



LA|FITNESS

FOR LEASE

Pavilion

871 Vanderbilt Beach Road | Naples, FL

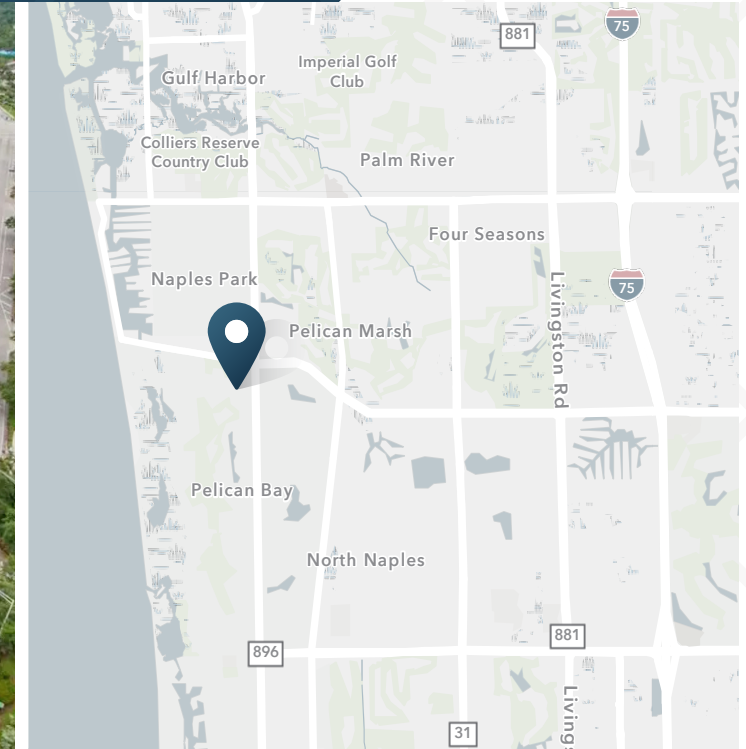


Pavilion

871 Vanderbilt Beach Rd | Naples, FL 34108



FOR LEASE



2,300-6,400 SF
Available

Owned By

**Regency
Centers.**

ABOUT THE PROPERTY

- 2 spaces left for lease in Pavilion, a 167,645 SF shopping center off of Tamiami Trail.
- Key retailers include LA Fitness, Paragon Theaters, and J. Lee Salon Suites.
- Accessible from US-41, Vanderbilt Beach Rd, and Hammock Oak Drive.
- Pavilion is in the Naples-Marco Island market with average annual visits of 1,763,917.

CO-TENANTS



TRAFFIC COUNTS

Tamiami Trail	57,000 VPD
Vanderbilt Beach Rd	11,900 VPD
Immokalee Rd	59,000 VPD

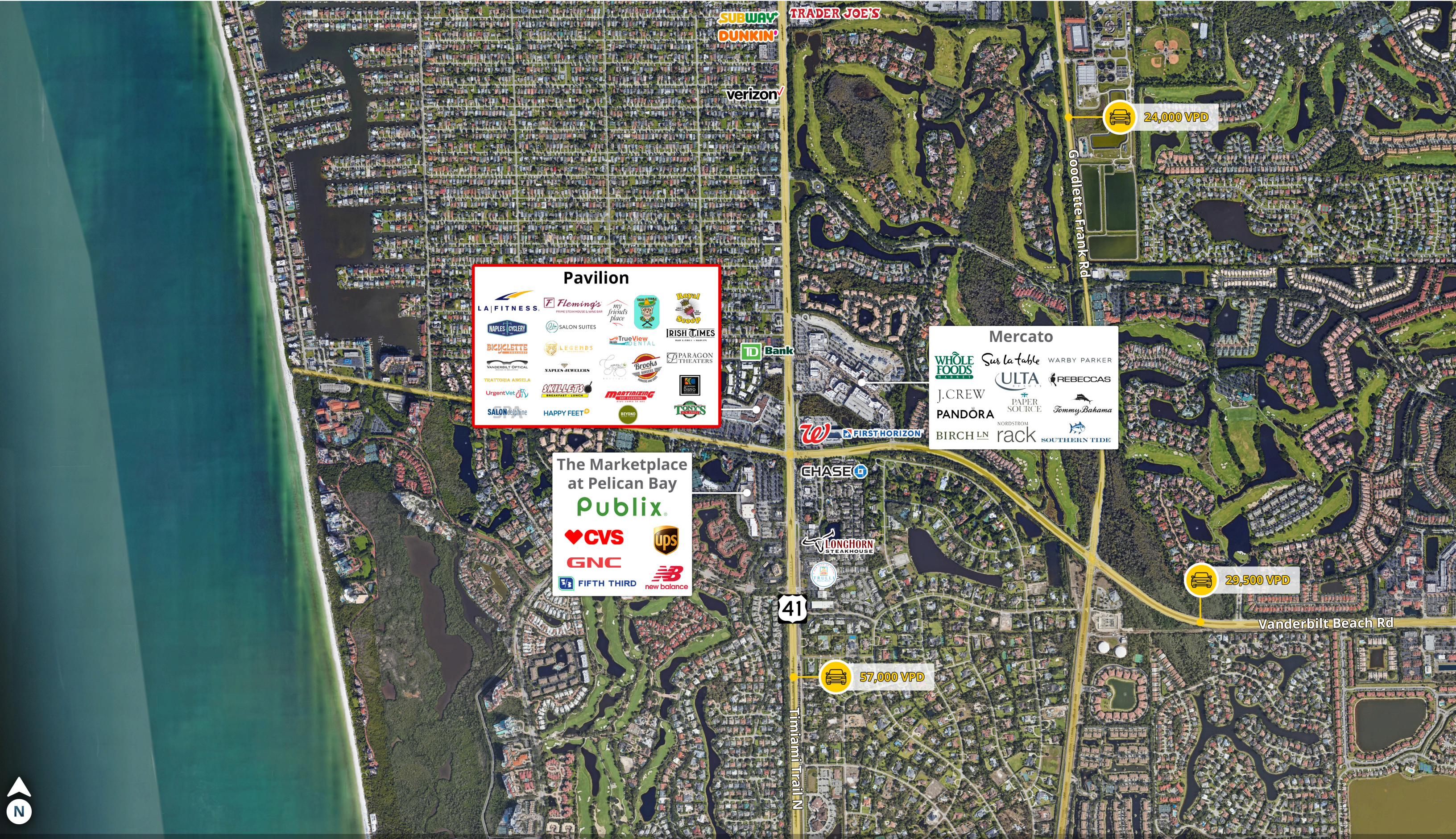
Year: 2023 | Source: FDOT

Pavilion

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Suite	Tenant	SF
02-04	Naples Cyclery	4,338
08	Bicylette Cookshop	2,660
10	Sunset + Pine	850
12	Vanderbilt Optical	1,258
14	True View Dental	1,500
16	Royal Scoop	1,000
18	Paragon Theaters	31,118
20	Trattoria Angela	1,072
22	The Pavilion Barber Shop	536
26	Brooks Gourmet Burgers & Dogs	3,500
30	Skillet's	2,640
32	UrgentVet	3,318
34	Beyond Juicery + Eatery	1,600
36-38	Salon Delphine	3,200
40	LA Fitness	50,795
42	Tony's NY Pizza	1,600
44	AVAILABLE	6,400
50	Martinzing Dry Cleaning	1,200
52	KC American Bistro	3,600
56	Beautiful Nails Spa Naples	900
58	Sour & Dough	1,190
60	Kava Culture	873
62	Naples Jewelers	871
64	My Friend's Place	2,100
66	Irish Times Bar & Grill	5,788
70	Legends Sports Bar	7,931
72	AVAILABLE	2,300
74	J. Lee Salon Suites	10,698
76	Tacos & Tequila	6,407
OP1	Flemings Prime Steakhouse	6,500



SUBWAY
DUNKIN'

verizon

24,000 VPD

Goodlette Frank Rd

Pavilion

LA FITNESS	Fleming's	my friend's place	Royal Scoop
NAPLES CYCLERY	SALON SUITES	TrueView DENTAL	IRISH TIMES
BICYCLETTE	LEGENDS	PARAGON THEATERS	TD Bank
VANDERBILT OPTICAL	SAPLES JEWELERS	Brooks	W
TRATTORIA ANGELA	SKILLETTS	MARTINIZING	FIRST HORIZON
UrgentVet	SALON delphine	HAPPY FEET	BEYOND
			TONY'S

Mercato

WHOLE FOODS MARKET	Sur la table	WARBY PARKER
J.CREW	ULTA	REBECCAS
PANDORA	PAPER SOURCE	Tommy Bahama
BIRCH LN	NORDSTROM	rack
		SOUTHERN TIDE

The Marketplace at Pelican Bay

Publix

CVS	ups
GNC	
FIFTH THIRD	new balance

CHASE

CHASE

LONGHORN STEAKHOUSE

41

57,000 VPD

Trilamini Trail N

29,500 VPD

Vanderbilt Beach Rd



DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,489 Population	8,805 Total Daytime Population	\$150,547 Average Household Income	3,274 Total Households
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3 MILES

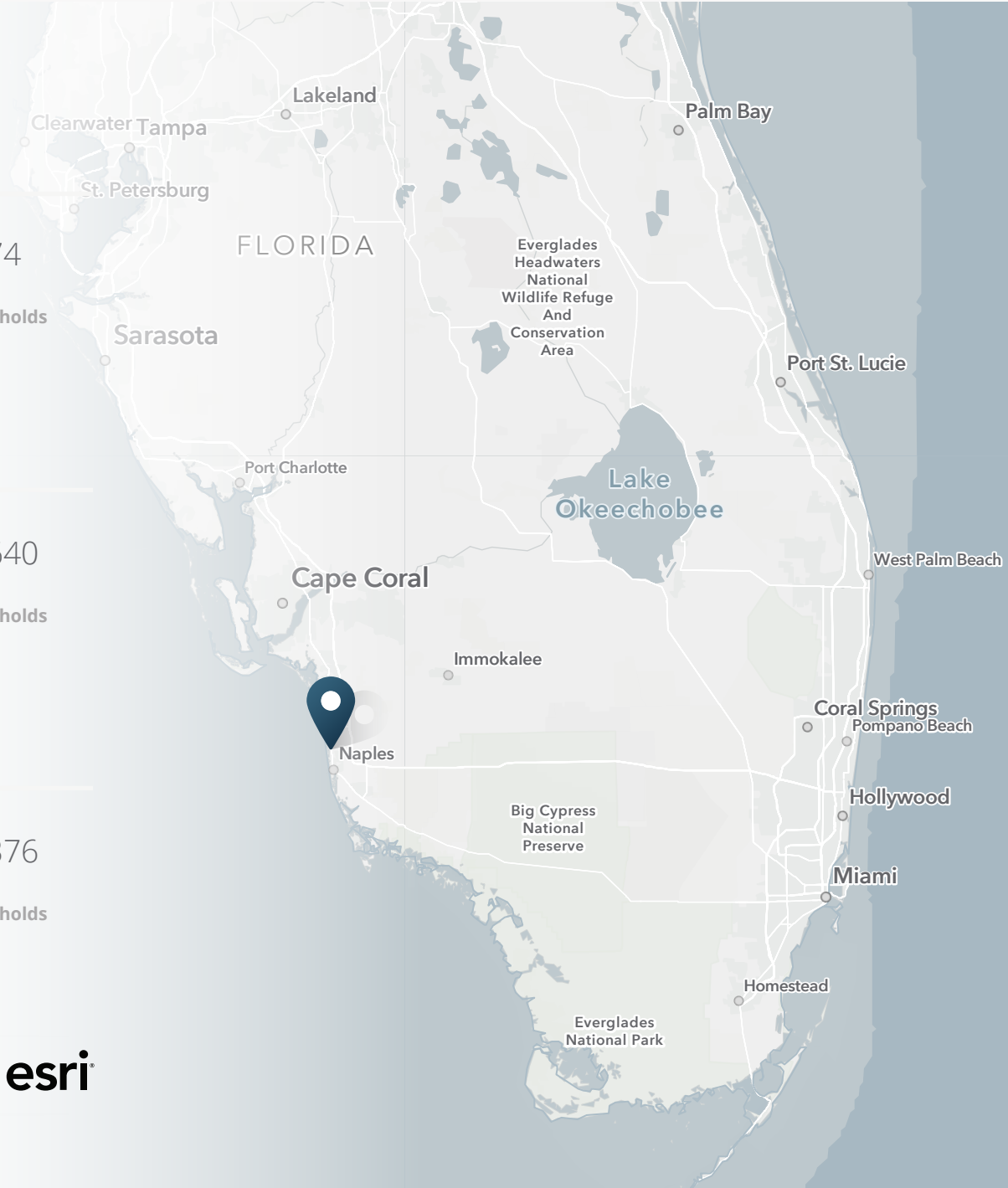
39,349 Population	60,674 Total Daytime Population	\$172,411 Average Household Income	19,640 Total Households
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5 MILES

95,517 Population	128,611 Total Daytime Population	\$162,118 Average Household Income	47,376 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



LA FITNESS



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