



FOR SALE

RETAIL, FLEX, OFFICE, MEDICAL

NAPLES COASTAL SHOPPES - LOCATED IN NAPLES, FL

C-4 ZONING "GENERAL COMMERCIAL DISTRICT"

6050



PROPERTY OVERVIEW



NAPLES COASTAL SHOPPES

ADDRESS	6040 - 6060 Collier Blvd, Naples, FL 34114
AVAILABILITY	2,325 SF - 20,576 SF
ZONING	C-4 "General Commercial District"
LAND AREA	20.71 AC
BUILDING SIZE	147,453 SF
TRAFFIC COUNTS	41,000 SF
LOCATION	The subject site is located on the SEQ of Collier Blvd (SR-951) & Manatee in Naples, FL

PROPERTY HIGHLIGHTS

- Move-In Ready Units Available
- Flexible C-4 Zoning
- Value Pricing, Units priced under Replacement Cost
- New Roof (or credit), New Parking Lot, New HVAC Credit
- Multiple Access Points
- Regional Location
- Easy Access to Marco Island
- High Growth East Naples Corridor
- Open/Flexible Floor Plans
- Signalized Intersection
- Easy Ingress/Egress
- Fully Covered Pavilions and Walkways
- Patio Seating Available
- 620 common parking spaces (4.20/1000 SF)
- Pylon Signage Opportunity

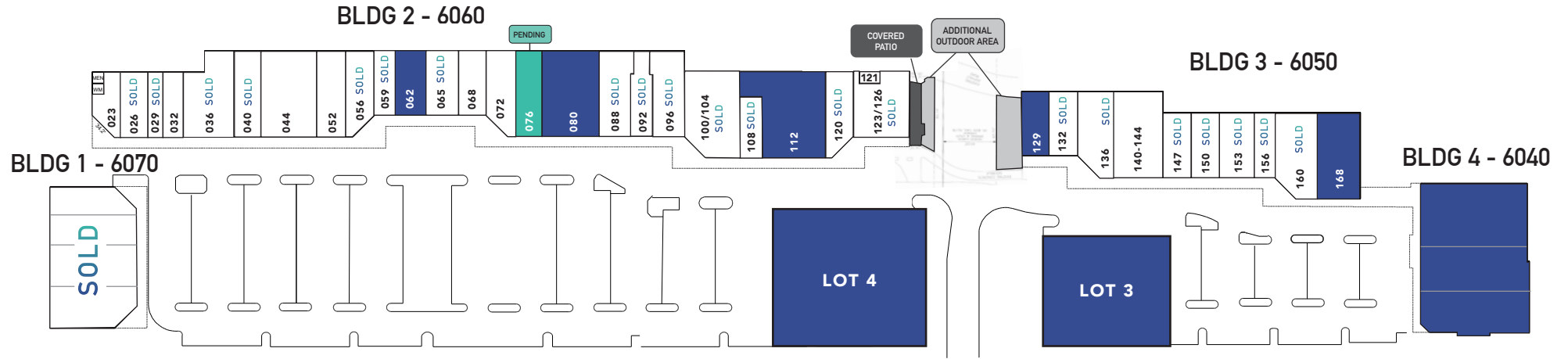


SHOPPES NEWLY RENOVATED IN 2017



NAPLES COASTAL SHOPPES

FOR SALE PRICING STARTING FROM \$265 PSF | FOR LEASE PRICING STARTING FROM \$22 PSF NNN



#	TENANT	SF
Lot 3	AVAILABLE	28,175
Lot 4	AVAILABLE	31,132
SUITE 023	THAI THAI SUSHI BOWL	1,743
SUITE 026	PREMIERE POOLS	2,325
SUITE 029	HAIR PALACE OF NAPLES	1,157
SUITE 032	1ON1GETFIT	1,744
SUITE 036	CHRIST COMMUNITY NAPLES	4,851
SUITE 040	CHRIST COMMUNITY NAPLES	3,093
SUITE 044	CHRIST COMMUNITY CHURCH	6,186
SUITE 052	DD FITNESS	3,093
SUITE 056	DR PORTU	2,805
SUITE 059	BEN WILLIAMSON	2,325
SUITE 062	AVAILABLE	2,325

#	TENANT	SF
SUITE 065	URBAN RESOURCE	2,325
SUITE 068	SAN ANTONIO SHOE CO.	2,325
SUITE 072	SILVER PALMS ENTERTAINMENT	2,807
SUITE 076	5TH AVE FLOWERS	3,093
SUITE 080	AVAILABLE	6,186
SUITE 088	GIFT SHOP	3,546
SUITE 092	QUALITY ENTERPRISES	2,161
SUITE 096	GUARDIAN PHARMACY	3,572
SUITE 100 - 104	HAPPY FEET	5,899
SUITE 108	HAIR PALACE OF NAPLES	1,154
SUITE 112	AVAILABLE	8,125
SUITE 120	MARIO CURIALE	2,525
SUITE 121	MANAGEMENT OFFICE - NOT AVAILABLE	

#	TENANT	SF
SUITE 123 - 126	SPORTS BAR	4,601
SUITE 129	AVAILABLE NOVEMBER 1ST	2,344
SUITE 132	HUY JACOP P.A.	2,344
SUITE 136	CRAE INVESTMENT MANAGEMENT GROUP	3,602
SUITE 140 - 144	APORTELA	5,446
SUITE 147	DR. FAREMOUTH	2,336
SUITE 150	SITELINE CONSTRUCTION	2,336
SUITE 153	MEDICAL	2,920
SUITE 156	TALON ADVISORY	1,752
SUITE 160	PHYSICAL THERAPY	4,368
SUITE 168	AVAILABLE	4,656
BLDG 4	FOR SALE	20,576



ECONOMIC BREAKDOWN - NAPLES COASTAL SHOPPES

	SIZE (SF)	PRICE	PRICE (PSF)	NNN (PSF)	DOWN PAYMENT	MONTHLY PAYMENT	CONDO FEES / COMMON AREA MAINTENANCE	CONDO FEE (PSF)	CAM (PSF)	GROSS MONTHLY PAYMENT
SALE:	3000	\$870,000.00	\$290.00		\$43,500.00	\$6,162.16	\$1,312.50	\$5.25		\$7,474.66
LEASE:	3000	\$66,000.00		\$22.00	\$16,500.00	\$5,500.00	\$2,125.00		\$8.50	\$7,625.00
SALE NOTES:	Loan Assumptions of 95% LTV, 20yr Amortization, 6.5% interest rate. Down Payment includes estimated closing costs of 1.5% of PP. Real Estate taxes not included in Condo Fees									
LEASE NOTES:	Lease Assumptions of 5 year lease term, 5% rental escalations. Down Payment based on First Month, Last Month and Security. Gross Monthly Payment includes Sale Tax.									

** These figures are estimates, not associated with any particular Suite/Space within Naples Coastal Shoppes.*

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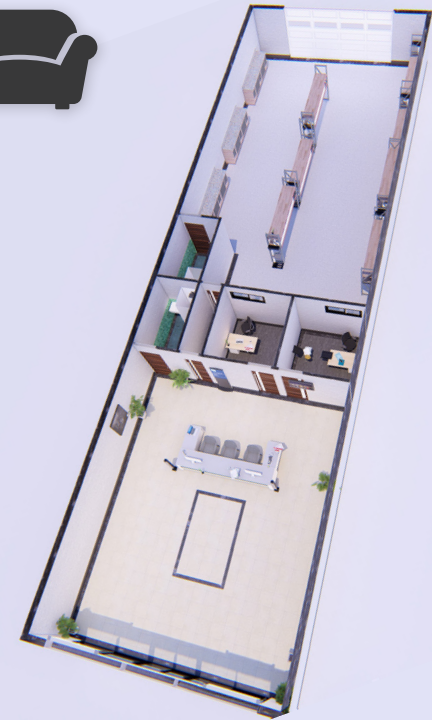
BLDG 2 - CONCEPTUAL SUITE RENDERINGS



OFFICE/FLEX



OFFICE/MEDICAL



SHOWROOM FLEX



ALLOWABLE USES UNDER C-4 ZONING
***(ALL USES FROM C-1, C-2, & C-3 ZONING ALSO ARE ALLOWABLE)**

1	Accounting	36	Dance Studio, School, and Halls	71	Membership Sports and Recreation Clubs
2	Adjustment and Collection Services	37	Detective, guard, and Armored Car services	72	Mortgage Bankers
3	Advertising Agencies	38	Department Stores	73	Motorcycle Dealers
4	Advertising - Misc.	39	Direct Mail Advertising Services	74	Museums and Art Galleries
5	Agricultural Services	40	Disinfecting and Pest Control Services	75	Musical Instrument Stores
6	Amusement & Recreation Services	41	Dry Cleaning Plants	76	News Syndicates
7	Ancillary Plants	42	Drug Stores	77	Nursing and Professional Care Facilities
8	Animal Specialty Services	43	Eating and Drinking Establishments	78	Paint Stores
9	Apparel & Accessory Stores	44	Educational Services	79	Passenger car leasing/rental
10	Architectural Services	45	Electrical & Electronic Repair	80	Personal Services
11	Auditing	46	Engineering Services	81	Personnel Supply Services
12	Auto and Home Supply Stores	47	Equipment Rental and Leasing	82	Photocopying and Duplicating Services
13	Automotive Services	48	Essential Services	83	Photo Studio & Laboratories
14	Banks, Credit Unions, and Trusts	49	Facilities Support Management Services	84	Physical Fitness Facility
15	Barber Shops	50	Federal Credit Agencies	85	Political Organization
16	Beauty Shops	51	Food Stores	86	Professional Membership Organizations
17	Bookkeeping Services	52	Funeral Services	87	Public Administration
18	Building Cleaning & Maintenance Services	53	General Merchandise Stores	88	Public Relations Services
19	Business Associations	54	Glass Stores	89	Electronics Store
20	Business Consulting Services	55	Group Care Facilities	90	Real Estate Office
21	Business Credit Institutions	56	Hardware Stores	91	Religious Organization
22	Business Services	57	Health Services (Offices, Clinics, and Misc.)	92	Repair Services
23	Cable and Pay Television Services	58	Home Furniture and Furnishings Stores	93	Research, Development, and Testing
24	Carpet and Upholstery Cleaning	59	Home Health Care Services	94	Retail - Misc.
25	Child Day Care Services	60	Hospitals	95	Reupholstery and Furniture Repair
26	Churches	61	Household Appliances Stores	96	Security and Commodity Brokers
27	Civic, Social, and Fraternal Associations	62	Insurance Office	97	Security System Services
28	Laundromat & Dry Cleaners	63	Landscape Architects, Consulting, and Planning	98	Shoe Repair Shops
29	Coin Operated Amusement devices	64	Legal Services	99	Social Services
30	Commercial Art & Graphic Design	65	Libraries	100	Surveying Services
31	Commercial Photography	66	Loan brokers	101	Tax Return Prep
32	Commercial Printing	67	Management Services	102	Theatrical Services
33	Computer Programming & Data Processing	68	Medical and Dental Lab	103	Travel Agencies
34	Computer & Software stores	69	Medical Equipment Rental and Leasing	104	Veterinary Services
35	Credit Reporting Services	70	Membership Organizations	105	Jewelry and Watch Repair

MARKET OVERVIEW





SOUTHWEST FLORIDA

Definitions of Southwest Florida vary, though its boundaries are generally considered to put it south of the Tampa Bay area, west of Lake Okeechobee, and mostly north of the Everglades and to include Manatee, Sarasota, Charlotte, Lee, and Collier counties. For some purposes, the inland counties of DeSoto, Glades, and Hendry, and the thinly populated mainland section Monroe County, south of Collier, are also included. The region includes four metropolitan areas: the North Port-Bradenton-Sarasota MSA (sometimes alternately considered a part of the Tampa Bay Area to the north), the Cape Coral-Fort Myers MSA, the Naples-Marco Island MSA, and the Punta Gorda MSA. Southwest Florida is one of the fastest-growing areas in the nation, according to the U.S. Census Bureau's most recent population estimates.

Lee and Collier counties ranked in the top 10 of the nation's fastest-growing metro areas based on population increases from July 2013 to July 2014. Census figures released today show Lee County added 18,177 people during that span, an increase of 2.7 percent, the sixth-largest increase in the country. Collier ranked No. 10 with an increase of 2.5 percent, adding an estimated 8,671 residents. The Census Bureau estimated Lee's population at 679,513 as of last July and 348,777 for Collier. If both counties grow at their same rates through July 2015 that would put Lee's population at an estimated 697,860 and Collier's at 357,496.

Southwest Florida was largely ignored by commercial developers until the late 1800s, and as such, lacks much of the heavier development present in other parts of Florida, such as that found in the central or southern regions of the state. In recent years however, there has been a major real estate boom focusing on downtown Fort Myers (high-rise residential condominiums); southern Lee County (commercial development and high-technology); eastern Collier County (residential development); and eastern parts of Bradenton.

Southwest Florida International Airport, located in South Fort Myers, served over 7.9 million passengers in 2014 and offers non-stop flights to 3 cities in Europe and 2 in Canada, in addition to 36 domestic airports. The area's secondary airport, Sarasota-Bradenton International Airport, served 2.9 million passengers in 2014. Southwest Florida is served by several major highways, including the Tamiami Trail (U.S. 41) and the Interstate 75 freeway, both of which connect the area to Tampa to the north, and Greater Miami-Ft. Lauderdale to the east. Tourism is a major economic driver in the area. In addition, many seasonal residents live in the area during the winter months, as temperatures in south Florida stay very moderate during that time of year.

*“HAPPIEST AND HEALTHIEST CITY”
– GALLUP RANKINGS*

“2ND HIGHEST MILLIONAIRES PER CAPITA”

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest are of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country. It isn't a surprise that Naples has outpaced growth trends around the country. As of 2017, Naples population growth came in 40% higher than the rest of the State of Florida with that number projected to increase to 100% for the next few years.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.



CITY OF
NAPLES



DEMOGRAPHICS

NAPLES COASTAL SHOPPES

6060 Collier Blvd Naples, FL 34114	3 mi radius	5 mi radius	10 mi radius	15 min drive time
Population				
2023 Estimated Population	24,134	47,704	154,317	74,495
2028 Projected Population	25,399	50,643	167,641	79,632
2020 Census Population	23,894	45,411	146,460	71,323
2010 Census Population	15,283	31,508	126,637	55,097
Projected Annual Growth 2023 to 2028	1.0%	1.2%	1.7%	1.4%
Historical Annual Growth 2010 to 2023	4.5%	4.0%	1.7%	2.7%
2023 Median Age	54.6	53.0	52.6	53.7
Households				
2023 Estimated Households	10,881	21,048	68,798	33,496
2028 Projected Households	11,686	22,710	75,828	36,416
2020 Census Households	10,679	19,913	64,886	31,856
2010 Census Households	6,579	12,966	55,000	23,820
Projected Annual Growth 2023 to 2028	1.5%	1.6%	2.0%	1.7%
Historical Annual Growth 2010 to 2023	5.0%	4.8%	1.9%	3.1%
Race and Ethnicity				
2023 Estimated White	69.1%	67.2%	68.3%	69.0%
2023 Estimated Black or African American	9.8%	10.4%	8.3%	9.6%
2023 Estimated Asian or Pacific Islander	1.3%	1.2%	1.4%	1.3%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%	0.5%
2023 Estimated Other Races	19.4%	20.9%	21.5%	19.6%
2023 Estimated Hispanic	24.6%	26.4%	27.4%	25.1%
Income				
2023 Estimated Average Household Income	\$116,725	\$116,396	\$124,535	\$119,573
2023 Estimated Median Household Income	\$94,354	\$86,948	\$89,242	\$87,665
2023 Estimated Per Capita Income	\$52,845	\$51,546	\$55,683	\$54,015
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	4.4%	5.7%	5.3%	5.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.5%	4.7%	4.9%
2023 Estimated High School Graduate	24.1%	25.6%	26.9%	27.1%
2023 Estimated Some College	15.6%	16.7%	17.9%	17.1%
2023 Estimated Associates Degree Only	7.7%	7.3%	8.0%	7.9%
2023 Estimated Bachelors Degree Only	25.5%	23.4%	22.5%	22.7%
2023 Estimated Graduate Degree	16.8%	15.7%	14.8%	15.1%
Business				
2023 Estimated Total Businesses	825	1,813	12,321	3,780
2023 Estimated Total Employees	6,340	11,250	78,174	26,426
2023 Estimated Employee Population per Business	7.7	6.2	6.3	7.0
2023 Estimated Residential Population per Business	29.3	26.3	12.5	19.7

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