




# 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 EST. NNN:	\$12.26 PSF
SIZE:	1,707 SF	EST. MONTHLY:	\$6,295.99
		AVAILABLE:	IMMEDIATELY

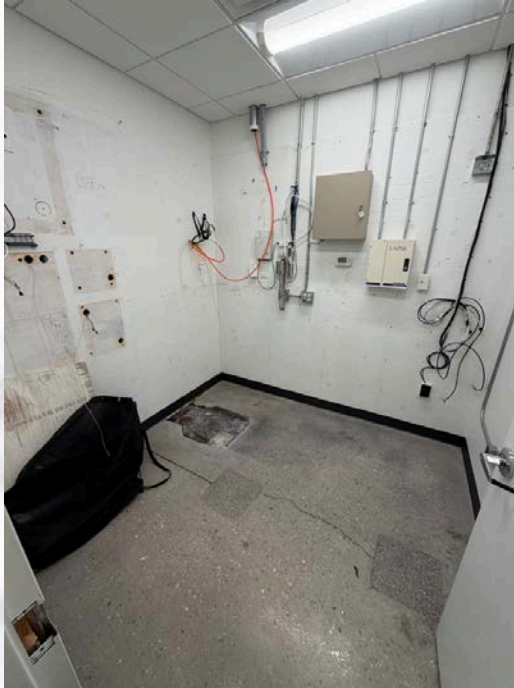
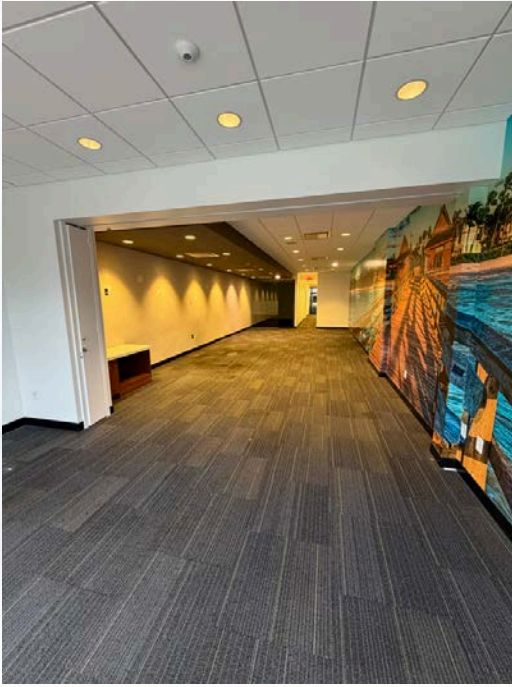
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# PHOTOS





**PAVILION**

**MERCATO**

**DEMOGRAPHICS**

1 Mile	3 Miles	5 Miles
6,131 Population	40,092 Population	94,428 Population
3,137 Households	20,407 Households	47,742 Households
\$157,119 Average Household Income	\$189,868 Average Household Income	\$183,197 Average Household Income

*click here!*



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