



**FOR
SUBLEASE**

PARAGON
THEATERS

PAVILION

833 VANDERBILT BEACH ROAD

NAPLES, FL 34108

PROPERTY HIGHLIGHTS

- Flexible Sublease Opportunity Through April 30, 2031:** 31,118± SF Total Available. Unit 18A: 9,068± SF and Unit 18B: 22,050± SF.
- Second-Generation Entertainment Space:** Existing theater infrastructure in place for adaptive reuse
- Premier Naples Location:** Positioned at the signalized NW corner of Tamiami Trail North (US 41) and Vanderbilt Beach Road
- High-Profile Retail Corridor:** US 41 serves as Naples' primary commercial thoroughfare with strong daily traffic and affluent demographics
- Established Retail Synergy:** Co-tenancy with national and regional draws including LA Fitness, Fleming's Prime Steakhouse & Wine Bar, and J. Lee Salon Suites
- Excellent Accessibility:** Multiple points of ingress/egress via US 41, Vanderbilt Beach Rd, and Hammock Oak Drive
- Affluent Trade Area:** Dense, high-income residential base supporting strong retail and service demand

AVAILABILITY

UNIT	18A	18B
SIZE (SF)	9,068	22,050
LEASE RATE (PSF) MODIFIED GROSS	\$22.50 MG	\$22.50 MG
TOTAL MONTHLY RENT	\$17,002.50	\$41,343.75

Please Contact:

Bill Young

Senior Vice President

239.402.3848

byoung@lee-associates.com

Jeff Buckler, SIOR

Senior Vice President

239.402.3857

jeff.buckler@lee-associates.com

Biagio Bernardo

Senior Vice President

239.402.3847

bbernardo@lee-associates.com

Zachary Buckler

Associate

239.402.3863

zbuckler@lee-associates.com

All information provided regarding the property for sale or lease is deemed reliable, but no warranty or representation is made as to its accuracy. Information is subject to errors, omissions, changes in price, or other conditions prior to sale, lease, or withdrawal without notice. The broker assumes no liability of any kind. 4/30/26

YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



**FOR
SUBLEASE**
PARAGON
THEATERS

**AVAILABLE
18B**
22,050± SF

**AVAILABLE
18A**
9,068± SF



LOCATION DEMOGRAPHICS

DRIVE-TIME	5 MIN	10 MIN	15 MIN
2025 POPULATION	4,711	35,394	93,685
HOUSEHOLDS	2,538	17,983	47,053
MEDIAN HOUSEHOLD INCOME	\$110,671	\$107,587	\$105,301
AVG. HOUSEHOLD INCOME	\$185,654	\$180,248	\$180,358

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
12,300 (Vanderbilt Beach Rd)	2025
60,000 (US 41)	