

NOW LEASING EMPIRE PLAZA

RETAIL UNITS FOR LEASE • NEAR DOWNTOWN NAPLES
600 GOODLETTE-FRANK RD N • NAPLES, FL 34102

THE ROOSTER
Food + drink

OLD TOWN SALOON
EST. 2025

GOODLETTE-FRANK RD 32,000± VPD



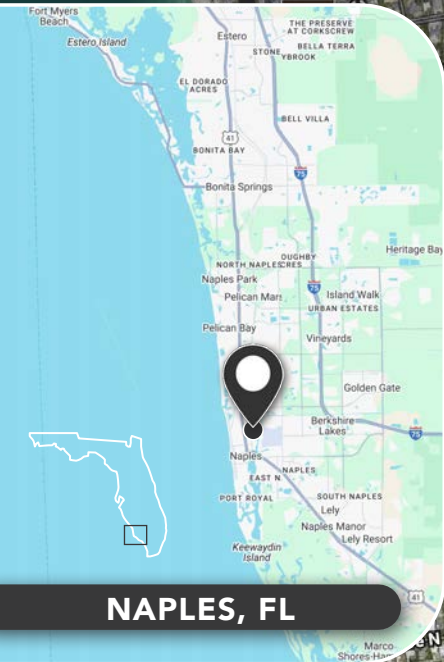
JOHN PAULICH
Senior Advisor
239.334.3040
John.Paulich@TrinityCRE.com

MATT FREDRICKSON
Partner
DOUG OLSON
Partner



EMPIRE PLAZA

RETAIL UNITS FOR LEASE • NEAR DOWNTOWN NAPLES
600 GOODLETTE-FRANK RD • NAPLES, FL 34102



PROPERTY FEATURES

| | |
|---------------|--|
| PRICE | Call for Details |
| BUILDING SIZE | 16,800±SF |
| SUITE SIZE | From 1,200 SF |
| PARKING | 76 Spaces |
| ZONING | C2 |
| LOCATION | Located less than 1 mile from the corner of 5th Ave S and Goodlette. |

2025 DEMOGRAPHICS EMPIRE PLAZA



AVERAGE H.H INCOME

| 1 MILE | 3 MILE | 5 MILE |
|-----------|-----------|-----------|
| \$156,284 | \$177,976 | \$158,590 |



POPULATION

| | | |
|-------|--------|---------|
| 5,211 | 41,850 | 101,487 |
|-------|--------|---------|



EMPLOYMENT DENSITY

| | | |
|-------|-------|--------|
| 1,233 | 7,360 | 12,976 |
|-------|-------|--------|



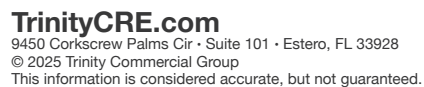
TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
© 2025 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

RETAIL UNITS FOR LEASE • NEAR DOWNTOWN NAPLES
600 GOODLETTE-FRANK RD • NAPLES, FL 34102

RETAIL UNITS FOR LEASE • NEAR DOWNTOWN NAPLES
600 GOODLETTE-FRANK RD • NAPLES, FL 34102



MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

EMPIRE PLAZA

RETAIL UNITS FOR LEASE • NEAR DOWNTOWN NAPLES
600 GOODLETTE-FRANK RD • NAPLES, FL 34102



| UNIT | TENANT | SF |
|---------|---------------------------|-------|
| 101 | THE ROOSTER KITCHEN | 1,200 |
| 102 | MAGICAL FLOWERS | 1,200 |
| 103-104 | AVAILABLE (DEMISABLE) | 2,400 |
| 105 | TROPHY CASE | 1,200 |
| 106-107 | AVAILABLE | 2,400 |
| 108-109 | CREATIVE SCRIPTS PHARMACY | 2,400 |
| 110 | AVAILABLE | 1,200 |
| 111-113 | OLD TOWN SALOON | 3,600 |
| 114 | HAIR SALON | 1,200 |



TrinityCRE.com

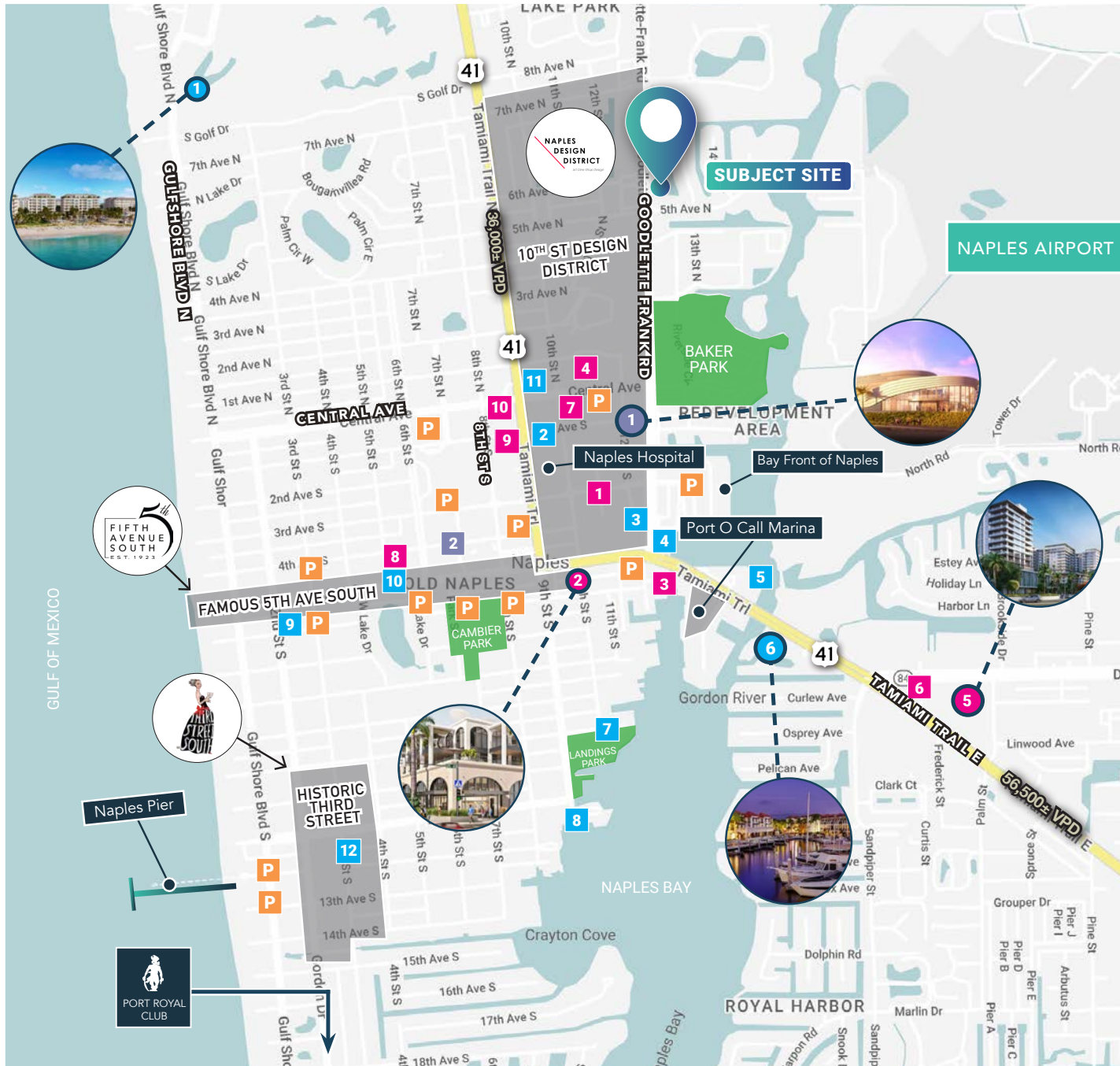
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2025 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

MIXED-USE DEVELOPMENTS & HOTELS



KEY

- P PUBLIC PARKING LOTS / GARAGES
- PARKS

ENTERTAINMENT

- 1 Gulfshore Playhouse
- 2 Naples Players at Sugden Theater

NEW MIXED USE DEVELOPMENTS

- 1 Naples Square
- 2 Whole Foods/Restoration Hardware
- 3 Tin City
- 4 Eleven Eleven Central
- 5 Metropolitan Naples
- 6 The Ellington
- 7 The Collective
- 8 472 Fifth Ave. S
- 9 The Mark on 8th
- 10 850 Central

HOTELS

- 1 Four Seasons Hotel
- 2 Bellasera Hotel
- 3 ACE Hotel by Marriott
- 4 Bayfront Inn 5th Ave
- 5 Hyatt House Naples
- 6 Naples Bay Resort & Marina
- 7 Charter Club Resort of Naples
- 8 Cove Inn on Naples Bay
- 9 The Escalante Hotel
- 10 Inn on Fifth
- 11 Naples Park Central Hotel
- 12 Old Naples Hotel

NAPLES, FLORIDA

Coastal Charm. Commercial Energy.

Naples, Florida, pairs coastal sophistication with strong economic growth. With its renowned lifestyle, walkable downtown, and growing population, it's a prime market for retail, hospitality, and professional services. Backed by sound infrastructure and civic support, Naples continues to attract investment and evolve as a top destination for business and living. Mixed-use developments and Class A space are reshaping the landscape for future-focused growth.



AREA ATTRACTIONS

**DELNOR-WIGGINS
STATE PARK**

ARTIS—NAPLES

**5TH AVENUE
SOUTH**

**TIN CITY
WATERFRONT**

NAPLES PIER

NAPLES ZOO

**CORKSCREW
SWAMP
SANCTUARY**

**GULFSHORE
PLAYHOUSE**

FC NAPLES

**NAPLES
BOTANICAL
GARDEN**



Big Hickory Island
Hickory Blvd

BAREFOOT BEACH

BONITA BAY

VANDERBILT LAKES

Bonita Springs

NORTH NAPLES

Naples Park

Pelican Marsh

Pelican Bay

PARK SHORE

MOORINGS

SUN T

COQUINA SAN

Naples

ROYAL HARBOR

EAST NAPLES

PORT ROYAL

BELL VILLA

PALOMA

Heritage Bay

Orangetree

Island

URBAN EST

Vineyards

Golden Gate

Berkshire Lakes

Lely