1,951	7,976	9,118
2010 Census Households	2,055	8,177	9,156
Projected Annual Growth 2022 to 2027	2.8%	3.2%	3.2%
Historical Annual Growth 2010 to 2022	-	-	0.2%
Race and Ethnicity			
2022 Estimated White	84.0%	85.9%	85.8%
2022 Estimated Black or African American	0.8%	0.9%	1.1%
2022 Estimated Asian or Pacific Islander	1.4%	1.3%	1.3%
2022 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
2022 Estimated Other Races	13.4%	11.6%	11.4%
2022 Estimated Hispanic	16.7%	14.0%	14.0%
Income			
2022 Estimated Average Household Income	\$155,976	\$155,928	\$158,916
2022 Estimated Median Household Income	\$97,911	\$94,026	\$94,334
2022 Estimated Per Capita Income	\$76,162	\$77,648	\$79,329
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	7.0%	4.1%	3.8%
2022 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	2.9%
2022 Estimated High School Graduate	22.5%	20.4%	20.5%
2022 Estimated Some College	22.3%	20.5%	20.1%
2022 Estimated Associates Degree Only	5.5%	6.3%	6.4%
2022 Estimated Bachelors Degree Only	23.0%	27.3%	27.8%
2022 Estimated Graduate Degree	16.3%	18.6%	18.5%
Business			
2022 Estimated Total Businesses	870	1,859	1,942
2022 Estimated Total Employees	6,051	11,880	12,237
2022 Estimated Employee Population per Business	7.0	6.4	6.3
2022 Estimated Residential Population per Business	4.8	8.8	9.7

A woman with curly hair, wearing a black leather jacket over a blue denim shirt, is smiling while shopping in a grocery store. She is holding a green shopping basket filled with fresh produce, including leafy greens. In her right hand, she holds a white box of 'Sustainability Matters' water. The box features the text 'BOXED WATER IS BETTER' and 'SUSTAINABILITY MATTERS'. The background shows shelves stocked with more boxes of the same water brand. The overall scene is brightly lit, suggesting a modern grocery store environment.

MARKET OVERVIEW MARCO TOWN CENTER



SOUTHWEST FLORIDA

Definitions of Southwest Florida vary, though its boundaries are generally considered to put it south of the Tampa Bay area, west of Lake Okeechobee, and mostly north of the Everglades and to include Manatee, Sarasota, Charlotte, Lee, and Collier counties. For some purposes, the inland counties of DeSoto, Glades, and Hendry, and the thinly populated mainland section Monroe County, south of Collier, are also included. The region includes four metropolitan areas: the North Port-Bradenton-Sarasota MSA (sometimes alternately considered a part of the Tampa Bay Area to the north), the Cape Coral-Fort Myers MSA, the Naples-Marco Island MSA, and the Punta Gorda MSA. Southwest Florida is one of the fastest-growing areas in the nation, according to the U.S. Census Bureau's most recent population estimates.

Lee and Collier counties ranked in the top 10 of the nation's fastest-growing metro areas based on population increases from July 2013 to July 2014. Census figures released today show Lee County added 18,177 people during that span, an increase of 2.7 percent, the sixth-largest increase in the country. Collier ranked No. 10 with an increase of 2.5 percent, adding an estimated 8,671 residents. The Census Bureau estimated Lee's population at 679,513 as of last July and 348,777 for Collier. If both counties grow at their same rates through July 2015 that would put Lee's population at an estimated 697,860 and Collier's at 357,496.

Southwest Florida was largely ignored by commercial developers until the late 1800s, and as such, lacks much of the heavier development present in other parts of Florida, such as that found in the central or southern regions of the state. In recent years however, there has been a major real estate boom focusing on downtown Fort Myers (high-rise residential condominiums); southern Lee County (commercial development and high-technology); eastern Collier County (residential development); and eastern parts of Bradenton.

Southwest Florida International Airport, located in South Fort Myers, served over 7.9 million passengers in 2014 and offers non-stop flights to 3 cities in Europe and 2 in Canada, in addition to 36 domestic airports. The area's secondary airport, Sarasota-Bradenton International Airport, served 2.9 million passengers in 2014. Southwest Florida is served by several major highways, including the Tamiami Trail (U.S. 41) and the Interstate 75 freeway, both of which connect the area to Tampa to the north, and Greater Miami-Ft. Lauderdale to the east. Tourism is a major economic driver in the area. In addition, many seasonal residents live in the area during the winter months, as temperatures in south Florida stay very moderate during that time of year.

Marco Island is a city in Collier County, Florida, United States, located on an island by the same name in the Gulf of Mexico off the coast of Southwest Florida. It is a principal city of the Naples–Marco Island Metropolitan Statistical Area. The population is 16,521 permanent residents with a peak of 40,000+ during season.

Marco Island is the largest barrier island within Southwest Florida's Ten Thousand Islands area extending southerly to Cape Sable. Parts of the island have some scenic, high elevations relative to the generally flat south Florida landscape. Like the city of Naples to the north, Marco Island has a tropical climate; specifically a tropical wet and dry or savanna type. It is known for distinct wet and dry seasons, with most of the rainfall falling between the months of June and October.

The history of Marco Island can be traced as far back as 500 A.D., when the Calusa people inhabited the island as well as the rest of southwest Florida. A number of Calusa artifacts were discovered on Marco Island in 1896 by anthropologist Frank Hamilton Cushing as part of the Pepper-Hearst Expedition. The most notable artifact discovered was the carved wooden "Key Marco Cat" which is now on display at the Smithsonian Institution.

Significant development of Marco Island took place in the 1960s that made it into the tourist destination it is known as today. The Mackle brothers of the Deltona Corporation led the development of the island after purchasing large amounts of land there for \$7 million. As a result of development, the S.S. Jolley Bridge opened for traffic in 1969. Marco Island was reincorporated as a city on August 28, 1997.

As of 2010, there were 7,517 households out of which 9.4% had children under the age of 18 living with them, 46.7% were 65 years of age or older. The average household size was 2.21. The median income for a household in the city was \$73,373, and the per capita income was \$52,089. 2.1% of the population were below the poverty level.



#8 MARCO ISLAND
TOP 10 ISLANDS IN THE U.S.



\$320M RENOVATION
JW MARRIOTT MARCO ISLAND



\$40M RENOVATION
HILTON MARCO ISLAND

MARCO ISLAND



INSPIRED • DRIVEN • FOCUSED



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