



ANOTHER  
**Broken Egg Cafe**



**Bank**

**CBRE**

**6917**

Collier Blvd, Naples, FL 34113

**NEW CONSTRUCTION 2-TENANT RETAIL | NAPLES, FL**

# 6917

COLLIER BLVD

Property Photo

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**Broken Egg Cafe**



# INTRODUCTION

CBRE is pleased to present the exclusive listing for this new construction two national tenant retail building at Triangle Shoppes in the highly sought after and affluent south-west Florida market of Naples. TD Bank is one of the 10 largest banks in the US with \$2.09 Trillion in assets and boasts an A+ investment grade S&P credit rating. Another Broken Egg Café is one of the fastest growing, daytime-only restaurant chains in the US with over 100 locations and a strong presence in Florida, Texas, and Alabama.

Triangle Shoppes is the latest retail project at the densely developed retail intersection of US 41 and Collier Boulevard and surrounded by an intense concentration of national retailers including Publix, Lowe’s, The Fresh Market, Burlington, HomeGoods, Walmart, Staples, Aldi, Ross, Ulta, PetSmart, Hobby Lobby, and Tractor Supply Co.

Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the third highest proportion of millionaires per capita in the US.

# INVESTMENT HIGHLIGHTS

- **TD Bank** – top ten banks in the US, \$2.09 Trillion in assets, investment grade credit (S&P: A+)
- **Another Broken Egg Café** - one of the fastest growing, daytime-only restaurant chains in the US with over 100 locations
- **High-Visibility Retail Corridor** – positioned along Collier Boulevard (42,000 AADT), a primary north-south retail corridor serving Naples with strong daily commuter exposure
- **Strong Demographics** – nearly 59,000 residents and over 15,000 employees support this trade area
- **Upper Income Area** – average household incomes of \$123k to \$135k within 1 to 5 miles
- **One of Florida’s Most Sought After Cities** – Naples is consistently ranked among the wealthiest cities in the US with the sixth highest per capita income, and the third highest proportion of millionaires per capita in the US.
- **10% rental increases throughout initial lease terms and options**
- **Florida is a NO INCOME TAX STATE**

# INVESTMENT SUMMARY

PROPERTY ADDRESS: 6917 Collier Blvd, Naples, FL 34113

**PRICE: \$5,735,000**

**TOTAL ANNUAL RENT: \$301,085**

**CAP RATE: 5.25%**

LAND SIZE: 1.43± Acres

PARKING SPACES: 81 (12.75 per 1,000 SF)

BUILDING SIZE: 6,350±SF

YEAR BUILT: 2025

| TENANT DETAILS        | TD Bank             | Another Broken Egg Cafe   |
|-----------------------|---------------------|---------------------------|
| ANNUAL RENT:          | \$121,250           | \$179,835                 |
| GUARANTOR:            | Corporate (S&P: A+) | FS Hospitality Group, LLC |
| INITIAL LEASE TERM:   | 10 Years            | 10 Years                  |
| REMAINING LEASE TERM: | 9.75± Years         | 10 Years                  |
| RENT INCREASES:       | 10% every 5 years   | 10% every 5 years         |
| OPTIONS:              | (3) 5-year options  | (2) 5-year options        |
| RENT COMMENCEMENT:    | January 24, 2026    | July 5, 2026              |
| UNIT SIZE:            | 2,500±SF            | 3,786±SF + 400±SF Patio   |
| LANDLORD OBLIGATIONS: | Roof & Structure    | Roof & Structure          |



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**Broken Egg Cafe**



# TRIANGLE SHOPPES | SITE PLAN

TRIANGLE BLVD

CELESTE DR

Building 8  
1.55 AC

Building 9  
1.52 AC

 **Bank**

 **Broken Egg Cafe**

Collier Blvd (SR 951) | 42,000±AADT



PROPERTY IMAGES





Collier Blvd (SR 951) | 42,000±AADT

Tamiami Trl (US HWY 41) | 40,500±AADT



**6917**  
COLLIER BLVD

Broken Egg Cafe  
TD

Publix  
Burlington  
Pizza Hut  
EYEGLASS WORLD  
Starbucks  
Jockey Mikes  
McDonald's  
Burger King  
Zenshi  
Texas  
Planet Fitness  
Noirey Nail Bar  
Truist  
Miller's Ale House  
Metro  
Bank of America  
The Vitamin Shoppe  
Zoomfit  
Regions  
Carrabba's Italian Grill



*Falling Waters*  
Beach Resort

Community of 430 2-story Condo Units with Lazy River & Resort Amenities

Hobby Lobby  
Outback Steakhouse  
Batteries Plus  
Mattress Firm  
Chase

CVS  
Public Storage  
TSC Tractor Supply Co

Marshalls  
PetSmart  
Bealls  
Ross Dress for Less  
Michael's  
Ulta  
Wendy's  
Aspen Dental

Edward Jones  
Ameriprise Financial

Dollar Tree  
Fifth Third Bank  
Wawa  
Tire Kingdom Service Centers

The Fresh Market  
Wells Fargo  
Foot Locker  
Club Champion  
Staples  
Panera Bread  
Subway  
The Animal Life Veterinary Center at Eagle Creek

Lowe's  
Walgreens  
Auto Zone

Dunkin' Donuts



Walmart  
Save money. Live better.  
Domino's Pizza  
Godvibe  
Burger King

NORTHWEST AERIAL

THE FRESH MARKET | WELLS FARGO | Hoot's | CLUB CHAMPION  
 Staples | SUBWAY | Panera BREAD | The Animal Life Veterinary Center at Eagle Creek

HOBBY LOBBY | OUTBACK STEAKHOUSE | BatteriesPlus+ | MATTRESS FIRM | CHASE

Publix | Burlington | McDonald's | Pizza Hut | EYEGLASS WORLD | BURGER KING | ZENSHI | CARRABBA'S ITALIAN GRILL | planet fitness | NOIREY NAIL BAR | TRUIST | metro | xfinity | BANK OF AMERICA | theVitamin Shoppe | ZOOMFIT | REGIONS

STAYBRIDGE SUITES AN IHG HOTEL

LOWE'S | Walgreens

TEXAS | CHIPOTLE MEXICAN GRILL | MILLER'S ALE HOUSE | Starbucks | T-Mobile | Jersey Mike's Subs | SHAKE SHACK

Tamiami Trl (US HWY 41) | 40,500±AADT

Triangle Blvd

Collier Blvd (SR 95D) | 42,000±AADT

6917 COLLIER BLVD | Broken Egg Cafe | TD

Celeste Drive

SOUTHWEST AERIAL

Marco Island, Florida

*Falling Waters*  
Beach Resort

Community of 430 2-story Condo Units  
with Lazy River & Resort Amenities

Marshalls PET SMART  
BEALLS Michaels  
ROSS ULTA Wendy's  
DRESS FOR LESS AspenDental

Tamiami Trl (US HWY 41) | 40,500±AADT

MIDGARD  
SelfStorage

CVS



LOWE'S  
Walgreens

Collier Blvd (SR 951) | 42,000±AADT

Triangle Blvd

Starbucks T-Mobile

MILLER'S  
ALE HOUSE

TEXAS  
BUBBLES

CHIPOTLE  
MEXICAN GRILL

SHAKE SHACK

Jersey Mike's  
Subs

STAYBRIDGE  
SUITES  
AN IHG HOTEL

6917

COLLIER  
BLVD



Celeste Drive

NORTH AERIAL



Triangle Blvd

Celeste Drive

Collier Blvd (SR 951) | 42,000±AADT

WEST AERIAL

**Marshalls** **PET SMART**  
**BEALLS** **Michaels**  
**ROSS** **ULTA** **Wendy's**  
 DRESS FOR LESS **AspenDental**

**CVS**

**LOWE'S**  
**Walgreens**

**THE FRESH MARKET** **WELLS FARGO** **Foot's**  
**CLUB CHAMPION** **Staples** **SUBWAY**  
**Panera BREAD** **The Animalife Veterinary Center at Eagle Creek**

**HOBBY LOBBY** **OUTBACK STEAKHOUSE**  
**BatteriesPlus** **MATTRESS FIRM**  
**CHASE**

Tamiami Trl (US HWY 41) | 40,500±AADT

**MIDGARD**  
Self STORAGE

**SHAKE SHACK**

**TEXAS**  
BBQ

**CHIPOTLE**  
MEXICAN

**Starbucks** **T-Mobile**

**MILLER'S ALE HOUSE**

**Jersey Mike's**

**Publix** **Burlington** **McDonald's**  
**Pizza Hut** **EYE GLASS WORLD** **BURGER KING**  
**ZENSHI** **CARRABBA'S**  
**TRUIST** **metro** **planet fitness** **NOIREY NAIL BAR**  
**BANK OF AMERICA** **theVitamin Shoppe** **xfinity**  
**ZOOMFIT** **REGIONS**

**STAYBRIDGE SUITES**  
 AN IHG HOTEL

Triangle Blvd

Collier Blvd (SR 951) | 42,000±AADT

Gelaste Drive



**6917**  
 COLLIER BLVD  
**TD**  
 ANOTHER Broken Egg Cafe

EAST AERIAL



Celeste Drive

Collier Blvd (SR 951) | 42-000 E NADT

6917  
COLLIER  
BLVD

ANDERSON  
Broken Egg Cafe

Triangle Blvd



ANOTHER  
**Broken Egg Cafe**



## TENANT OVERVIEW



Founded in 1996 in Louisiana and headquartered in Orlando, FL, Another Broken Egg Café is a fast-growing, daytime-only restaurant concept specializing in upscale breakfast, brunch, and lunch offerings with a distinctive Southern-inspired menu and full bar featuring signature cocktails and brunch beverages. The brand has established itself in the highly desirable daytime dining segment, emphasizing chef-inspired dishes, premium ingredients, and a polished yet casual dining experience.

### Ownership & Sponsorship

Another Broken Egg Café is privately held and private equity-backed, owned by The Beekman Group, a New York-based private equity firm. Beekman acquired the brand in 2017, supporting continued expansion, portfolio growth, and operational scale.

### Concept & Operations

The cafés operate on a single-shift, daytime-only model, generally closing by mid-afternoon, which supports strong labor economics and consistency in operating hours. Locations typically include in-person dining, off-premise sales, catering, and third-party delivery, with alcohol sales representing a meaningful component of revenue at many units due to the full-bar format.

### Growth & Footprint

Another Broken Egg Café operates 100+ locations across more than 15 states, with additional units in development through signed franchise and multi-unit growth agreements. The brand has demonstrated consistent expansion momentum, opening new cafés annually and targeting both existing and new markets across the Southeast, Midwest, and Sunbelt regions.

The company operates under a franchise-forward growth strategy, supported by a mix of franchised and select company-owned locations. Franchisees benefit from centralized site selection assistance, training, marketing support, and standardized operating systems, reinforcing brand consistency and long-term store performance.



## TENANT OVERVIEW



**America's Most Convenient Bank®**

Toronto-Dominion Bank (TD) is a leading North American financial institution founded in 1955 through the merger of the Bank of Toronto (est. 1855) and the Dominion Bank (est. 1869), with roots in Canadian banking stretching back over 170 years. TD enjoys an investment grade credit rating (**S&P: A+**) and operates globally through its diversified financial services platform — offering retail, commercial, wealth, insurance, and capital markets products. TD is one of the largest banks in North America, serving nearly 28 million customers worldwide with over 95,000 employees. TD's total assets are approximately \$2.09 trillion USD, propelling it into the top tier of global banking franchises by size, and its market capitalization is roughly \$158 billion USD as of early 2026. In the U.S., TD maintains a prominent retail footprint with about 1,150 branches across the East Coast, serving more than 10 million clients and ranking among the 10 largest U.S. banks by assets.



### TD BANK QUICK FACTS

|                           |   |
|---------------------------|---|
| <b>Founded:</b>           | 1955  |
| <b>Headquarters:</b>      | Cherry Hill, NJ                             |
| <b>Stock Symbol:</b>      | NYSE: TD                                    |
| <b>Credit Rating:</b>     | S&P: A+                                     |
| <b>Assets (2025):</b>     | \$2.09 Trillion                             |
| <b>Market Cap (2026):</b> | \$159 Billion                               |
| <b># of Locations:</b>    | 1,100 +                                     |
| <b>Website:</b>           | <a href="https://tdbank.com">tdbank.com</a> |

# AREA DEMOGRAPHICS

| POPULATION                                     | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| <b>2025 Population</b>                         | 4,028  | 32,513  | 59,068  |
| <b>2030 Population (Projection)</b>            | 4,217  | 36,301  | 67,399  |
| <b>2020–2025 Annual Population Growth Rate</b> | 1.42%  | 1.41%   | 1.92%   |
| <b>2025–2030 Annual Population Growth Rate</b> | 0.92%  | 2.23%   | 2.67%   |

| RACE AND ETHNICITY                          | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| <b>White</b>                                | 66.0%  | 64.7%   | 69.3%   |
| <b>Black or African American</b>            | 13.6%  | 10.1%   | 8.5%    |
| <b>Asian</b>                                | 0.8%   | 1.1%    | 1.1%    |
| <b>American Indian &amp; Alaskan Native</b> | 0.2%   | 0.4%    | 0.4%    |
| <b>Pacific Islander</b>                     | 0.1%   | 0.0%    | 0.0%    |
| <b>Other</b>                                | 8.4%   | 9.5%    | 8.3%    |
| <b>Two or More Races</b>                    | 10.9%  | 14.2%   | 12.4%   |

| DAYTIME POPULATION             | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|--------|---------|---------|
| <b>2025 Daytime Population</b> | 5,561  | 30,354  | 53,293  |
| <b>Daytime Workers</b>         | 2,738  | 9,704   | 15,264  |
| <b>Daytime Residents</b>       | 2,823  | 20,650  | 38,029  |

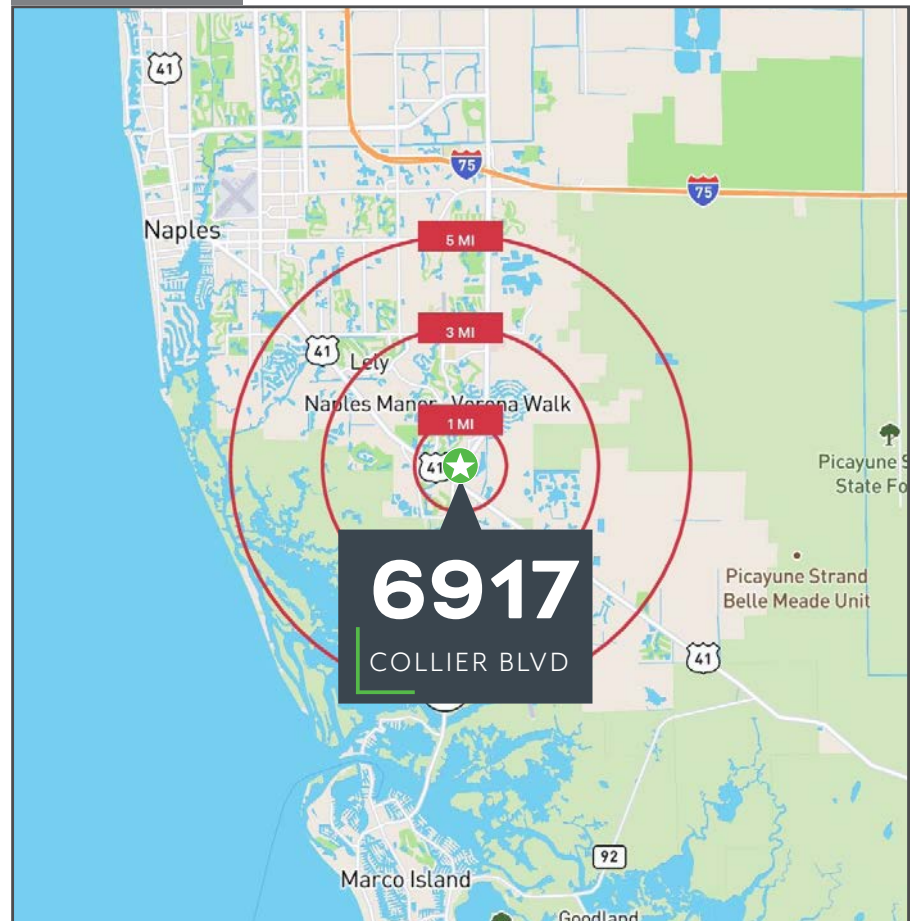
| PLACE OF WORK          | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| <b>2025 Businesses</b> | 208    | 669     | 1,287   |
| <b>2025 Employees</b>  | 2,985  | 9,534   | 15,153  |

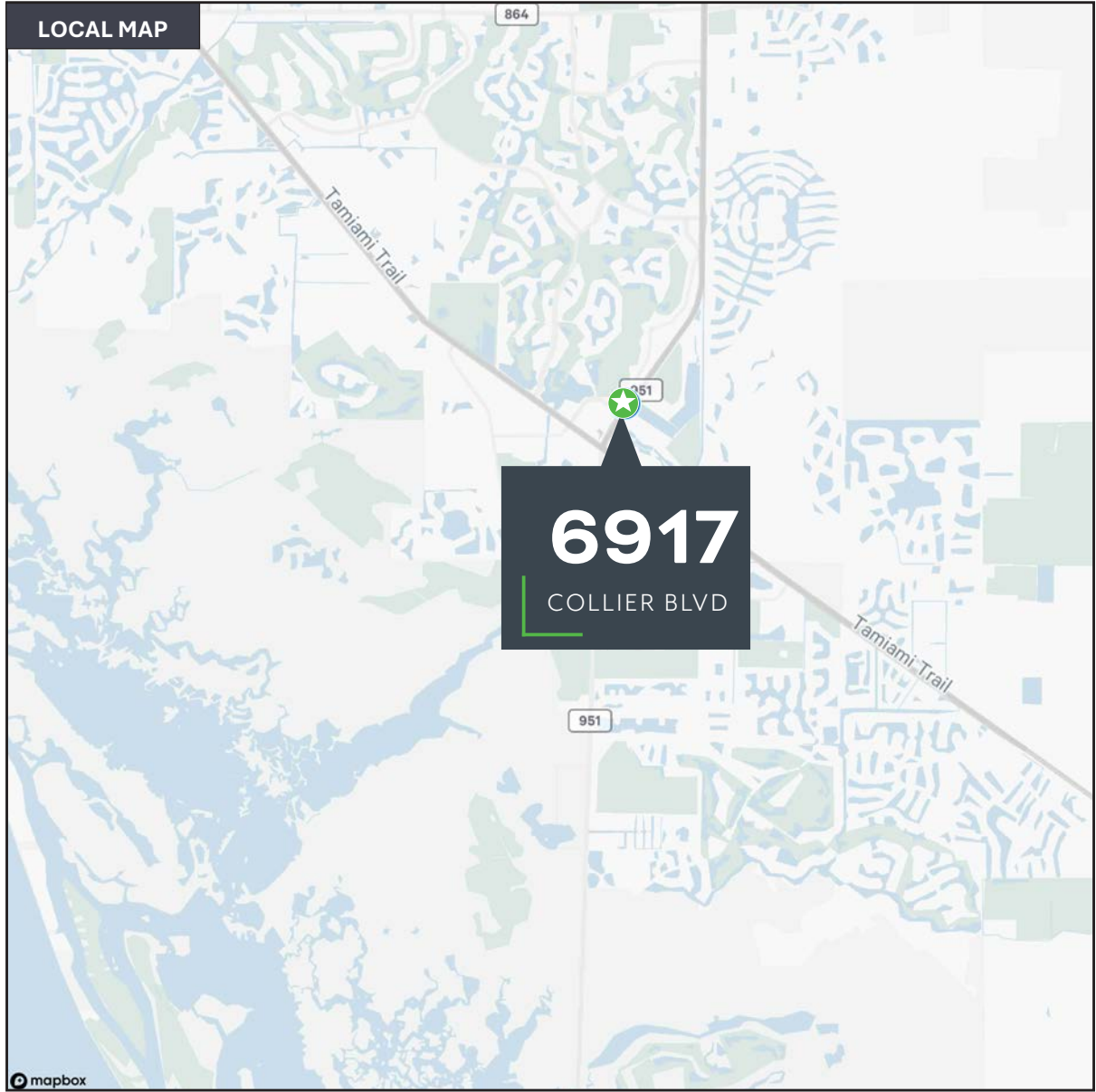
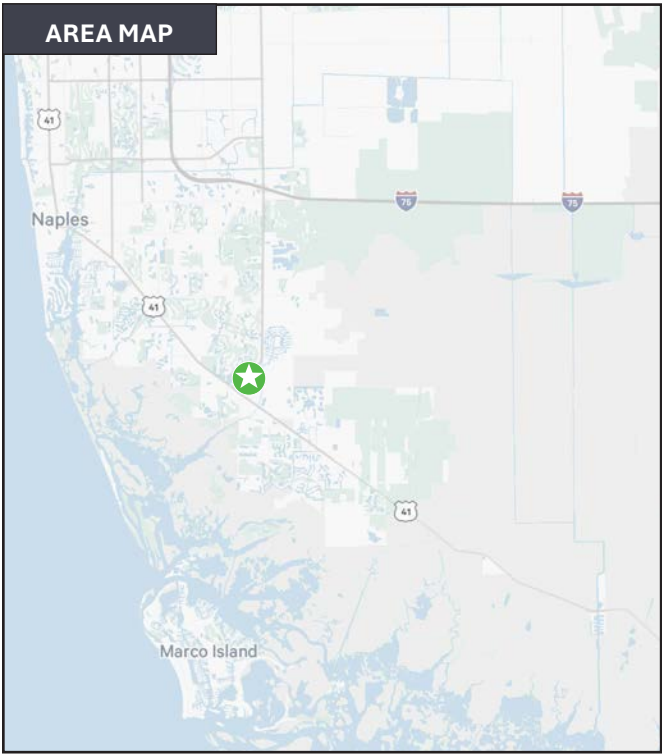
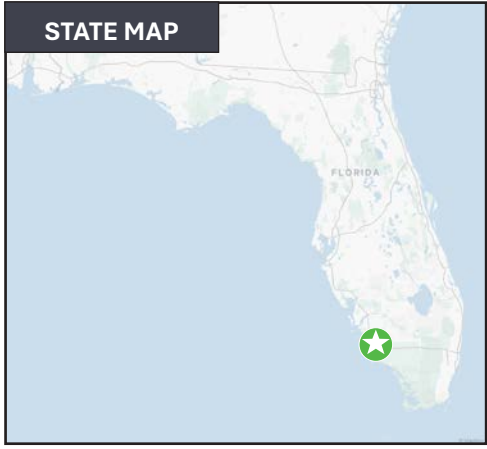
| HOUSEHOLD INCOME                     | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| <b>2025 Average Household Income</b> | \$129,169 | \$133,534 | \$134,955 |

| AGE                    | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| <b>2025 Median Age</b> | 62.6   | 59.5    | 61.5    |

| HOUSEHOLDS                                    | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| <b>2025 Households</b>                        | 1,995  | 15,257 | 28,391 |
| <b>2030 Households (Projection)</b>           | 2,144  | 17,618 | 33,249 |
| <b>2020–2025 Annual Household Growth Rate</b> | 2.65%  | 2.42%  | 2.85%  |
| <b>2025–2030 Annual Household Growth Rate</b> | 1.45%  | 2.92%  | 3.21%  |

1-3-5 Mile Radius





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