



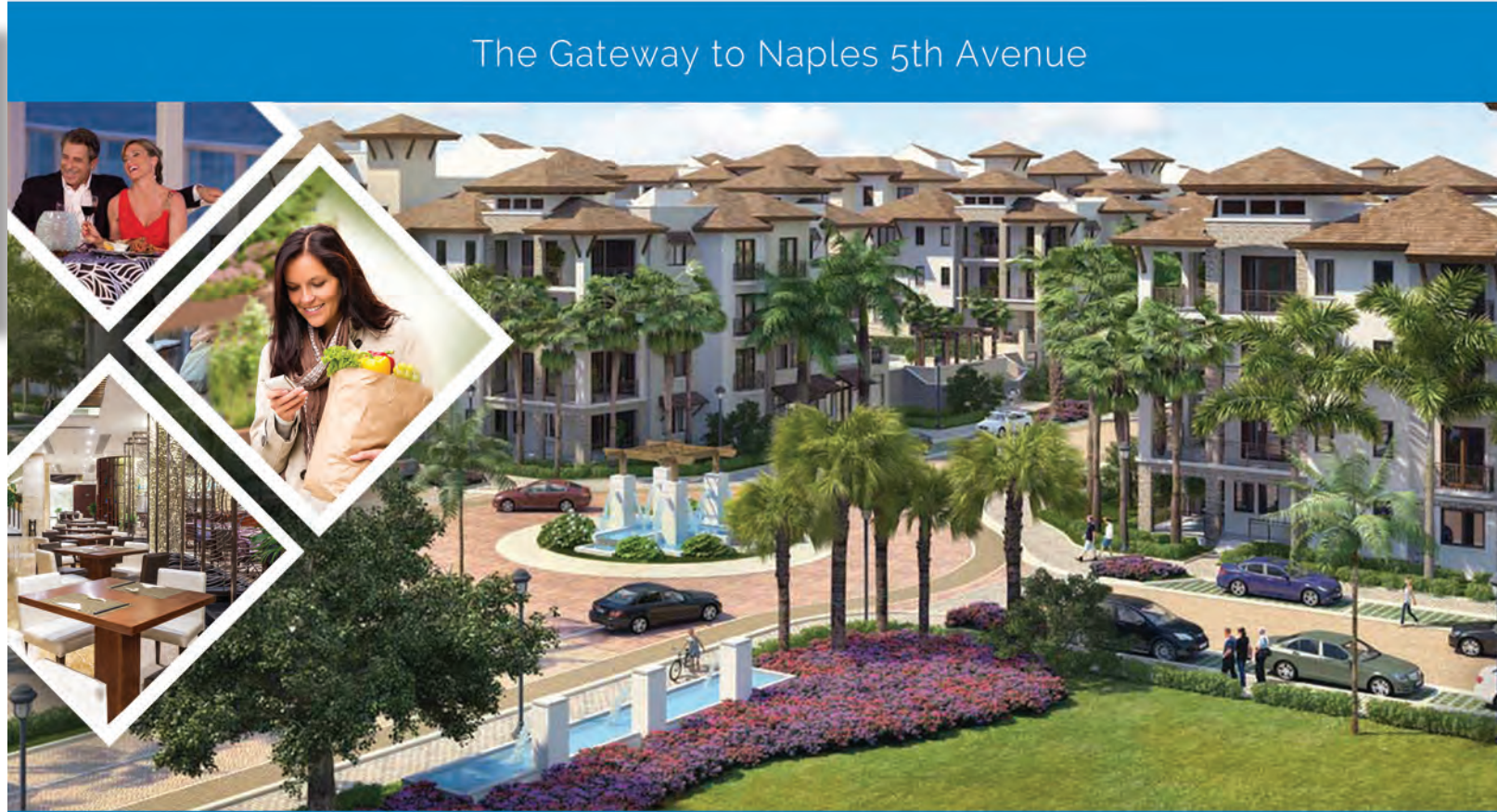
# NAPLES SQUARE

Space	Size	Type
A	9,200 SF	Retail
B	6,000 SF	Restaurant
C	6,200 SF	Commercial
D	6,500 SF	Commercial
E	3,500 SF	Restaurant
F	40,000 SF	Grocery Anchor

At Naples Square, our goal is your business' success. That is why we have leasing, property management and marketing professions established at this showcase property to ensure that your business will be well maintained and highly visible within the community.



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Downtown Naples Newest and Best Retail Corridor

100 South Goodlette-Frank Road Naples, FL 34102

# NAPLES SQUARE

Naples Square sits at the grand entrance to the Naples 5th Avenue retail corridor. It's a brand new, mixed use community, located in the prestigious and exclusive Naples market. Walking distance from the vibrant downtown, the area is already primed for retail offerings. It is ideally located at the heavily traveled and highly visible junction of 5th Avenue, Goodlette-Frank Road and 41, an area bustling with world class culture, fine dining, shopping and entertainment. Nearly 300 luxury, residential condominiums provide a captive audience and are the centerpiece of this new community, making it the perfect place to locate your business.

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Projected Population	93,356	103,095	237,764
Projected HH	23,713	53,986	126,086
Projected HH Income	\$106,166	\$97,507	\$95,605
AADT	41,000		
Total Retail Expenditure	\$603 M	\$1.35 B	\$3.13 B

- Naples hosts over 1.6 million in visitors annually.
- Tourism spending in 2013 rose by more than 12% over the prior year, totaling more than \$1.6 billion.
- More than 60% of tourist traffic spends on dining and shopping.
- Naples is one of the wealthiest cities in the US, with the 6th highest per capita income in America.
- The second highest proportion of millionaires per capita in the US reside in Naples.
- Average net worth of the upper tax payers in Naples is \$16 M.

Close up of Downtown Naples



- ✓ Grand entrance to the 5th Avenue retail district.
- ✓ Highly visible site at the junction of 5th Avenue, Goodlette-Frank Road and 41.
- ✓ 300 luxury residential condominiums (average price 750K).
- ✓ Retail space can be configured to your specifications pre-construction.
- ✓ Out parcels/ground leases available.
- ✓ Approximately 450 dedicated parking stalls (4.5:1,000 ratio).
- ✓ Drive through entitlements available.
- ✓ Strong area restaurant sales - excellent restaurant location.

## MORE VISIBILITY. MORE SHOPPERS. MORE DINERS. MORE BUSINESS.

Naples Square is in the geographic center of the market, with direct access to the most affluent residential communities. It is perfectly located in a popular retail corridor featuring a diverse section of restaurants, eateries, specialty stores and upscale retail shops. Naples Square not only provides the perfect piece of real estate, but a location that provides the tools to keep your positive retail/restaurant momentum going.



<http://madisonmarquette.com/portfolio/property-listings/naples-square/>