



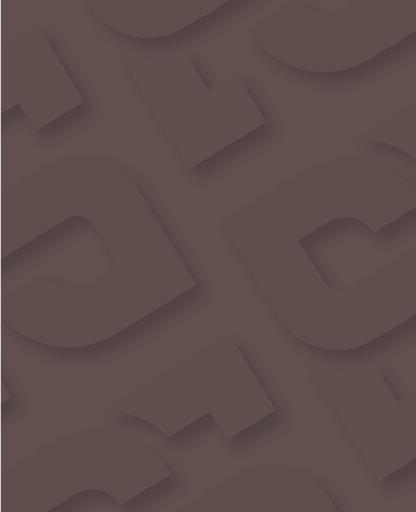
FORMER PLANT
NURSERY
REIMAGINED



MASSAGE | FACIALS | WAXING



Havana Libre



FOUNDERS SQUARE

NOW LEASING!
PREMIUM RETAIL CENTER
SEQ IMMOKALEE RD &
COLLIER BLVD (SR 951)
NAPLES, FL 34120



FOUNDERS SQUARE



trinitycre.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
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TCG

METRO
COMMERCIAL

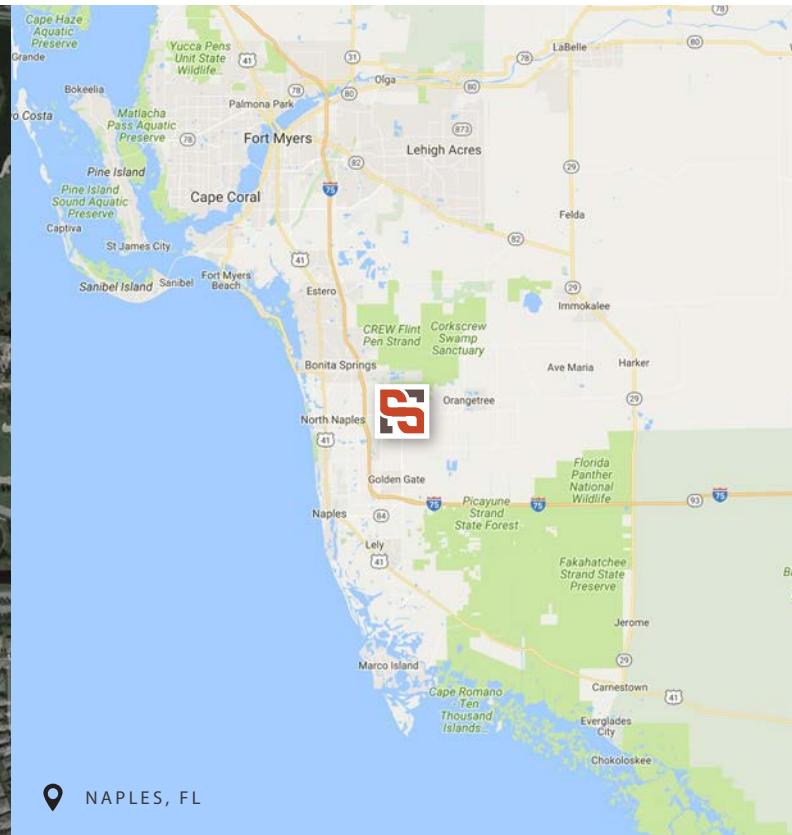
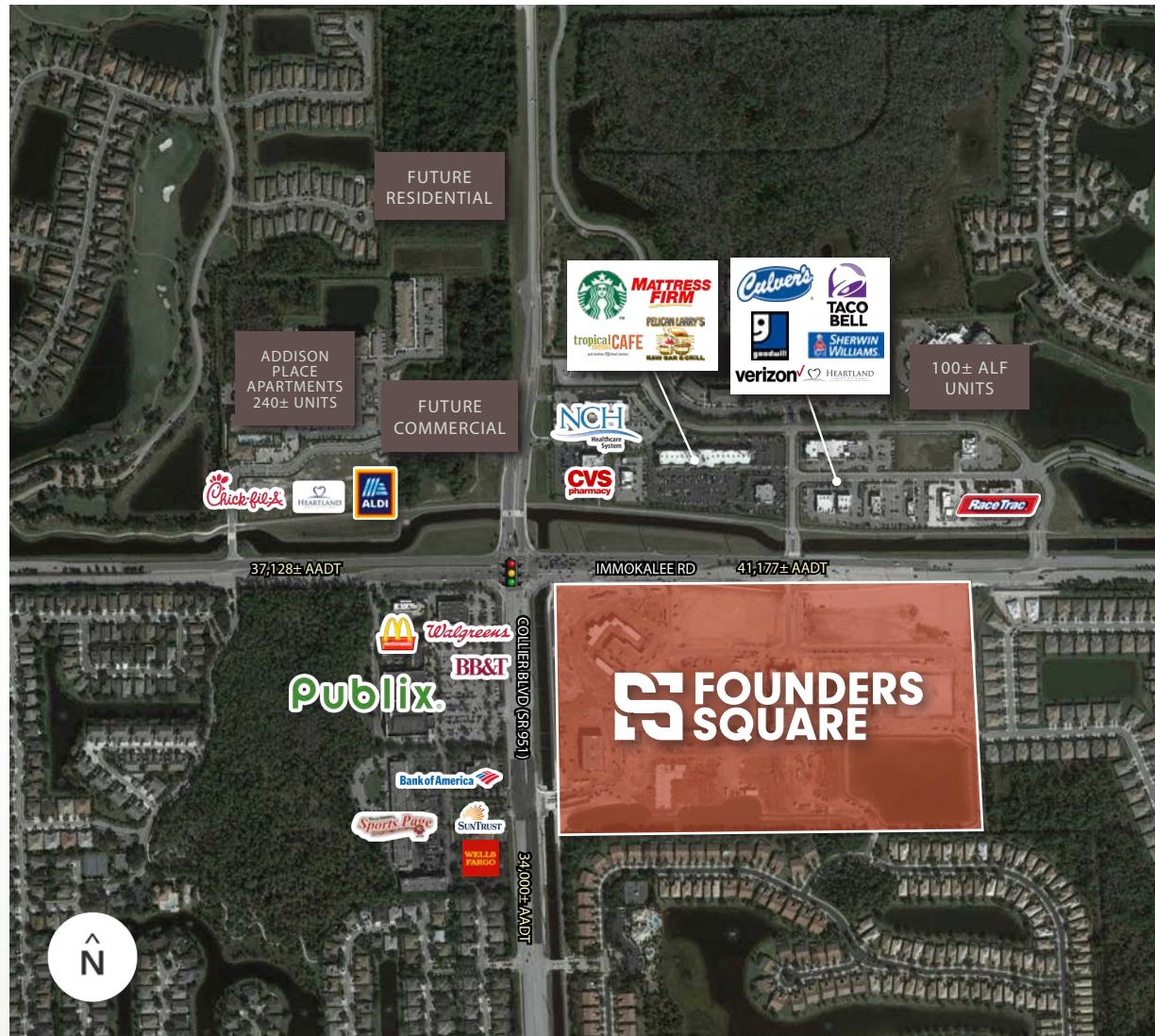


PROPERTY OVERVIEW



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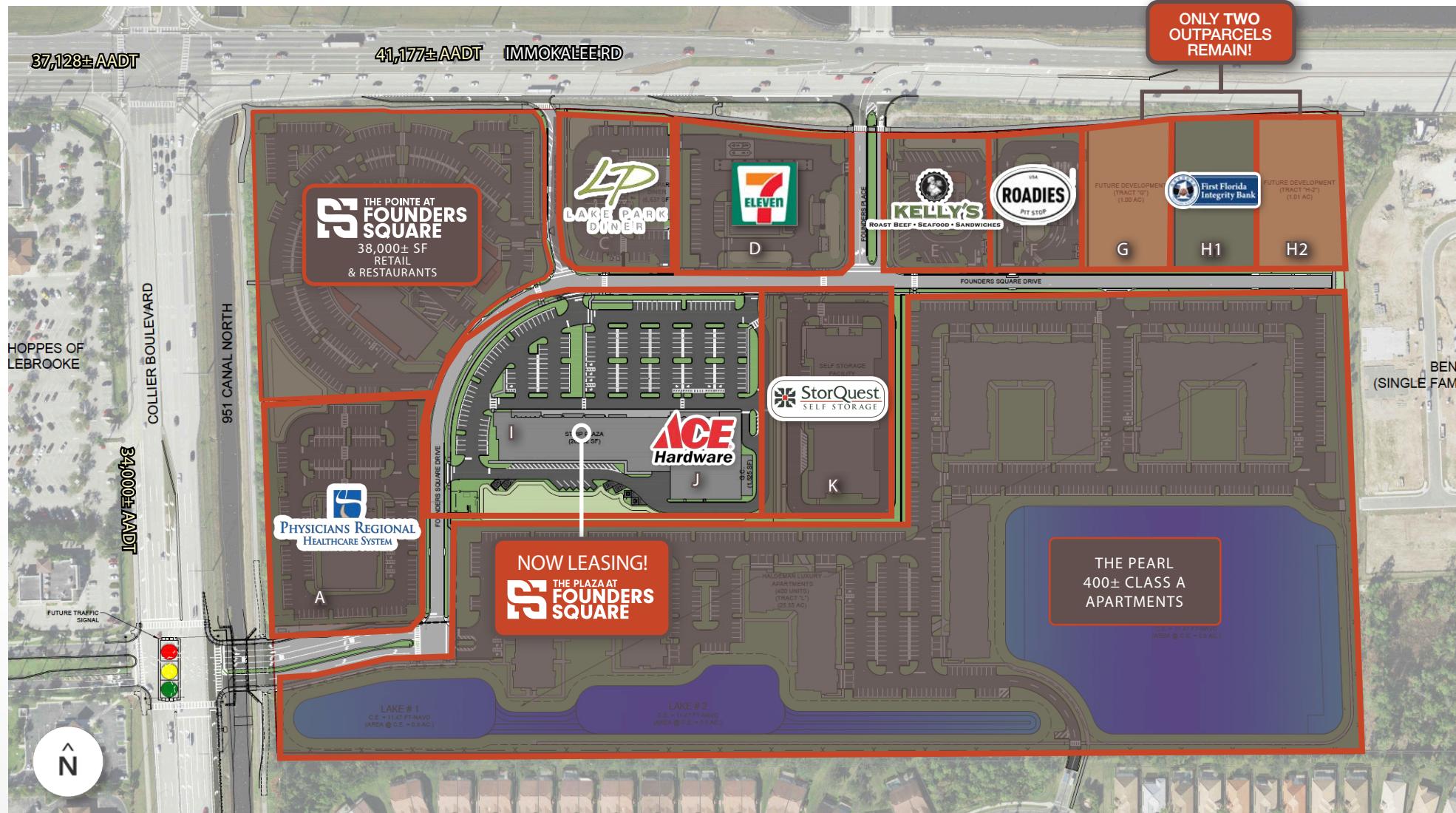


2021 DEMOS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
EST. POPULATION:	24,375	83,035	294,604
EST. EMPLOYMENT DENSITY:	7,328	22,834	143,097
AVG. H.H. INCOME:	\$106,367	\$105,563	\$110,218



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FOR LEASING AT THE POINTE AND THE PLAZA:

DOUG OLSON
Partner
239.334.3040
doug.olson@trinitycre.com

JOHN PAULICH IV
Senior Advisor
239.334.3040
john.paulich@trinitycre.com

DARREN MOORE
Senior Advisor
239.334.3040
darren.moore@trinitycre.com

FOR ALL OTHER INQUIRIES:

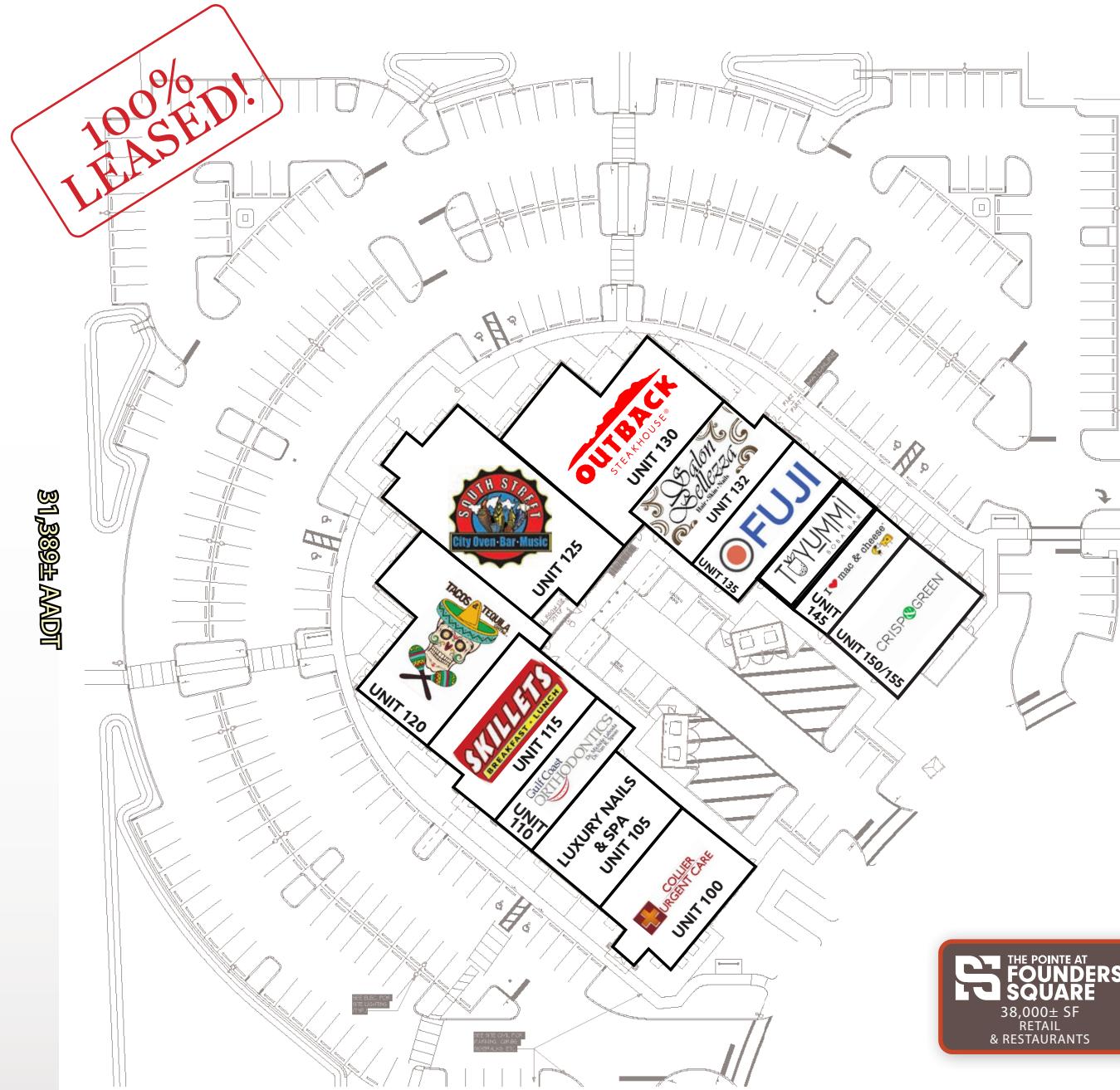
DAN O'BERSKI
Partner
239.334.3040
dan.oberski@trinitycre.com

RICK IKELER
Senior Advisor
239.334.3040
rick.ikeler@trinitycre.com

ERIC MALLORY | Metro Commercial
Executive Vice President
317.498.7251
emallory@metrocommercial.com

THE POINTE AT FOUNDERS SQUARE

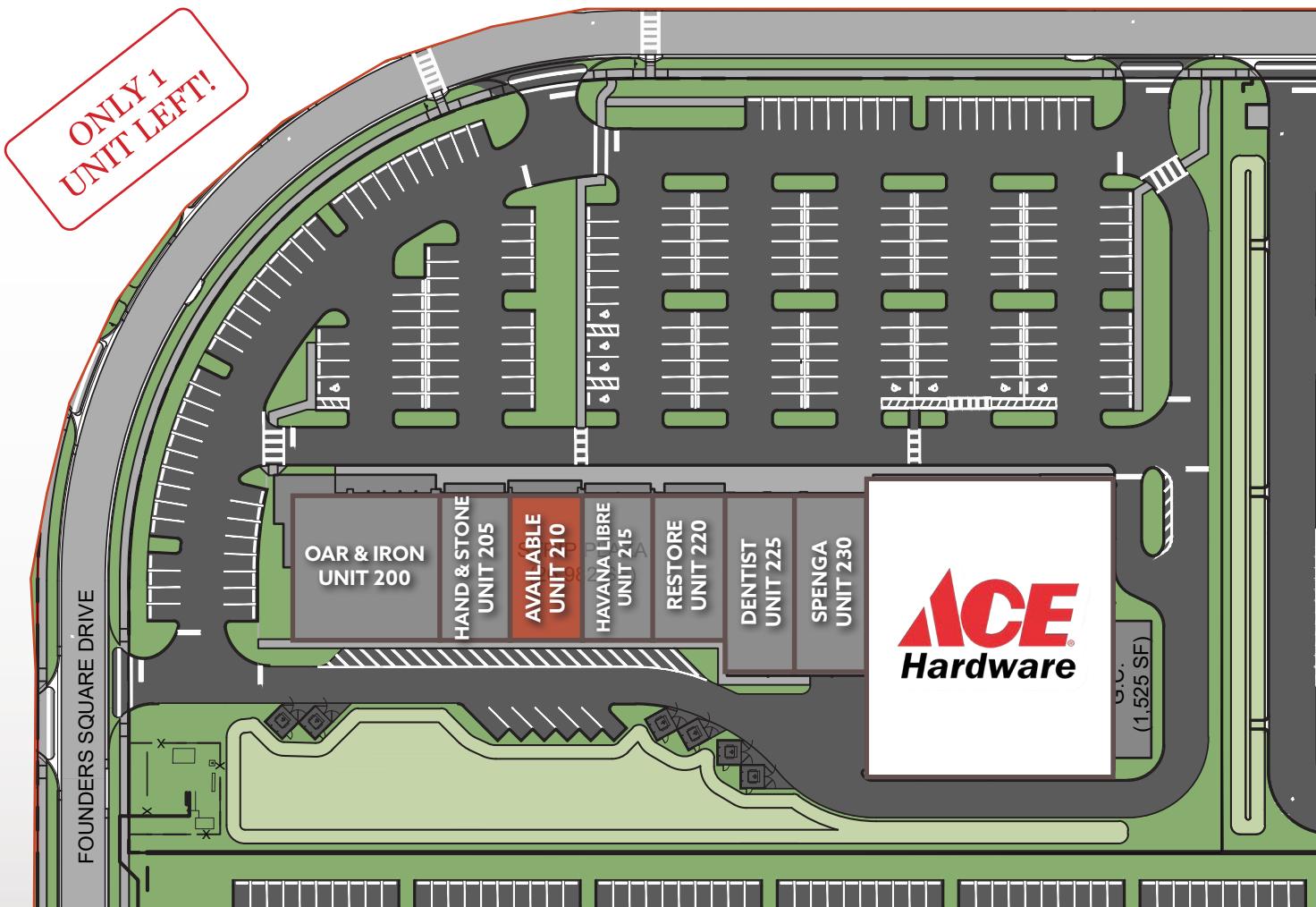
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UNIT	TENANT	SIZE
100	COLLIER URGENT CARE	3,204
105	LUXURY NAIL & SPA	2,804
110	GULF COAST ORTHODONTICS	1,905
115	SKILLETS	3,798
120	TACOS & TEQUILA CANTINA	4,608
125	SOUTH STREET	6,211
130	OUTBACK STEAKHOUSE	5,629
132	SALON	2,985
135	FUJI	2,429
140	T-YUMMI	1,484
145	I HEART MAC & CHEESE	1,365
150/155	CRISP & GREEN	2,990

THE PLAZA AT FOUNDERS SQUARE

NOW LEASING • PREMIUM RETAIL CENTER
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UNIT	TENANT	SIZE
200	OAR & IRON	6,507
205	HAND AND STONE	2,960
210	AVAILABLE	2,828
215	HAVANA LIBRE	4,087
220	RESTORE	2,594
225	DENTIST	3,769
230	SPENGA	4,200
235	ACE HARDWARE	20,460

**UNITS ARE DEMISEABLE
TO SIZE FROM
1,762 SF TO 5,788 SF**



MARKET OVERVIEW



SOUTHWEST FLORIDA

The five counties of Southwest Florida are best known for their spectacular quality of life, with sunshine, warm waters, pristine beaches and thriving wildlife. The region is home to 1.3 million residents and by 2025 is projected to rise to approximately 1.5 million. It is also a dynamic playground for 6.8 million tourists each year.

The major cities in Southwest Florida are Naples, Fort Myers, Cape Coral, Bonita Springs, Punta Gorda, Marco Island, Sanibel, Boca Grande and Captiva. When reviewed, SWFL tops not just the state, but the country in terms of new resident arrivals, excellent business performance and overall quality of life.

The major artery for Southwest Florida is interstate I-75, which connects to Tampa and Fort Lauderdale in two hours, and Orlando and Miami in three hours. A parallel thoroughfare is highway 41 or Tamiami Trail. The region has two commercial airports, Southwest Florida International Airport (RSW) and Punta Gorda Airport (PGD), and several major general aviation airfields.

According to Bloomberg CityLab, SWFL has 4 of 10 counties in Florida with the most incoming residents in 2020 and 2021. In a report by the National Association of Realtors, Fort Myers and Cape Coral both joined a list of eight major metropolitan cities including Phoenix, Seattle, Las Vegas and Austin, as a top 10 Commercial Real Estate Market. The report was based upon key factors that SWFL has excelled in including economic, demographic, housing and commercial market conditions.

Southwest Florida is quickly becoming an enticing area for national companies and small businesses alike. CareerCloud, a job resource website, published a report finding Florida ranked 9th in the country for best states for remote jobs. It also ranked 5th in terms of projected job growth from 2018 to 2028 in the US. These expert findings reinforce the continued growth in SWFL outranks most states in the US.

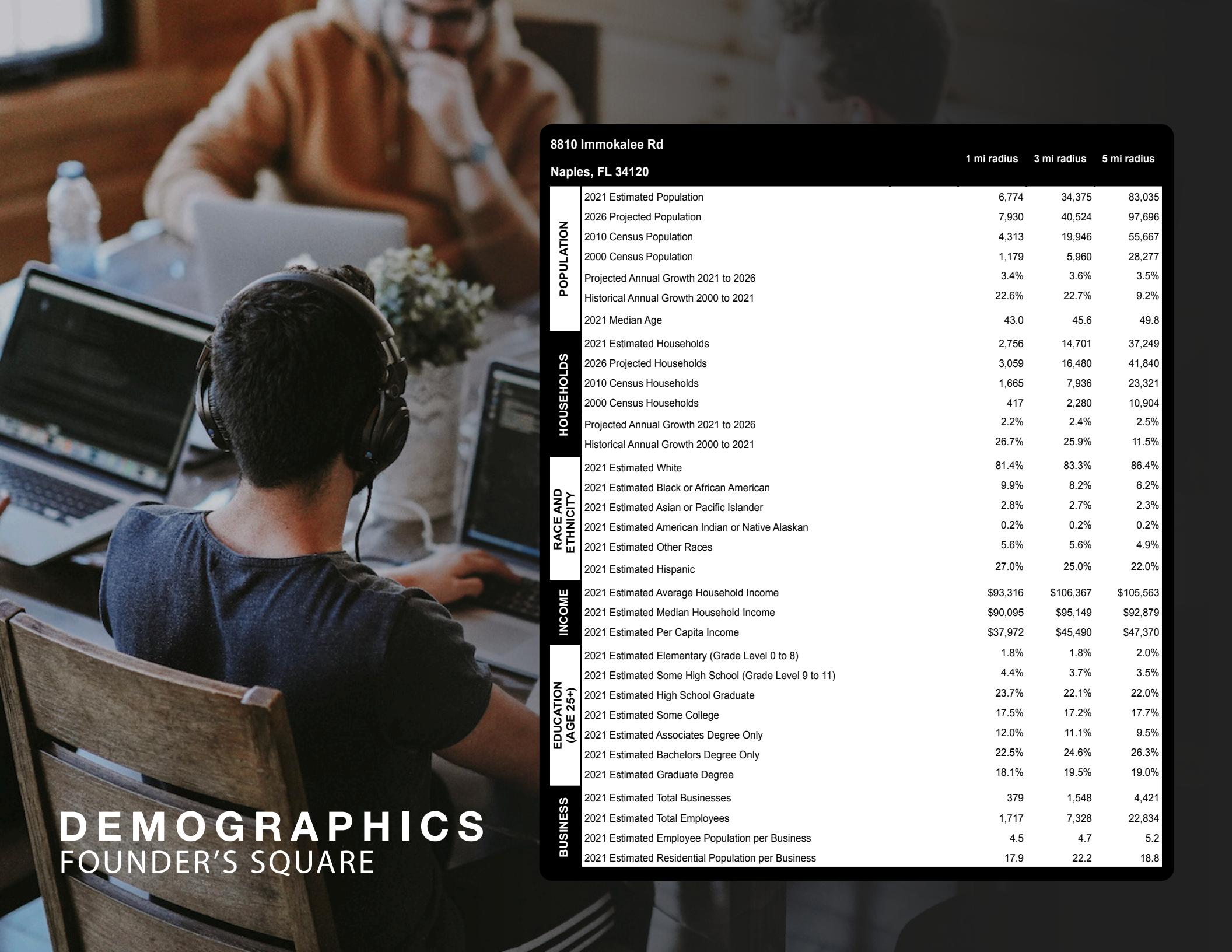
"HAPPIEST AND HEALTHIEST CITY" – GALLUP RANKINGS "2ND HIGHEST MILLIONAIRES PER CAPITA"

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest area of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country. It isn't a surprise that Naples has outpaced growth trends around the country. As of 2017, Naples population growth came in 40% higher than the rest of the State of Florida with that number projected to increase to 100% for the next few years.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.

CITY OF NAPLES



DEMOGRAPHICS

FOUNDER'S SQUARE

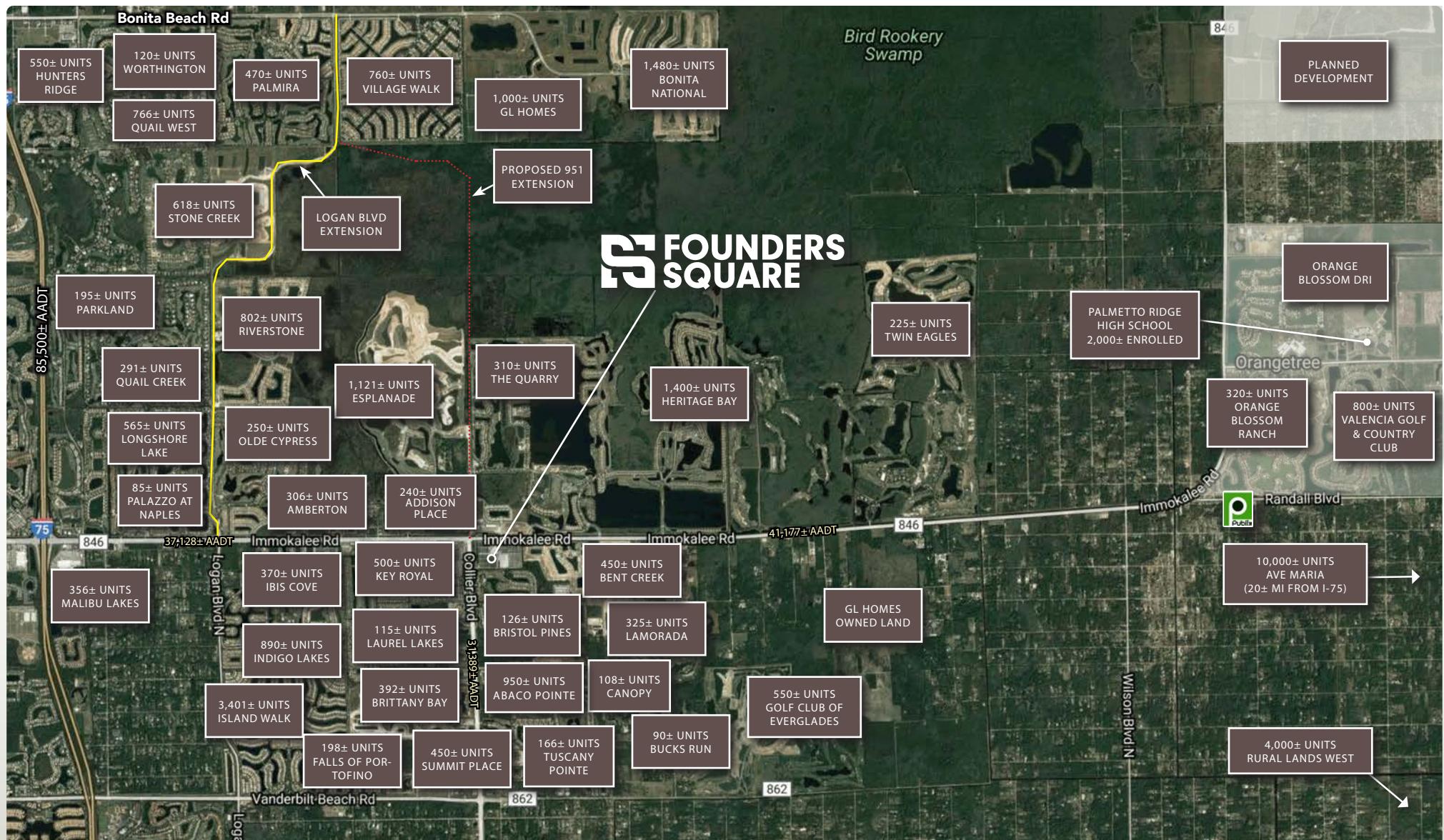
8810 Immokalee Rd

Naples, FL 34120

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	6,774	34,375	83,035
	2026 Projected Population	7,930	40,524	97,696
	2010 Census Population	4,313	19,946	55,667
	2000 Census Population	1,179	5,960	28,277
	Projected Annual Growth 2021 to 2026	3.4%	3.6%	3.5%
	Historical Annual Growth 2000 to 2021	22.6%	22.7%	9.2%
	2021 Median Age	43.0	45.6	49.8
HOUSEHOLDS	2021 Estimated Households	2,756	14,701	37,249
	2026 Projected Households	3,059	16,480	41,840
	2010 Census Households	1,665	7,936	23,321
	2000 Census Households	417	2,280	10,904
	Projected Annual Growth 2021 to 2026	2.2%	2.4%	2.5%
	Historical Annual Growth 2000 to 2021	26.7%	25.9%	11.5%
	2021 Estimated White	81.4%	83.3%	86.4%
RACE AND ETHNICITY	2021 Estimated Black or African American	9.9%	8.2%	6.2%
	2021 Estimated Asian or Pacific Islander	2.8%	2.7%	2.3%
	2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2021 Estimated Other Races	5.6%	5.6%	4.9%
	2021 Estimated Hispanic	27.0%	25.0%	22.0%
	2021 Estimated Average Household Income	\$93,316	\$106,367	\$105,563
	2021 Estimated Median Household Income	\$90,095	\$95,149	\$92,879
INCOME	2021 Estimated Per Capita Income	\$37,972	\$45,490	\$47,370
	2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.8%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.7%	3.5%
	2021 Estimated High School Graduate	23.7%	22.1%	22.0%
	2021 Estimated Some College	17.5%	17.2%	17.7%
	2021 Estimated Associates Degree Only	12.0%	11.1%	9.5%
	2021 Estimated Bachelors Degree Only	22.5%	24.6%	26.3%
EDUCATION (AGE 25+)	2021 Estimated Graduate Degree	18.1%	19.5%	19.0%
	2021 Estimated Total Businesses	379	1,548	4,421
	2021 Estimated Total Employees	1,717	7,328	22,834
	2021 Estimated Employee Population per Business	4.5	4.7	5.2
	2021 Estimated Residential Population per Business	17.9	22.2	18.8

HOUSING STUDY





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SOUTHWEST FL OFFICE
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Suite 101
Estero, FL 33928

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Partner
239.334.3040
dan.oberski@trinitycre.com

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