



Investment
Properties
Corporation

FOR SALE

STELLA NAPLES

82 9th St. S Naples, FL 34102



Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 239-261-7579 www.ipcnaples.com

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.



Investment Properties Corporation

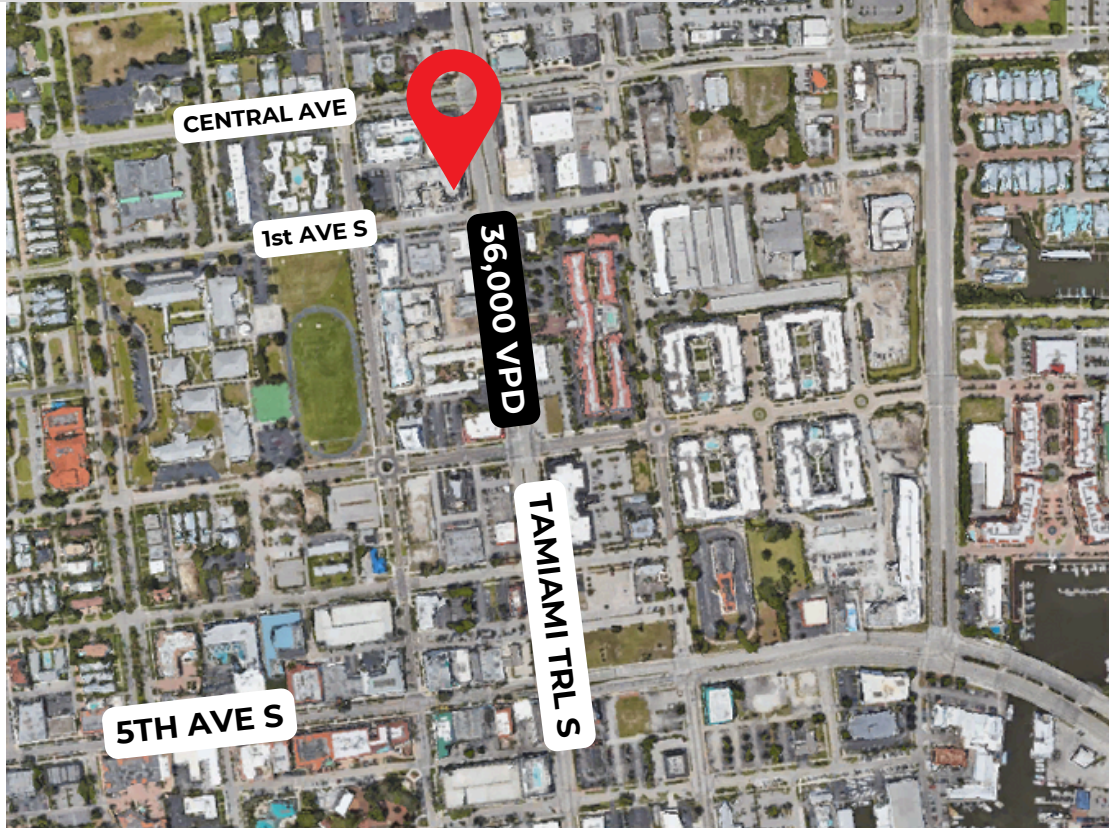
STELLA NAPLES Downtown Naples Retail Space

📍 82 9th St. S Naples, FL 34102

Price: \$6,700,000

NOI: \$402,380

Units: 101, 103, & 105



South Facing



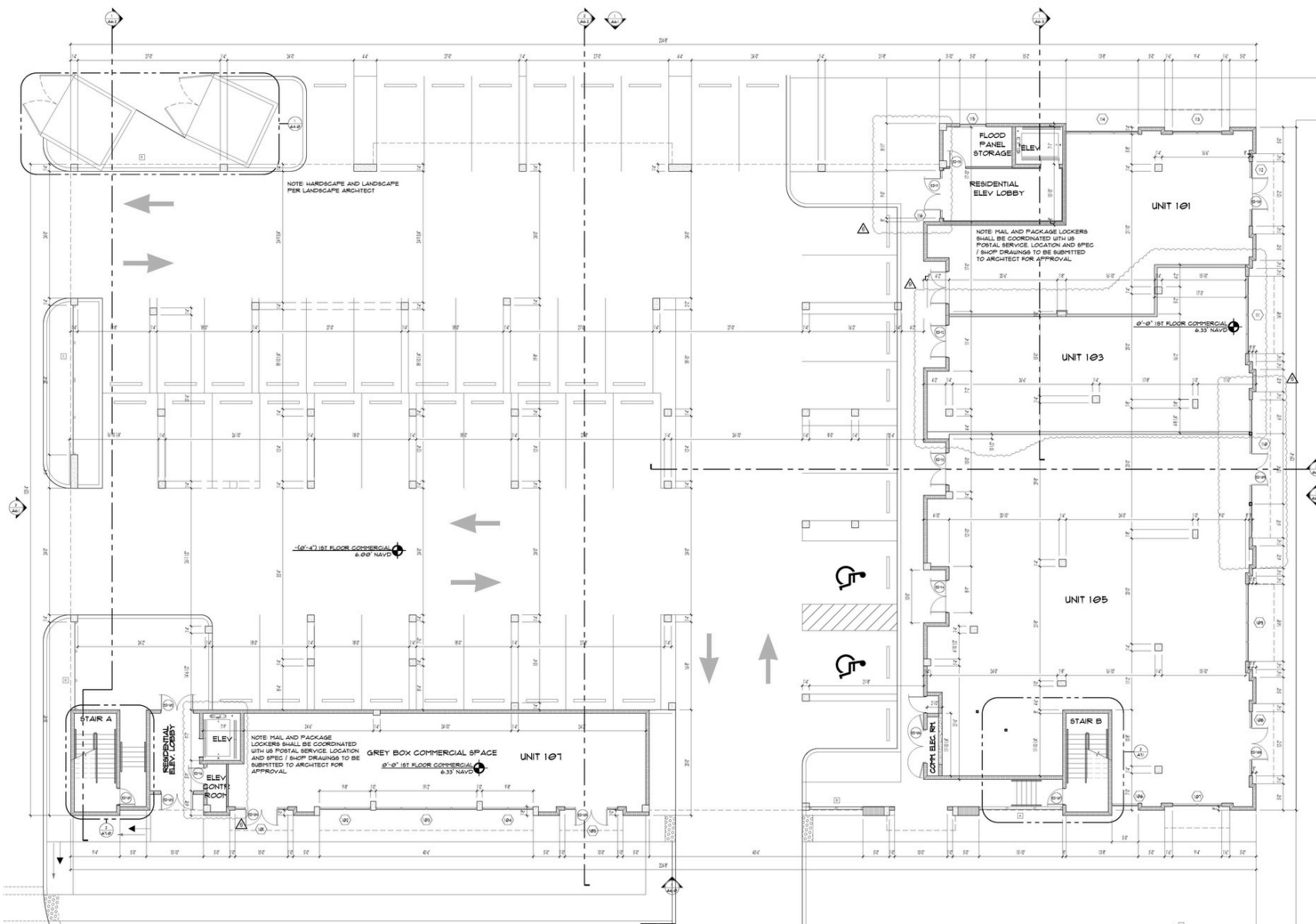
North Facing

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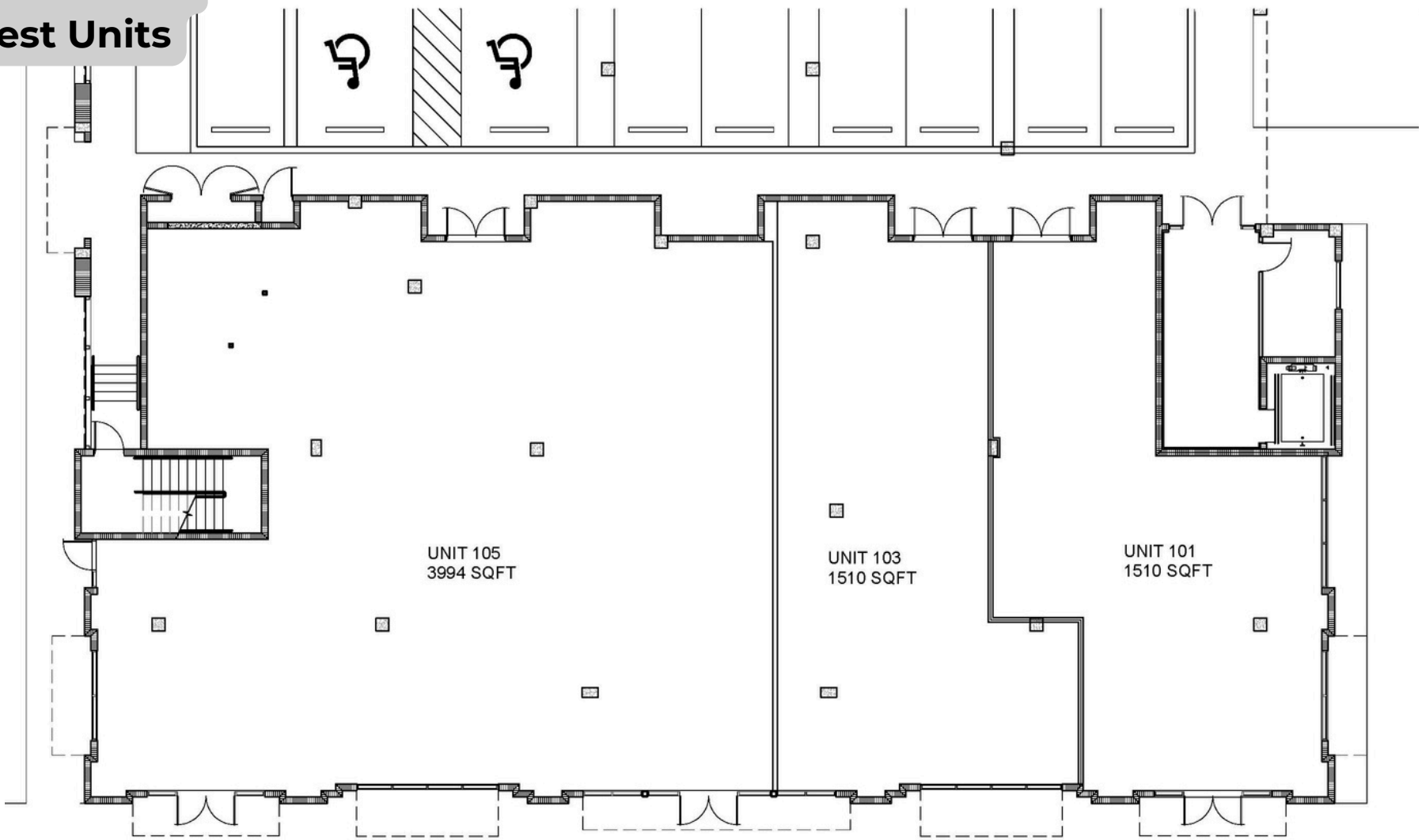
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FIRST FLOOR West Units





5

M

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S

2024 DEMOGRAPHICS

86,373

POPULATION



AVERAGE
HOUSEHOLD SIZE



24.6%
ASSOCIATES
DEGREE



45.9%
BACHELORS/GRAD/PROF
DEGREE



61.3

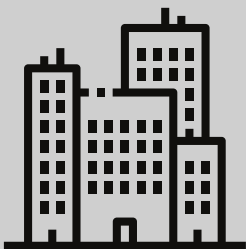
MEDIAN AGE

4.2%

UNEMPLOYMENT RATE



\$69,707
MEDIAN
DISPOSABLE INCOME



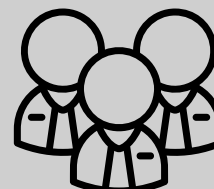
8,802

TOTAL BUSINESSES



\$68,191

PER CAPITA INCOME



89,414

TOTAL EMPLOYEES



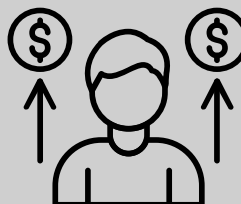
42,055

HOUSEHOLDS



\$140,766

AVERAGE
HOUSEHOLD INCOME



\$518,283

MEDIAN NETWORTH



21.7%

Services



15.1%

Blue Collar



63.2%

White Collar



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About the Area

**NAPLES
FLORIDA**



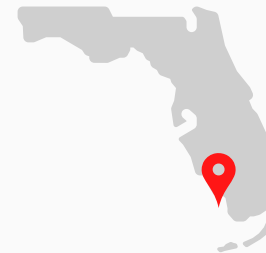
Disposable Income for this Area



\$135,171 ↑

Average Disposable Income is \$59,938 higher than Florida, which has a value of \$75,233

Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



Making Headlines

"Naples Named Best City to Live in U.S." - U.S News 2024-2025

"Naples Ranks No.1 in the U.S. for Economic Growth"-
Bloomberg

"Naples Ranks as No.1 Beach Town to Live In" - WalletHub/2020

"Naples Ranks No.2 for Best Small Cities in America"
- Resonance Consultancy 2020

"No.1 for Future Job Growth" - Forbes

"No.1 Best Destination for Luxury Travelers" - USA Today

"Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S." - C-SPAN

"Naples Named Top U.S. City for Life Expectancy" - USA Today/2020

"Naples has No.17 Richest Zip Code in the U.S." - Moneywise/2020

"Naples - Immokalee-Marco Island Metro Area Ranks 18th in the Nation as "Best Performing Cities" - The Milken Institute

"Overall Closed Sales of Existing Home in Naples for February 2021, increased 62% from February 2020" - Nabor/2021

"Condominium Sales in February 2021 Eclipsed its Comparable Sales in Any Month Over the Past 15 Years" - Nabor/2021



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STELLA NAPLES

82 9th St. S Naples, FL 34102



Bayfront Shops



Fifth Avenue S



Third Street S



GORDON DR

Aqualane Shores

Royal Harbor

BAYSHORE DR

GOODLETTE FRANK RD

FIFTH AVENUE S

THIRD ST S

DAVIS BLVD

TAMIAMI TRLE

AIRPORT PULLING ROAD