

FOR SALE



— INVESTMENT PROPERTY OFFERING —

4951 SANTA BARBARA BLVD

NAPLES, FL 34112

NNN RETAIL INVESTMENT
COMMERCIAL REAL ESTATE

■ GOODWILL INDUSTRIES TENANT

ASKING PRICE

\$6,500,000

CAP RATE

5.42%

NOI

\$352,000

BUILDING SIZE

20,000 SF

☆ INVESTMENT HIGHLIGHTS

- ★ Absolute NNN Lease – Zero Landlord Responsibilities
- ★ 10 Years Remaining on Lease Term
- ★ Goodwill Industries of SWFL – 41 Locations, Creditworthy Tenant
- ★ Large 3.03 – Acre Parcel
- ★ Built in 2021 – Modern Construction
- ★ Approximately 239 Linear Foot Frontage on Santa Barbara Blvd

🏠 PROPERTY FACTS

SALE TYPE

Investment NNN

PROPERTY TYPE

Retail

BUILDING SIZE

20,000 SF

STORIES

1

YEAR BUILT

2021

ZONING

Commercial PUD

LOT SIZE

3.03 AC

PARCEL NO.

30840000065

FRONTAGE

239' Santa Barbara (Approximately)

TENANT STOREFRONT

ASKING PRICE

\$6,500,000

PRICE / SF

\$321.07

CAP RATE

5.42%

NET OPERATING INCOME

\$352,000

\$



68,044

NAPLES AREA
POPULATION

Naples CDP



30,515

HOUSEHOLDS

Naples Area



\$78,204

NAPLES AREA
MEDIAN HHI

Naples AREAMSA

LOCATION ADVANTAGES

- ✓ Major 6-Lane Arterial — Santa Barbara Boulevard (High Daily Traffic Corridor)
- ✓ Naples, FL - One of Florida's Fastest Growing & Wealthiest Markets)

PRESENTED BY

MICHAEL CARR

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PER CAPITA INCOME

\$74,507

MEDIAN AGE

55.4

MARKET

Collier County

