



**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.

**CONTACT (239) 261-3400 x176**

**Tara L. Stokes, [tara@ipcnaples.com](mailto:tara@ipcnaples.com)**

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

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://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.



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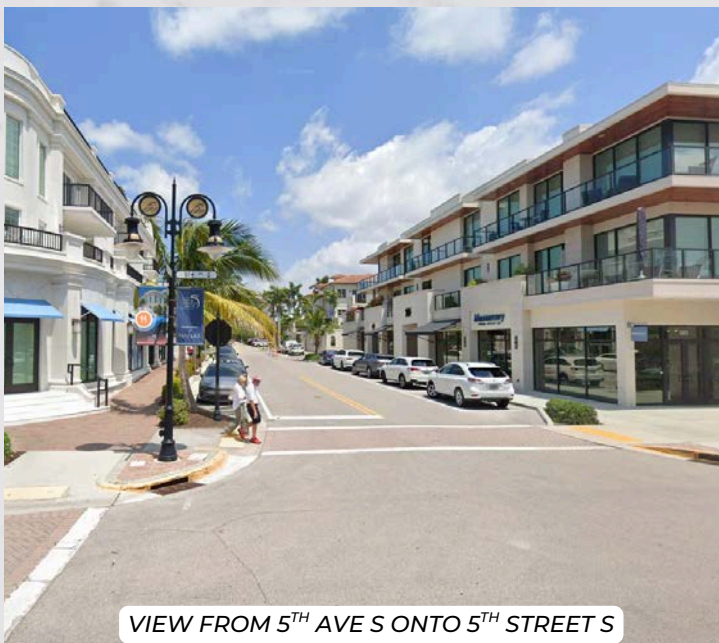
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## OFFERING SUMMARY

|                     |                    |
|---------------------|--------------------|
| SIZE:               | 1,503 +/- SF       |
| BASE RENT:          | \$120.00 PSF + NNN |
| EST. CAM:<br>(2026) | \$23.08            |
| EST. MONTHLY:       | \$17,920.77        |
| AVAILABILITY:       | IMMEDIATELY        |



**Google  
Maps**

| DEMOGRAPHICS 2026        | 1 mile    | 3 miles   | 5 miles   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 4,727     | 31,639    | 80,040    |
| Average Household Income | \$209,625 | \$172,487 | \$165,758 |

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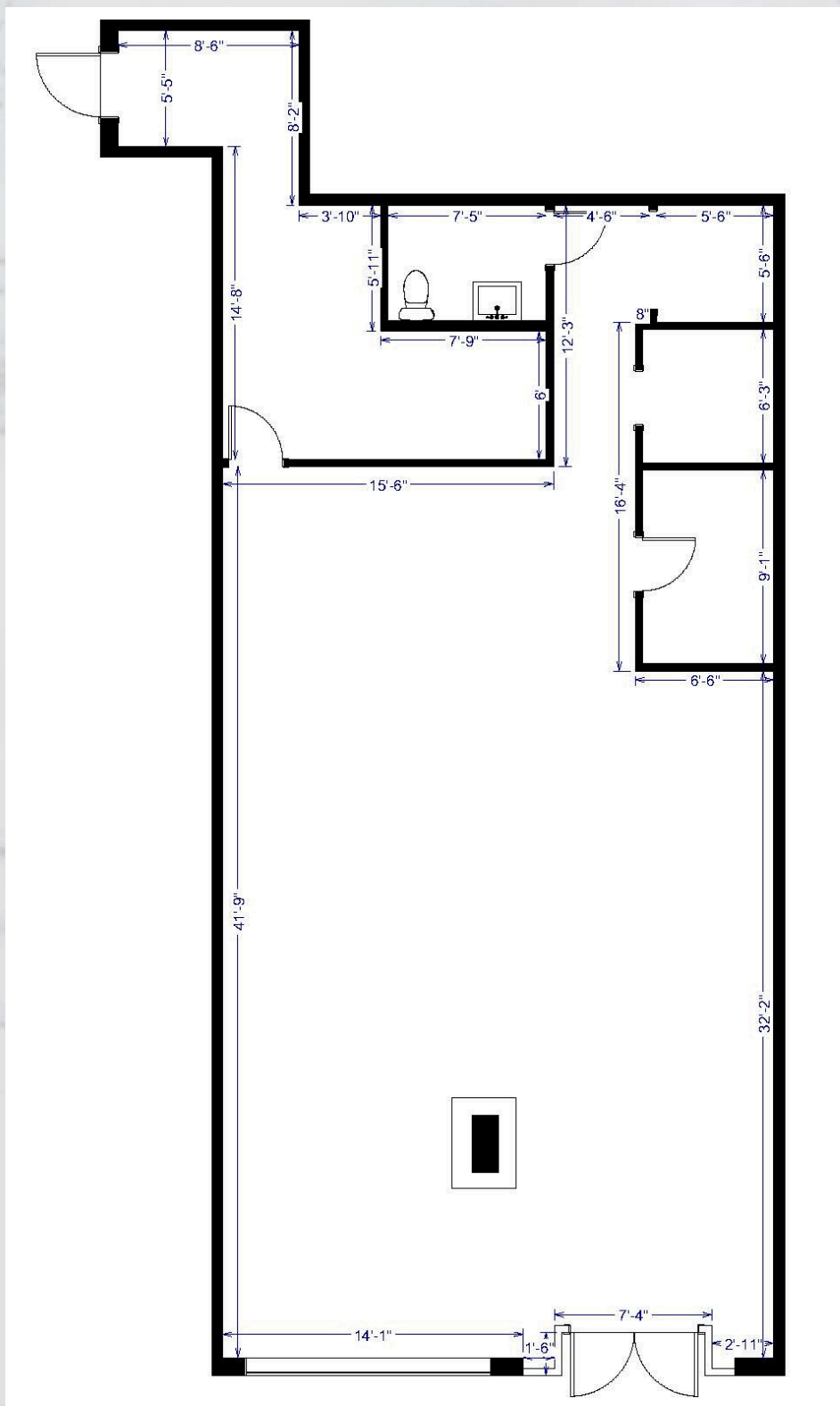
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SIZE:  
**1,503 SF**



← 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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