



**Investment
Properties
Corporation**

F O R L E A S E

JUNIOR BOX SPACE

📍 Located on Naples Boulevard off Airport-Pulling Rd.

6305 Naples Boulevard | Naples FL 34109



Prime, high-visibility junior box space available along Naples Boulevard. Co-tenants include Costco, Best Buy, Dick's Sporting Goods, Sportsman's Warehouse, Kohl's, The Floor Meisters and Lowe's.



LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
3	21,293 SF	\$26 PSF NNN	\$8.50	9 months from lease execution

CONTACT 📞 (239) 261-3400
Tara Stokes, ext. 176, tara@ipcnaples.com

Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

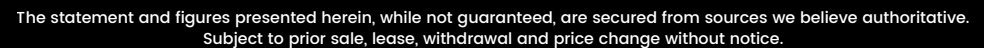
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



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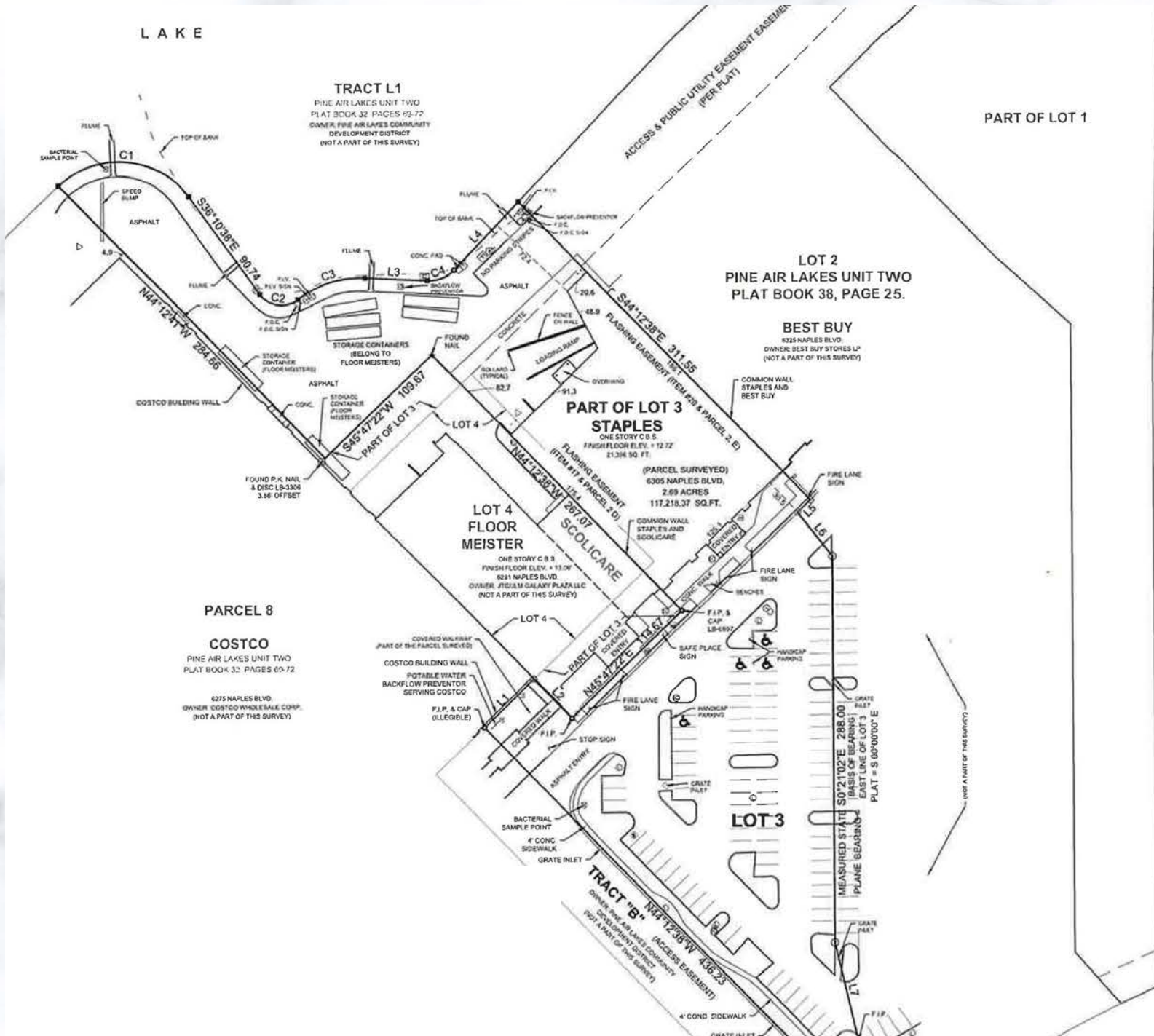


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DEMOGRAPHICS (2026)

	1 mile	3 miles	5 miles
Est. Population	6,399	52,327	125,749
Est. Average H.H. Income	\$142,849	\$189,847	\$178,595
2025 Avg. Daily Traffic Count	45,000 vehicles per day on Airport-Pulling Rd 60,500 vehicles per day on Pine Ridge Rd		

click here!



Google
Maps

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PROPERTY
LOCATION

COSTCO
COM

BEST BUY
SPORTSMAN'S

KOHL'S

LOWE'S

45,000 VPD

RedBuck PIZZA
The Neapolitan Pizzeria

NEAPOLITAN
CAR WASH
ALDI

CAFE HOUSE
RESTAURANT

DONATOS
MAC'S
MEINER STRICK

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

GFS
garden food service

PETCO
Where the pets go.

JO-ANN

Panera
BREAD

Chick-fil-A



INFINITI

REGAL CINEMAS

GOLF GALAXY

MISSION BBQ

VOLVO

Culver's

Hendrick
NAPLES

AIRPORT-PULLING RD.

CUBESMART
self storage + logistics

SKILLETS
BREAKFAST • LUNCH

THE HOME DEPOT

PETSMART
Imagine.

Michaels

The Local

McDonald's
i'm lovin' it

AutoZone

verizon

Valvoline

Mobil

EL DORADO
FURNITURE

Walgreens

PINE RIDGE RD.



54,000 VPD



60,500 VPD

Publix

TACO BELL

Arby's

Target

ROSS
DRESS FOR LESS

BEALLS
Outlet

TJ-maxx

WAL-MART

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