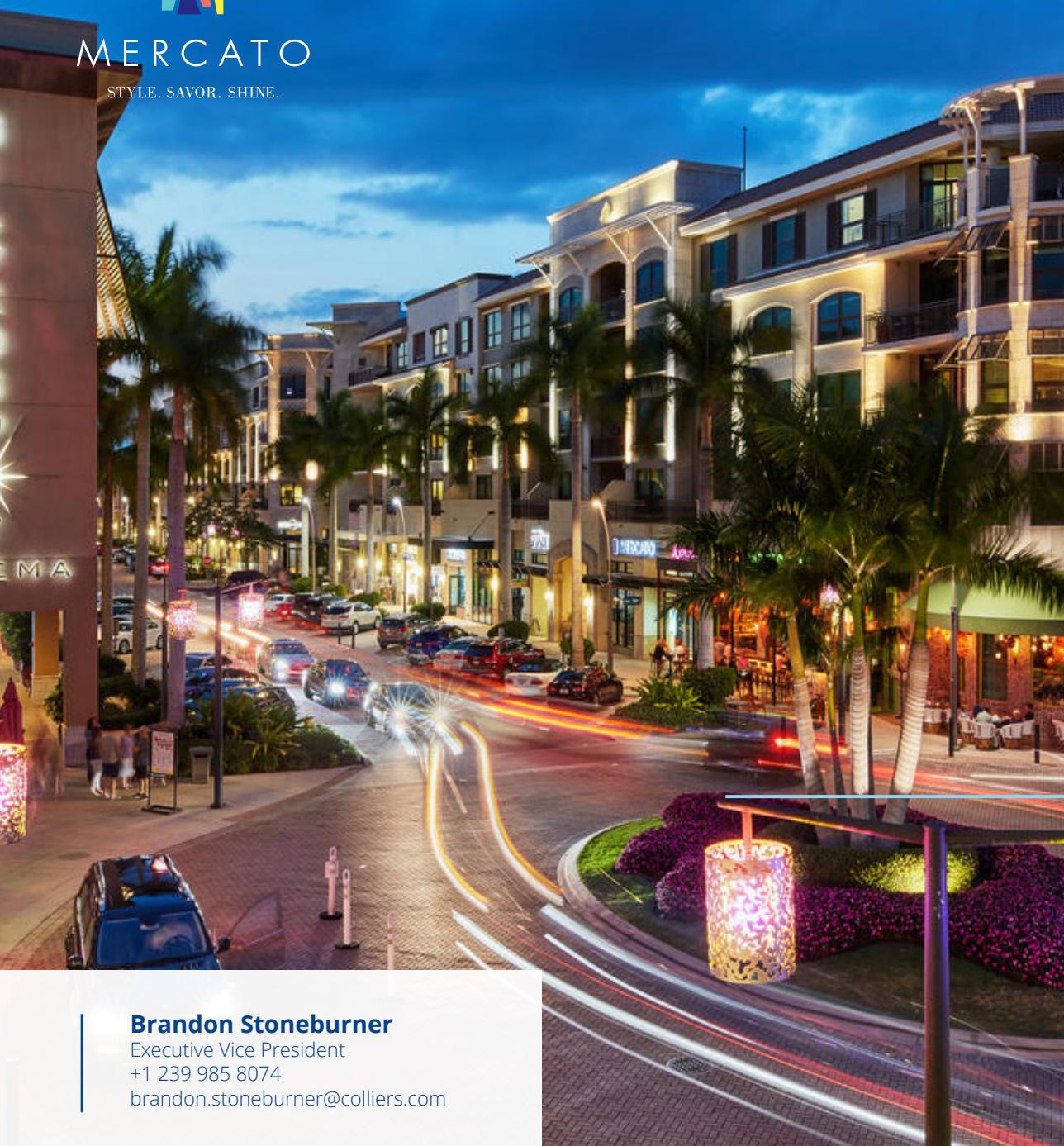




MERCATO

STYLE. SAVOR. SHINE.

Colliers



Offices of Mercato

For Lease

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Improvements Underway.

Improvements at Mercato are underway. This extensive common area renovation will enhance the walkable, experiential oasis by modernizing the public realm. Plans call for tripling the size of the destination's 3,000-square-foot Piazza to serve as its primary gathering and events space – activating the property's heartbeat – and creating a more connected, pedestrian-friendly environment throughout the center. The Piazza expansion will include additional turf, seat walls, and benches along with a new, covered per-

formance stage, elegant landscaping, and more site lighting. The banyan tree is also getting illuminated lanterns and color-changing LED lights. Directly across the street, select parking spaces will be removed to build a new lounge area. Once complete, the refreshed Piazza will play host to Mercato's 100+ annual community-driven events. When it's not activated, guests can utilize the open-air space to mingle with friends.



Highlights

- Premier Class A Office in North Naples
- On-site Property Management - Jamestown L.P.
- Total Office GLA: 140,000 square feet | Retail & Restaurant GLA: 315,000 square feet
- Complimentary covered parking garage and surface parking
- Access and Security: 24/7 manned security on-site. After hours building entry secured by key fob.
- Restaurants: 239 Naples • Bar Tulia • Burn • Bravo! Cucina Italiana • Blue Martini • Cavo Lounge • The Capital Grille • The Hampton Social • Rocco's Tacos • Chipotle • Burntwood Tavern • The Pub Shake Shake (Coming 2025)
- Shops: Brich Lane • Whole Foods • Nordstrom Rack • Sur La Table • Tommy Bahama • J.Crew • Southern Tide • Warby Parker
- Activities: Alamo • CycleBar • Hand & Stone Massage



Lifestyle Amenities



Work where you play.

Imagine working within walking distance of 20 restaurants, Whole Foods Market, fitness studios, a boutique movie theater and more than 15 shops. Mention Mercato and your clients, vendors and employees instantly recognize your location—the hub of commerce and excitement in North Naples.

A dynamic environment for any office use, the vibrant mixed-use project features attractive contemporary transitional architecture.

With fully signalized access on both US-41 and Vanderbilt Beach Road, complimentary covered parking garage and surface parking your employees and clients will enjoy easy access to your facility.

The offices of Mercato are home to major law firms, banks and wealth management firms including Dentons, Cohen & Gressly, Iberia Bank, Merrill Lynch, Porter, Wright Morris & Arthur, US Bank, and Wells Fargo Private Bank.

Demographics & Statistics



Total Population
5 mile: **153,361**



Household Population
5 mile: **69,134**



Average HHI
5 mile: **\$140,297**



Drive Time to I-75: **11 min.**
Vanderbilt Beach: **6 min.**
5th Ave. South: **19 min.**
RSW: **35 min.**



Traffic Count (2023)
US-41: **5,700**
Vanderbilt Beach Rd.
2,500

Additional Information



Building 10
9128 Strada Place



Building 3
9105 Strada Place



Building 11
9132 Strada Place



Building 6
9110 Strada Place



- Mercato tenants benefit from cross-marketing opportunities.
- Mercato hosts more than 100 events well-attended annually including monthly concerts, car shows, outdoor movies, block parties and artisan markets plus International Fest, Hallowine Walk, Brew-Ha-Ha Craft Beer Fest, Winterlude and more.
- Mercato employees: 1,480 | Office: 280, Retail: 1,200
- 60% of Mercato traffic occurs in the day
- Mercato has estimated annual traffic of 4.37 million visitors
- 86,500 Annual Average Daily Traffic (AADT) at entrance signals
- Naples was ranked No. 1 best place to live in America by US News and World Report (May 2024)
- Naples name 6th best place to retire by US News and World Report (2022)
- 2019 was a record breaking year for tourism in Collier County generating \$2.3 billion in spending (January 2020)
- Naples named No. 1 beach town to live in (June 2020)
- Naples ranks No. 2 small American city to live in (June 2020)
- Naples named healthiest city in Florida (October 2020)
- Naples has 15th wealthiest zip code in the United States (October 2019)



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