



Investment  
Properties  
Corporation

**F O R L E A S E**

# DOWNTOWN NAPLES RETAIL

## 494 5TH Street S, Naples, FL 34102



Downtown Naples | Located at the intersection of 5<sup>th</sup> Ave S & 5<sup>th</sup> Street S



Rare leasing opportunity in a coveted 5th Avenue South building in the heart of Downtown Naples. This 1,500± SF retail opportunity places tenants in the center of the city's premier luxury shopping, dining, and entertainment district, offering unparalleled access to affluent residents and visitors.

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*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



## OFFERING SUMMARY

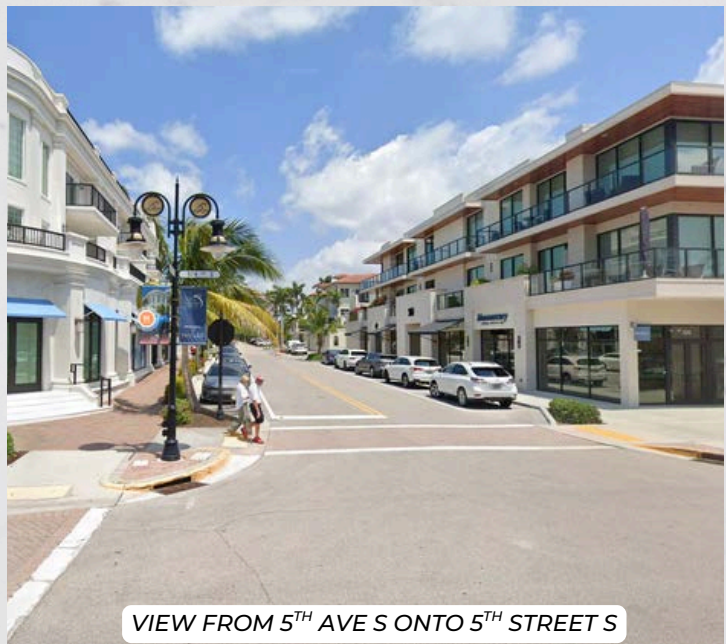
**SIZE:** 1,503 +/- SF

**BASE RENT:** \$120.00 PSF + NNN

**EST. CAM:** \$23.08  
(2026)

**EST. MONTHLY:** \$17,920.77

**AVAILABILITY:** IMMEDIATELY



DEMOGRAPHICS 2025	1 miles	3 miles	5 miles
Total Daytime Population	20,680	61,554	114,337
Median Home Value	\$1,775,000	\$881,993	\$652,570
Median Disposable Income	\$98,752	\$73,556	\$75,989



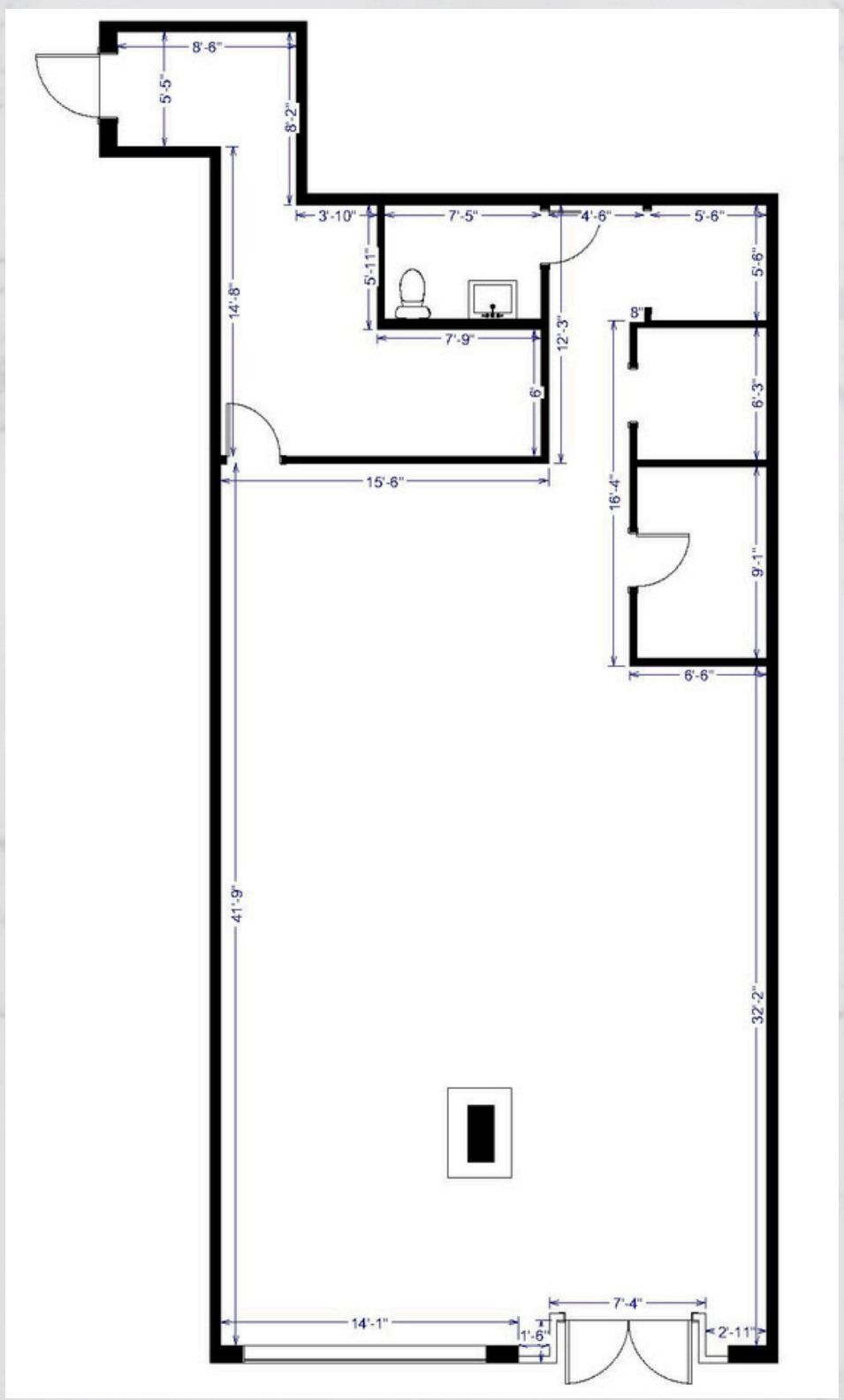
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**494 5TH ST. S, Naples, FL 34102**

SIZE:  
**1,503 SF**



← 5th STREET S. →



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# LOCATOR MAP

5TH AVENUE SOUTH | NAPLES, FL. 34102



**FOR THE FULL TENANT ROSTER ON FIFTH AVENUE SOUTH, PLEASE VISIT [FIFTHAVENUESOUTH.COM](http://FIFTHAVENUESOUTH.COM)**

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