



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 5th Ave S & 5th 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

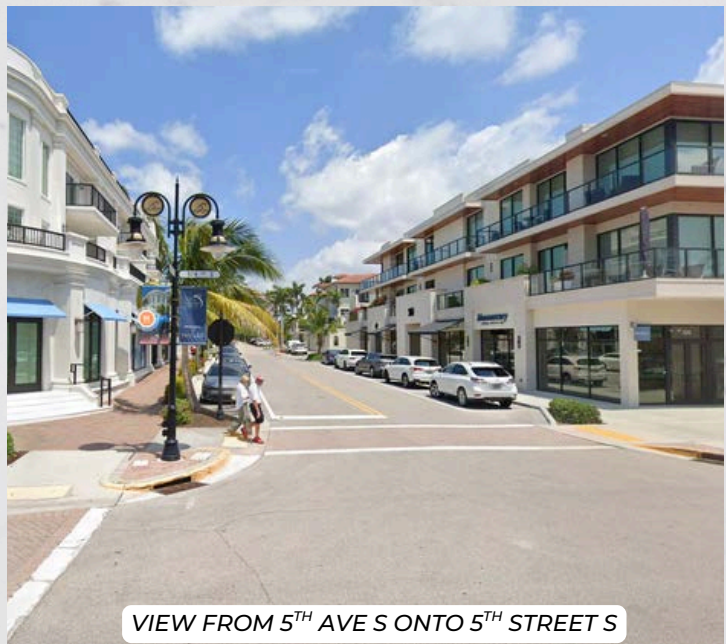
SIZE: 1,503 +/- SF

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



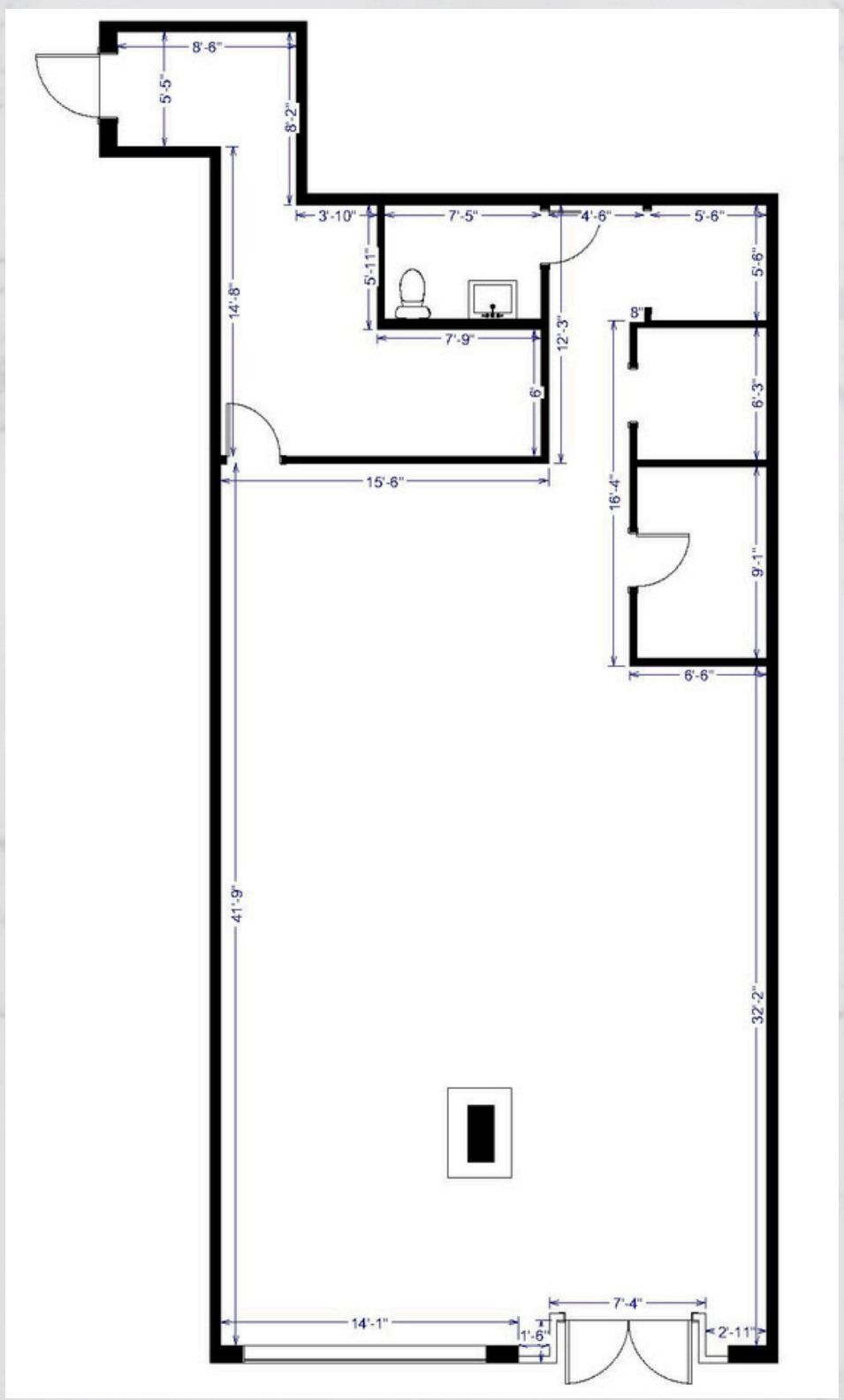
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← 5th STREET S. →



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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

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