



Investment
Properties
Corporation

RETAIL SHOPPING CENTER

F O R L E A S E

THE PROMENADE AT NAPLES CENTRE



6424 NAPLES BOULEVARD | NAPLES, FL. 34109

UNIT	SIZE SF	BASE RENT PSF/YR NNN	EST. 2022 CAM PSF	USE
201	4,840	\$35.00	\$10.60	Restaurant
301	2,182	\$32.00	\$10.60	Retail
406	3,066	\$30.00	\$10.60	Restaurant
408	2,418	\$30.00	\$10.60	Restaurant

JOIN:

... & MORE!

Endcap restaurant space available!

Capture attention as a tenant in this high-profile shopping center located at the corner of Airport Road and Naples Boulevard. Defining retail opportunity with immediate visibility to all traffic accessing center through main boulevard entrance.

CONTACT 📞 (239) 261-3400 x 176

Tara Stokes, ext. 176, tara@ipcnaples.com
Patrick Fraley, ext. 118, patrick@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.

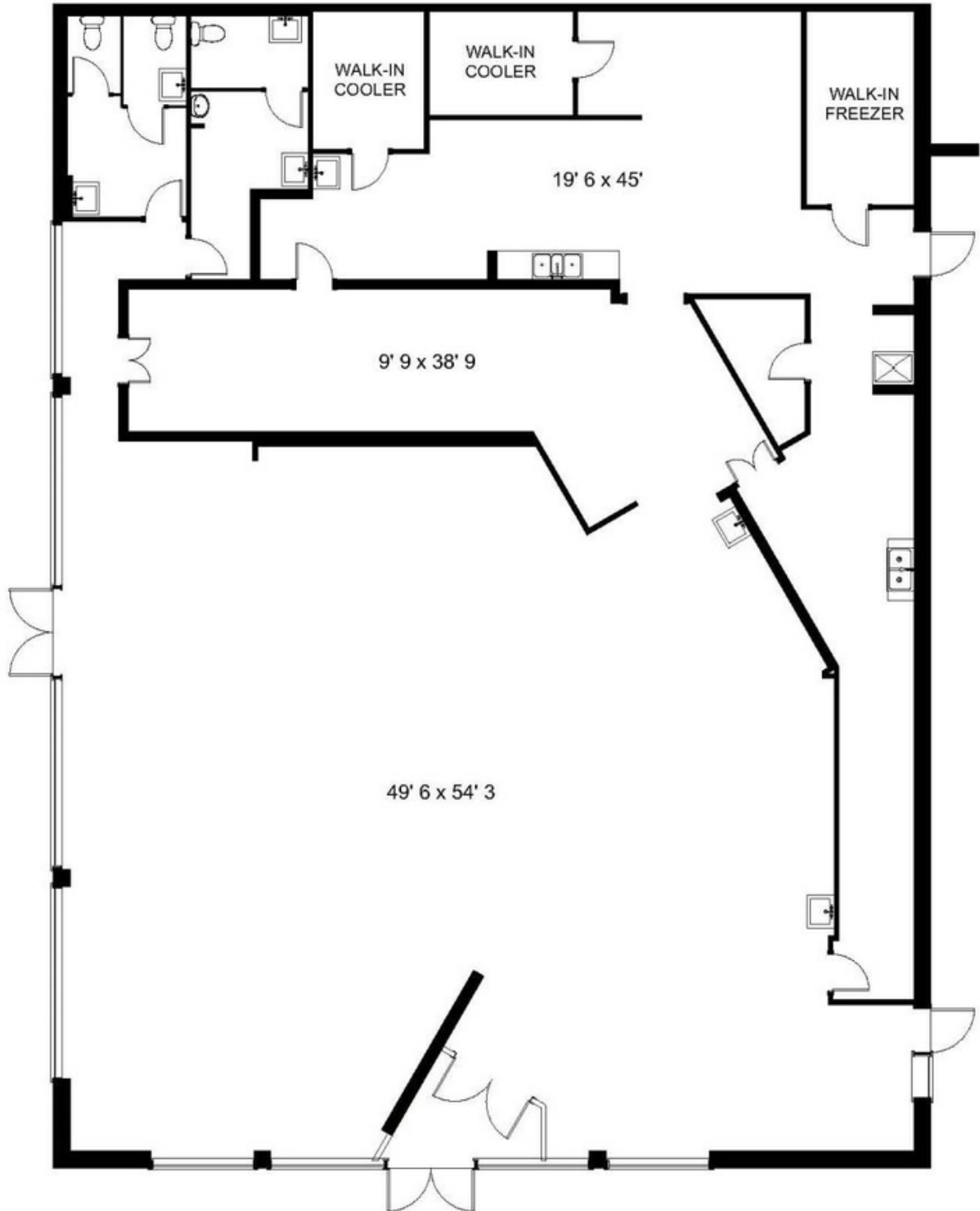


investment
properties
corporation

THE PROMENADE AT NAPLES CENTRE

FLOOR PLAN

SUITE 201 - 4,840 SF

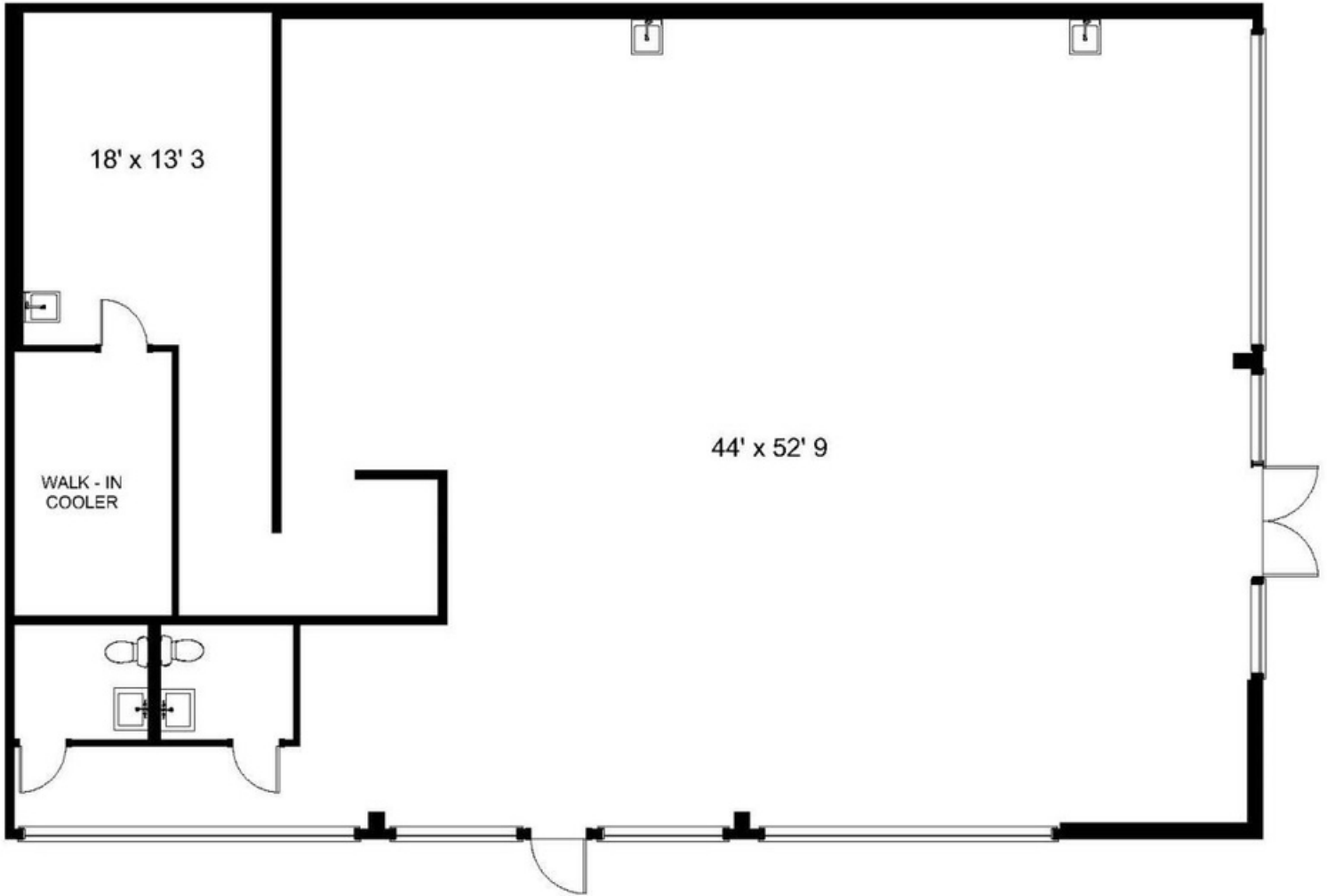




investment
properties
corporation

THE PROMENADE AT NAPLES CENTRE

FLOOR PLAN



SUITE 406 - 3,066 SF

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.

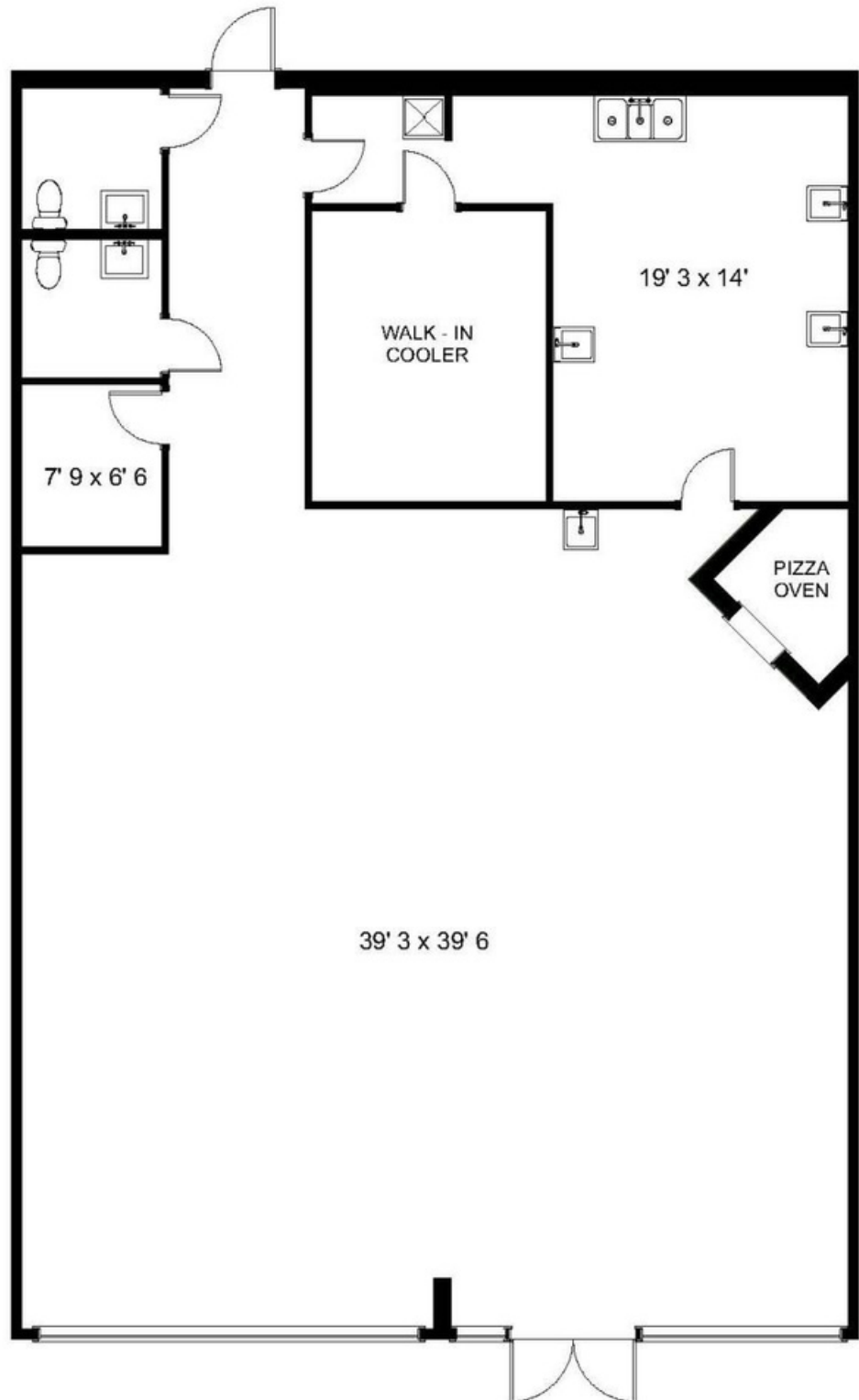


investment
properties
corporation

THE PROMENADE AT NAPLES CENTRE

FLOOR PLAN

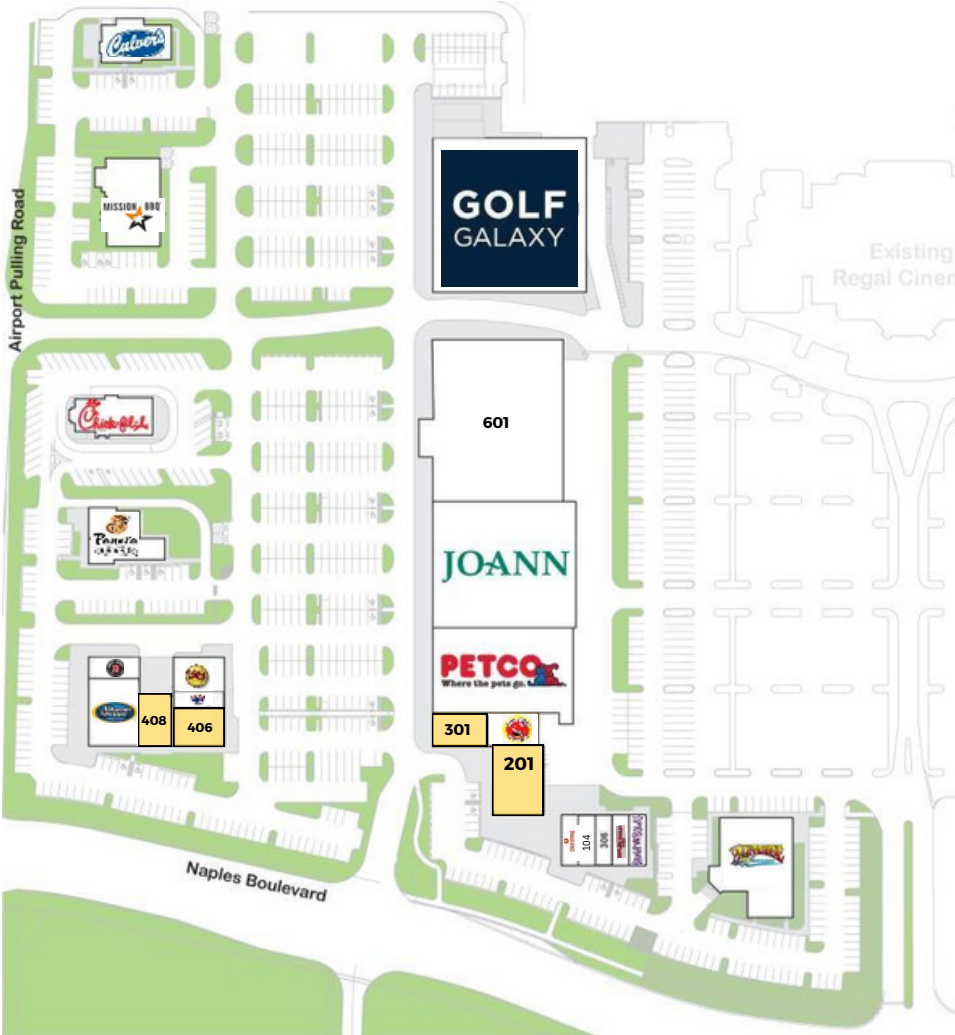
**SUITE
408
2,418 SF**





investment
properties
corporation

THE PROMENADE AT NAPLES CENTRE SITE PLAN



UNIT	TENANT	SF
414	JIMMY JOHNS	1,500
410	VITAMIN SHOPPE	4,800
408	AVAILABLE	2,418
406	AVAILABLE	3,066
404	KRUK'S RESTAURANT	1,200
402	MOE'S SOUTHWEST GRILL	2,400
401	PETCO	15,258
201	AVAILABLE	4,840
301	AVAILABLE	2,182
302	THAI THAI	2,818
105	COLD STONE	1,200
104	ALPHA MEN'S SPA	1,200
103	MATHNASIUM	1,200
102	NAPLES NAILS & SPA	1,200
101	BAHIA BOWLS	1,200
6438	PANERA	4,400
6320H	MILLER'S ALE HOUSE	8,893
5825A	CHICK FIL-A	3,200
6428H	GOLF GALAXY	35,355
601	COMING SOON	29,349
501	JOANN FABRICS	24,816
5795A	MISSION BBQ	4,022

Demographics (2021)	1 mile	3 miles	5 miles
Est. Population	6,107	51,744	138,548
Est. Average Household Income	\$102,591	\$134,482	\$127,142
2019 Avg. Traffic Count Airport Rd and Naples Blvd	57,723 cars daily		
2019 Avg. Traffic Count Pine Ridge Rd and Airport Rd	106,315 cars daily		



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.

THE PROMENADE AT NAPLES CENTRE



[CLICK HERE FOR LINK TO GOOGLE MAPS](#)



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.