

# DOWNTOWN NAPLES RETAIL LOCATION, LOCATION, LOCATION!

## FOR LEASE

849 7<sup>TH</sup> AVENUE S, SUITE 102, NAPLES, FL 34103



| UNIT | SIZE (SF) | LEASE RATE (PSF) | MONTHLY BASE RENT | CAM (PSF) | MONTHLY CAM | MONTHLY SALES TAX | MONTHLY TOTAL |
|------|-----------|------------------|-------------------|-----------|-------------|-------------------|---------------|
| 102  | 1,444     | \$29.00          | \$3,489.67        | \$8.49    | \$1,021.63  | \$293.23          | \$4,804.53    |

**LEASE RATE:** \$29.00 PSF NNN

**CAM:** \$8.49 PSF

**SIZE:** 1,444± SF

**LOCATION:** NW corner of 7<sup>th</sup> Avenue S & 9<sup>th</sup> Street S, 2.5 blocks south of 5<sup>th</sup> Avenue S

**ZONING:** C2 - Commercial (City of Naples)

**YEAR BUILT:** 2000

**PARKING:** 3.74/1,000 SF

### RETAIL SPACE

This first floor space was recently turned into grey shell and is now ready for custom build-out. Conveniently located in the heart of downtown Naples, just south of 5<sup>th</sup> Avenue S, with access to all that downtown has to offer.

### CONTACT

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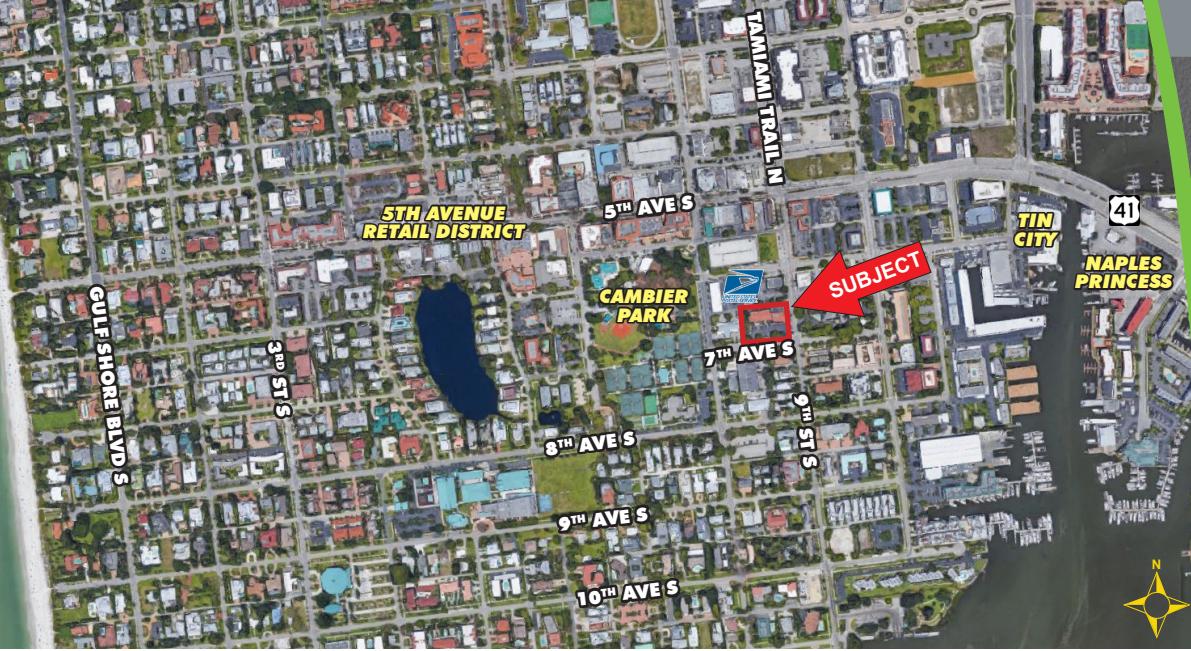
**CRE**  
CONSULTANTS

Commercial Real Estate Consultants, LLC

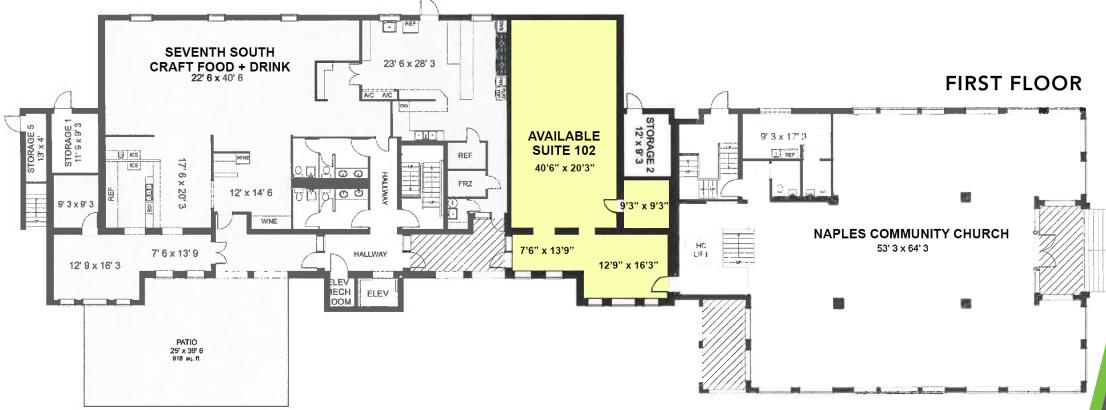
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\*Space being prepared for build-out, pending new photos



### 2021 DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

| EST. POPULATION              | 6,042    | 34,078   | 85,680   |
|------------------------------|----------|----------|----------|
| EST. HOUSEHOLDS              | 3,156    | 16,147   | 41,499   |
| EST. MEDIAN HOUSEHOLD INCOME | \$81,509 | \$65,353 | \$70,359 |

## HIGHLIGHTS

- Highly visible location
- Great access to downtown Naples prestigious shopping district
- Ample parking

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08/31/21