



Investment
Properties
Corporation

F O R L E A S E

BELLAGIO SHOPPES

877 91st Ave N | Naples, FL 34108



Located on Tamiami Trail N | Across from Mercato



Located directly across from Mercato, Naples' high traffic mixed use retail lifestyle center. This unit features great visibility with direct frontage on US-41, at the intersection of 91st Avenue N. Ideal for retail, showroom, or gallery.

OFFERING SUMMARY

USE: Retail

BASE RENT:

\$32.00 PSF

UNIT: 3

2026 CAM:

\$12.79 PSF

SIZE: 1,707 SF

EST. MONTHLY: \$6,371.38

AVAILABLE:

AUGUST 1, 2026

CONTACT ☎ (239) 261-3400

Brady Dean, ext. 120

Brady@ipcnaples.com

Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

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Licensed Real Estate Broker

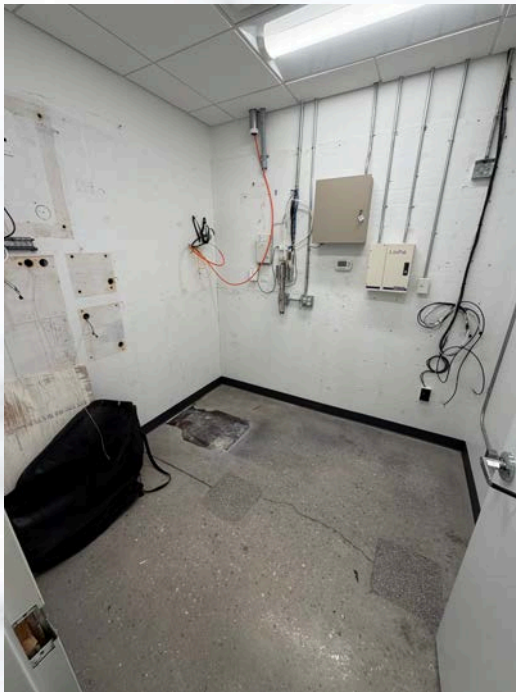
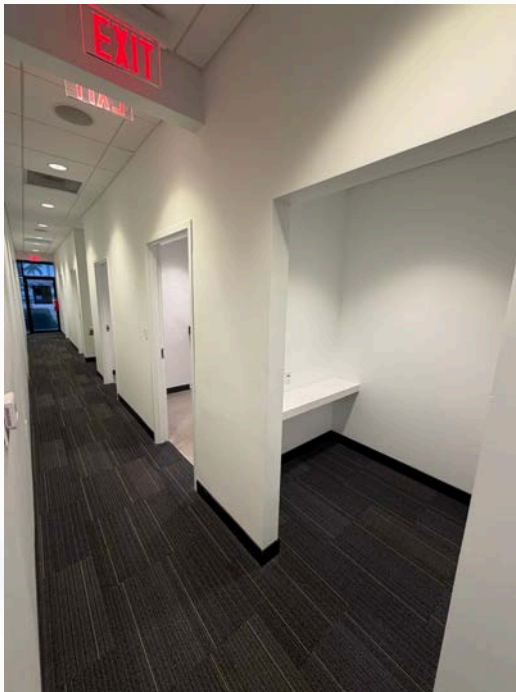
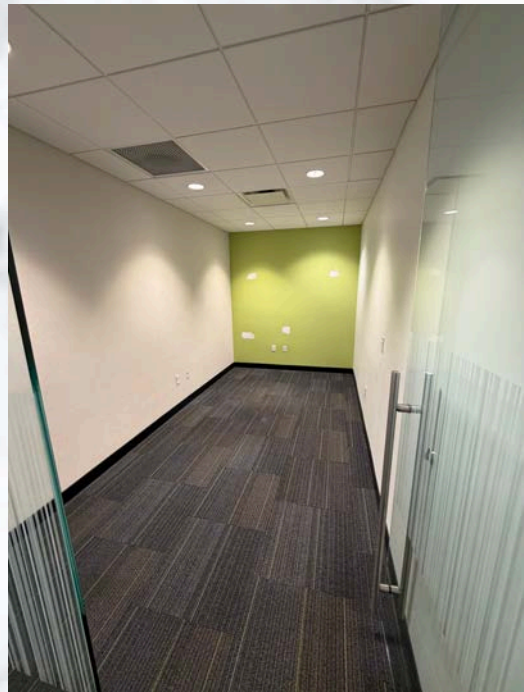
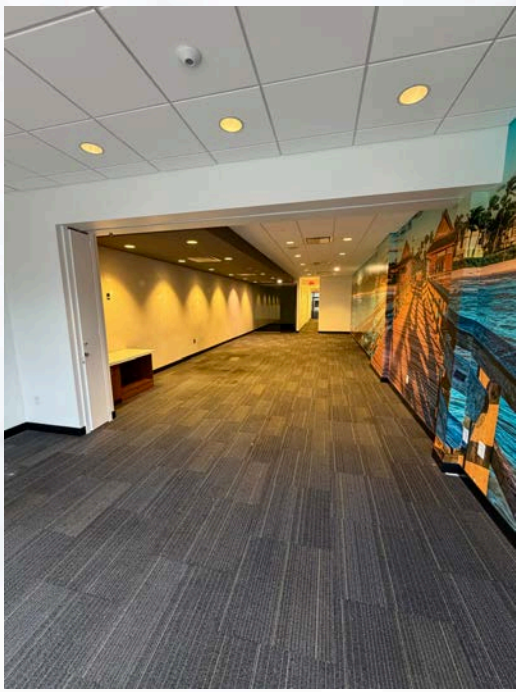
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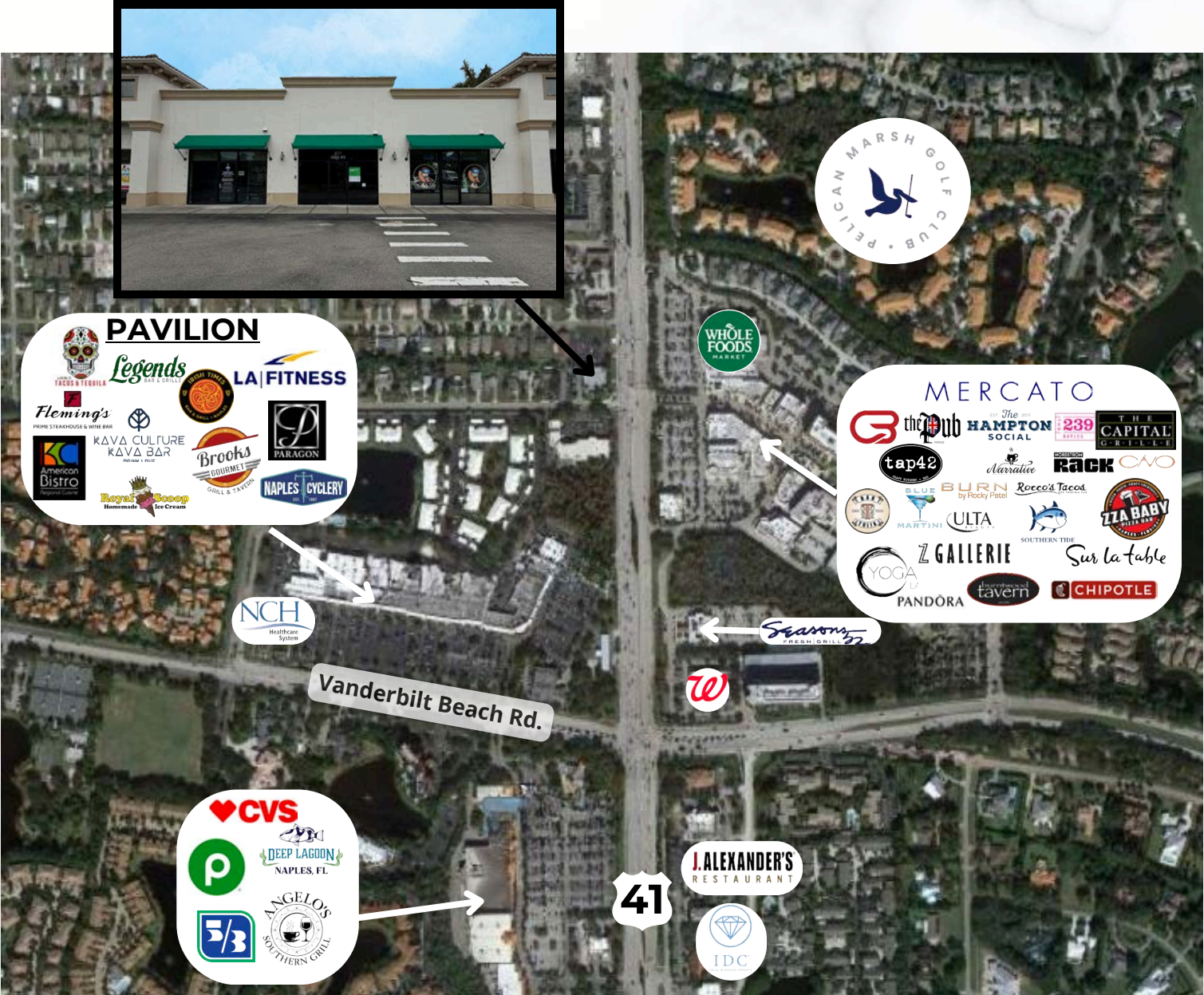
PHOTOS





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DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
6,247 Population	41,538 Population	97,312 Population
3,176 Households	21,097 Households	49,043 Households
\$160,029 Average Household Income	\$190,716 Average Household Income	\$182,278 Average Household Income



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