

Parish Olde Towne Centre

OFFICE BUILDING - FOR SALE

OFFERING MEMORANDUM

1020 8th Ave S
Naples, FL 34102

Rob Carroll

Investment Properties Corporation of Naples

CCIM, MAI

(239) 261-3400

rob@ipcnaples.com

SL3291142



OFFERING SUMMARY

ADDRESS	1020 8th Ave S Naples FL 34102
COUNTY	Collier
BUILDING SF	9,760 SF
LAND ACRES	.45
LAND SF	19,980 SF
YEAR BUILT	1974

FINANCIAL SUMMARY

PRICE	\$6,000,000
PRICE PSF	\$614.75

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,182	34,600	86,030
2026 Median HH Income	\$114,024	\$84,584	\$88,819
2026 Average HH Income	\$249,937	\$168,736	\$165,691

INVESTMENT SUMMARY

- Located within one of Florida's most resilient luxury real estate markets
- Strong Demographics and affluent consumer base
- Exceptional long-term land value appreciation potential
- Limited Supply submarket with high barrier to entry
- Strong redevelopment and repositioning potential
- Small units and short-term leases at below market rents



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PROPERTY FEATURES

BUILDING SF	9,760
LAND SF	19,980
LAND ACRES	.45
YEAR BUILT	1974
ZONING	C2-A
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	32
TYPICAL FLOOR SF	4,880

Commercial Investment Opportunity

Strategically located in the heart of Naples, 1020 8th Avenue South presents a rare opportunity to acquire a premier property within one of the strongest and most supply-constrained real estate markets in Southwest Florida.

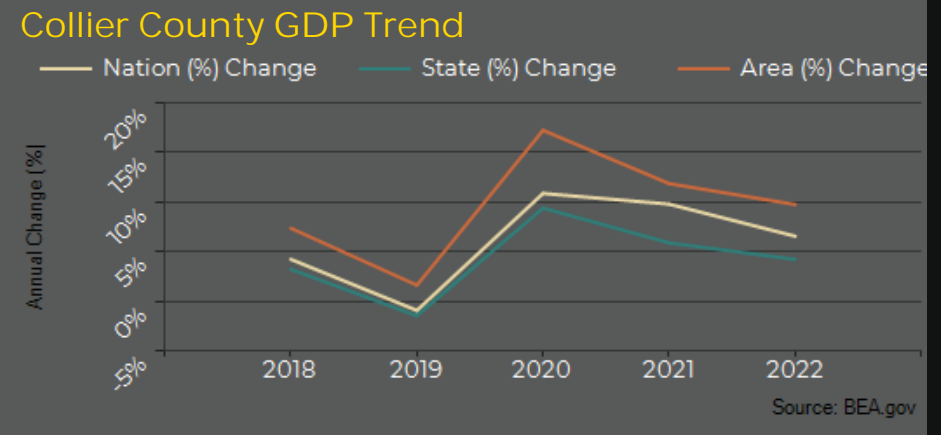
Positioned just minutes from the luxury retail, dining, hospitality, and entertainment districts of Fifth Avenue South and Third Street South, the property benefits from exceptional visibility, accessibility, and long-term market fundamentals driven by continued population growth, high household incomes, and sustained demand for premium real estate in Old Naples.

The surrounding area is characterized by luxury residential development, boutique commercial uses, upscale hospitality, and strong seasonal and year-round consumer activity. Its central location near Naples Bay, Gulf beaches, and Downtown Naples creates a highly desirable environment for investment, redevelopment, or repositioning strategies.

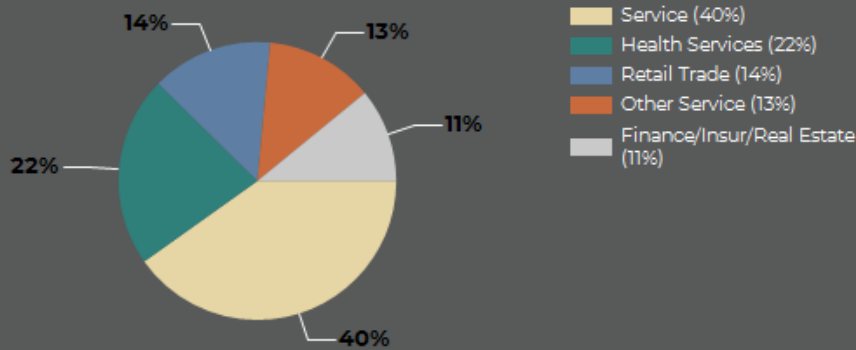
This offering represents a compelling opportunity for investors, developers, and owner-users seeking to capitalize on the continued growth and limited inventory within the Naples luxury coastal market. Properties in this corridor rarely become available, further reinforcing the long-term value and strategic importance of this location.



- Surrounded by top-tier dining, luxury retail, and hospitality, enhancing tenant visibility and customer draw.
- Steps from Fifth Avenue South, one of Southwest Florida's highest-performing retail corridors.
- Located in one of the most pedestrian-friendly areas in Naples, driving consistent foot traffic and strong tenant exposure.
- Walkable coastal urban environment



Major Industries by Employee Count



Largest Employers

Gulfshore Property Management LLC	50
Port Royal Property Owners' Association	30
Meridian Construction Group LLC	25
Open Door Rentals Inc	20
Cookson, Peirce & Co., Inc.	15
Chimera Hospitality Corporation	12
JRL Design Studios LLC	10
R.K. Reiman Construction, Inc	8



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GULF SHORE BOULEVARD

9TH STREET SOUTH / US 41

GOODLETTE FRANK ROAD

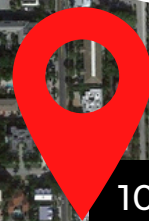


FIFTH AVENUE SOUTH



TIN CITY

TAMIAMI TRAIL EAST



1020 8TH AVENUE SOUTH



LOCATED ONLY 0.3 MILES (7 MIN WALK) TO NOTABLE 5TH AVENUE SOUTH





Rob Carroll
CCIM, MAI

A leasing and sales agent for IPC since 2014, Rob professionally assists clients with all aspects of commercial leasing and sales, including landlord and tenant representation, marketing properties for lease and sale, canvassing and conducting market research.

Rob was born and raised in Naples and is a graduate of Lely High School. Prior to his position at IPC, he worked as a state certified General Real Estate Appraiser with Carroll and Carroll in Naples. He has a bachelor's degree in Business Administration and Finance from the University of Florida. Rob was awarded an MAI designation from the Appraisal Institute in June 2015. MAI stands for Member Appraisal Institute and represents the most prestigious commercial appraisal designation.

In 2016, Rob earned his Certified Commercial Investment Member (CCIM) designation, the leading indicator of expertise in commercial and investment real estate. He is also an active member of the International Council of Shopping Centers (ICSC), the global trade association of the shopping center industry.



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