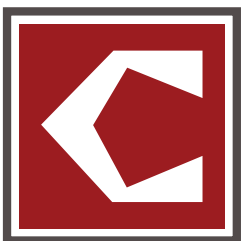


5th AVENUE COLLECTION

Leasing Opportunities



Leasing opportunities on the premier high street in Naples, FL,
one of the top resort destinations in the U.S.A.



COURTELIS
COMPANY

HOFFMANN
COMMERCIAL REAL ESTATE

For Leasing Information:
Rod Castan: 305.261.4330
Juan Martinez: 305.720.4208
www.courtellis.com

5th AVENUE
SOUTH
Timeless Charm. Downtown Chic.

5th AVENUE COLLECTION

Description

The Fifth Avenue Collection is a group of eight “A” mixed use buildings located on Fifth Avenue South, Naples premier high street for restaurants, retail and residential. Fifth Avenue South is just a few blocks from the beach front. Become a part of the live, work, and play area, with an average household income of \$133,544 within one mile of the property, and access to Southwest Florida’s most affluent customers.

Area Retailers

White House Black Market, Chico’s, Bice, Soma, Robb & Stuckey, Trulucks, Tommy Bahama, Starbucks, and Kilwins

Parking

Free street and limited on-site parking and valet parking. City of Naples parking garages in close proximity.

Space Available

Retail/Restaurant: 932-9,715 SF

Office Available: 1,742-9,630 SF

Executive Suites at 405 Fifth Ave.

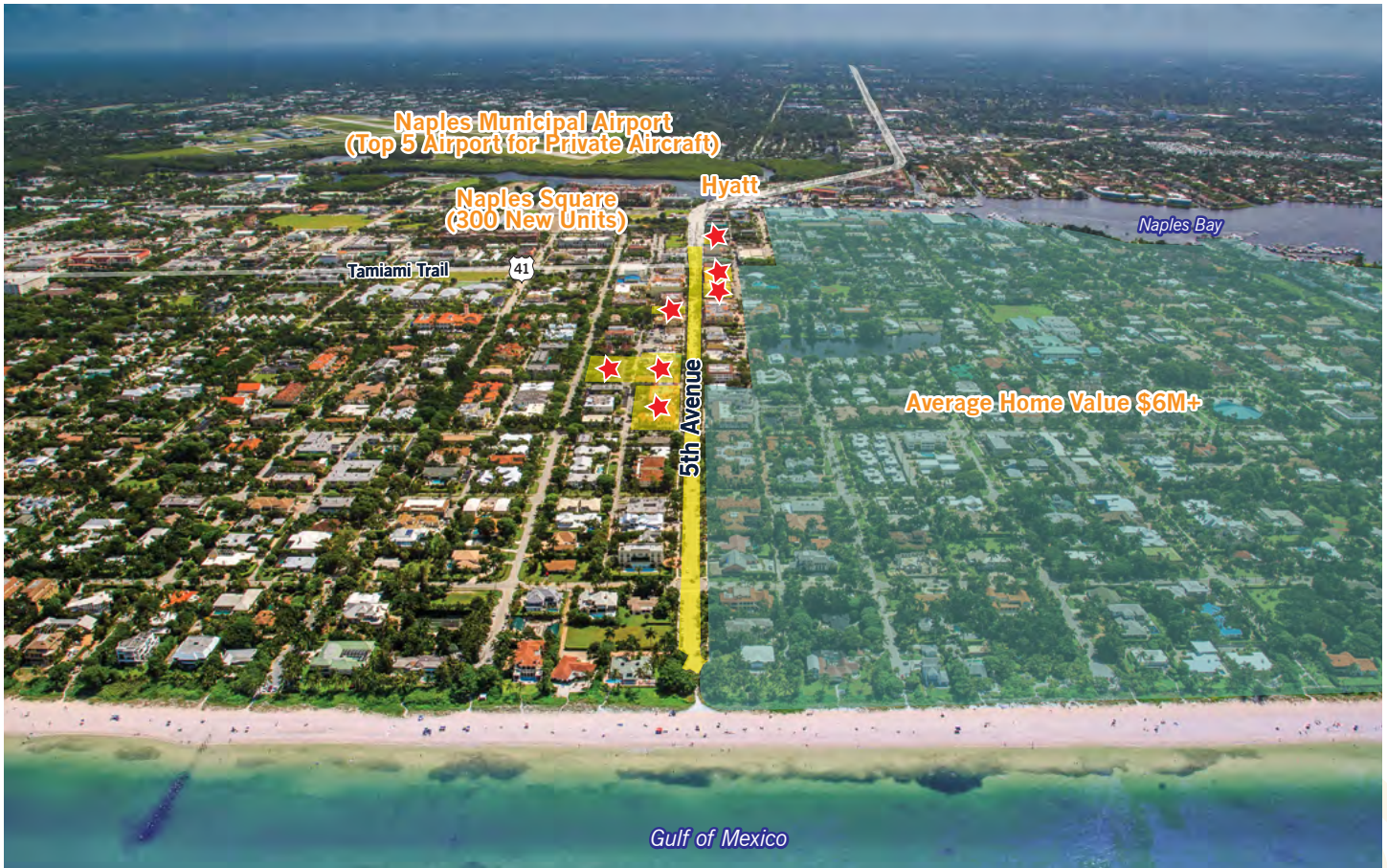
New Development Potential at 5th St/5th Ave and 4th St/4th Ave

Demographics (2015)

	Mile 1	Mile 3	Mile 5
Population	6,056	34,761	84,576
Average HH Income	\$133,544	\$100,580	\$96,716
Median Age	54.4	51.7	54.1

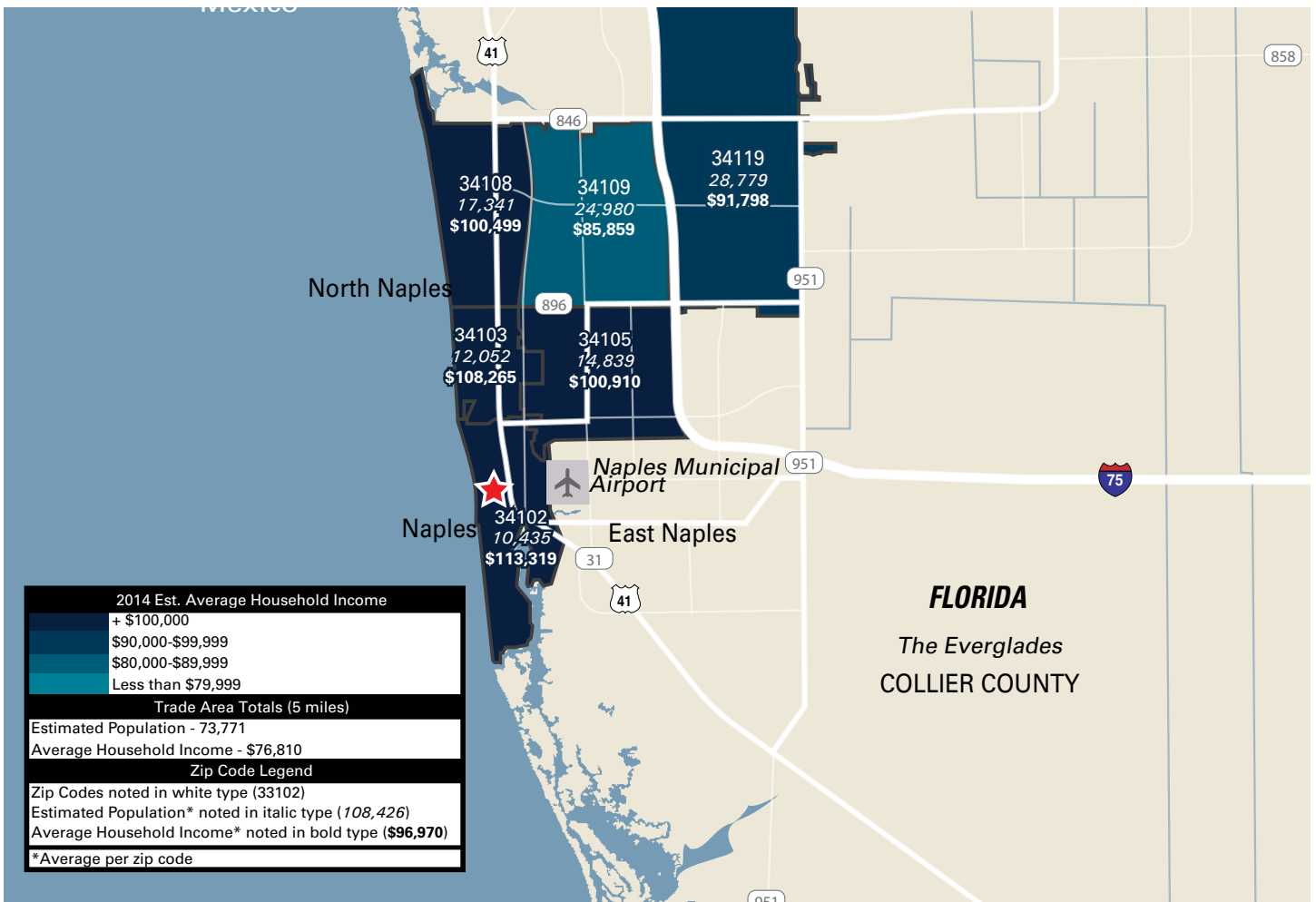


"Fifth Avenue is the #1 Destination in Naples" -Trip Advisor



Trade Area Highlights

- Fifth Avenue is the #1 Destination in Naples according to Trip Advisor.
- USA today ranks Fifth Ave the #2 Destination in the USA for "Al Fresco" dining.
- Business Improvement District (BID) provides full time marketing and event management. Sales have increased annually by double digits since the institution of the BID
- Current Vacancy on Fifth Avenue is 2% out of 292,824SF of Retail and Restaurant space. 89 Retailers and 26 Restaurants in operation, many generating over \$1,000/SF in sales.
- Branch bank deposits in the Fifth Avenue 34102 zip code are almost \$2 Billion and \$880 million alone in the seven buildings shown above.
- Recent sales in Port Royal average \$11 Million.
- Fifth Avenue is the cultural destination of SW Florida with the Sugden Theatre, Gulfshore Playhouse and Von Liebig Art Center in walking distance.
- Area Hotels include the Inn and Suites on Fifth, Bayfront Inn, and a new 189 room Hyatt.
- Over 1,000 new condominium units planned or under construction in the area.
- Travel and Leisure magazine listed Naples Fifth Avenue No.5 of "America's Best Towns for the Holidays"



Accommodations

- Inn on Fifth & Club Level Suites

Apparel and Shoes

- 5th Avenue Footwear
- Back of the Bay
- Bob Baker Shoes
- Boston Proper
- Cache
- Cape Madras
- Castaway Clothing
- Chico's
- Del Sol
- Fresh Produce
- Island Trends
- Jammin on 5th
- Joseph Wendt Custom Clothers
- Julie's of Naples
- Kay's on the beach
- Lovella Fashion
- Marilyn's
- Natural Comfort
- Oh My Gauze
- Petunias of Naples
- Soma Intimates
- Sperry Top-sider
- Tracey Negoshian
- Vogue Petite Shoppe
- White House/Black Market
- Wind in the Willows

Apparel - Children's

- Giggie Moon
- Little Luxe

Fine Arts and Galleries

- Ashley Adams Fine Art
- Call of Africa's Native Visions Galleries
- Dennison Moran Gallery
- Emily James Art Studio & Gallery
- Gallery One
- Royal Art Collection, Antiques, & Fine Arts
- Show Gallery
- Sheldon Fine Art
- The van Liebig Art Center
- Toucan's World

Performing Arts

- Gulfshore Playhouse at the Norris Center
- Norris Community Center
- The Naples Players at Syden Community Theater

Café, Restaurants and Market

- 5th Avenue Coffee Company & 6th Street Dinner
- Alberto's on Fifth
- Aqua
- Avenue 5
- Avenue Wine Café
- Bar Tulia
- Bella Marua Café
- Bellini on 5th Italian Ristorante
- Bha! Bha! Persian Bistro
- Bice Ristorante
- Bistro 821
- Brambles English Tearoom
- Café & Bar Lurcat
- Café Luna
- Chops City Grill
- Citrus Restaurant
- Delicious Raw
- Dolce & Salato Italian Bistro & Food Boutique
- Florida Olive Oil Company
- HobNob Kitchen & Bar
- L'Angolo 5th Ave
- La Bazenne on Fifth
- Mangrove Cafe
- Molto
- Osteria Tulia
- Paddy Murphy's Irish Pub
- Pazzo! Italian Café
- Roma Italian Bistro Pizzeria & Café
- Subway
- Sushi-Thai Too

- The Brick Coffee & Bar

- The Café

- Truluck's

- Vergina

- Yabba Island Grill

Pet Couture and Supplies

- Pucci & Catana Pet Boutique

Fine Jewelry

- Anthony Verderamo, Custom Goldsmith
- Kristoff Jewelers
- Lovejoy Antiques
- Port Royal Jewelers
- Provident Jewellery
- Provident Jewlery
- Schmitt Jeweler

Gifts, Stationery, Jewelry and More

- Altered Elements
- Arabesque
- Best of Everything
- FantaSea
- Naples Coin & Jewelry
- Regatta
- Royalty & Hollywood Jewelry
- Silver Eagle Native American Jewelry, Arts & Crafts
- Tervis
- The Blue Mussel
- The Lady from Haiti
- The Name Game

Interior Design, Home Furnishing and Accessories

- English Traditions
- Fifth Avenue Design Gallery
- Keli Interior Design Office
- Keli Interior Design Studio
- Peach Tree Designs
- Skyler Interiors

Ice Cream, Sweets and More

- Adeheidi's Organic Sweets
- Grace & Shelly's Cupcakes
- Khor's Family Frozen Custard
- Kilwins of Naples
- Popcorn Cellar
- Regina's Ice Cream
- Spin Frozen Yogurts
- Starbucks

Architects, Design and Construction

- Bucklebury Homes
- David Pooman Architect LLC
- Hinckley Yachts
- Imagine Home Concepts
- James Knafo Architect Inc.
- Steven J Brisson Architect

Banks, Investments and Financial Services

- Alpine Capital Management LLC
- American Momentum Bank
- Bank of America
- Barbara J. Colick, CPA
- CapitalRock Advisors
- Charles Schwab
- Chase Bank
- Falls River Group
- Fidelity Investments
- First Florida Integrity Bank
- Huntington Bank
- Ilberia Bank
- JD Loden Wealth Management
- Matthew Cunningham, CPA
- Naples Global Advisors
- Northern Trust, NA
- Peninsula Lifestyle Capital, PLLC
- PNC Bank
- Prime Business Services
- Richard C. Young & Co
- Richard J. Santerre, CPA
- Scottrade
- SK2 Capital, LLC
- Sterne Agee Financial Services

- SunTrust Bank

- TD Ameritrade

- Wasmer Schpeder & Company

- Wellington Holdings

- Wells Fargo Bank

Business Services

- 780 on Fifth
- Culinary Concepts
- Fifth Avenue Executive Suites
- Fifth Avenue South Business Improvement District, Inc.
- Galt Insurance
- JBL Services
- Network FOB
- Pack & Post
- Paradise Advertising
- PR Video
- UPS Store
- Willis of Florida

Health and Beauty

- 5th Avenue Nail Spa
- Ayan Dentistry
- Dermal Care Esthetics & Wellness Centre
- Engle Dentistry
- Fingernail Finesse
- For the Health of It
- Hair Esteem
- Naples Laser and MedSpa
- Oliver's Barbar Shop
- Roots Beauty Studio
- Salons by JC
- Southern Exposure Hair Salon & Skin Spa
- Spa on Fifth
- Vfinity

Law

- A. Eric Anderson, PA
- Cherry Passidomo, Atty
- Darrin Philips, Atty
- David J. Simmons, Atty
- Deborah Stewaert, Atty
- Grady Law
- Hamilton Mikes, PA
- Holmes Kurnik, PA
- Neighbors Law & Mediation, PLLC
- Robins, Kaplan, Miller & Ciresi

Realtors, Real Estate, Management and Development

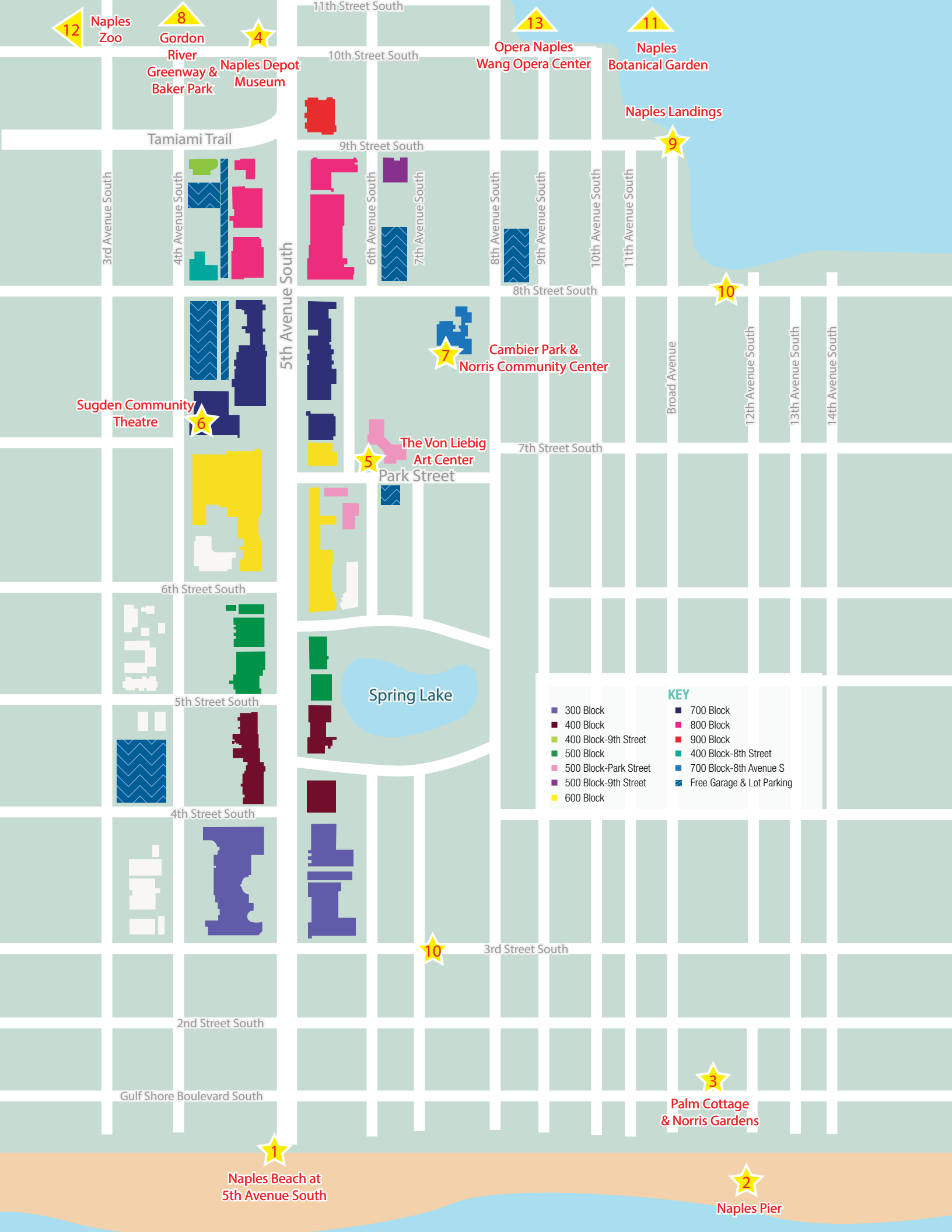
- 405 Executive Suites, Courtelis Company
- Advisor Rentals
- Amerivest Realty
- Bartley Realty
- Berkshire Hathaway HomeServices Florida Realty
- Coldwell Banker Previews International
- Engel & Völkers Olde Naples
- Florida Buyer Broker
- Germain Properties
- Grand Bay Development
- Gulf Coast Commercial Corp.
- GulfStream Developments
- John R. Wood Properties
- John R. Wood Properties
- Keating Associates
- Luxury Real Estate Group
- M-P Realty
- Naples Beach Realty
- Olde Naples Real Estate
- Premier Sotheby's International Realty
- Realty Masters
- Reino Inc
- Remax Affinity
- Royal Gulf Title
- Royal Shell Luxury Real Estate
- Sea Island Real Estate
- Selling Southwest Florida
- Sunbelt Title Agency
- Tropics Real Estate
- Tropics Real Estate
- Westbuy Properties

Services

- Christian Science Reading Room
- Naples Pathways Coalition
- Naples Woman's Club
- Rocjelle Shucart Photography
- Visitor Information Center

Local Attractions

- Naples Beach at 5th Avenue South**
Pristine sands overlooking the beautiful Gulf waters kick off your shoes and put the sand between your toes!
- Naples Pier**
Originally built on narrow gauge train rails as a freight and passenger dock in 1888, Naples Pier is now a daily visiting spot for fishing and anyone gorgeous sunset views. 239.213.3062
- Naples Historical Society's Historic Palm Cottage**
Built in 1895, the oldest house in Naples is now a 3,500 square-foot museum. \$10 includes cottage admission and a self-guided stroll through The Norris Gardens napleshistoricalsociety.org 239.261.8164
- Naples Depot Museum**
Transport yourself back to the railroading boom of the 1900s through exhibits like photographs and swamp buggies, restored railcars and more. 239.262.6525
- The von Liebig Art Center**
Home to the Naples Art Association, this family-friendly art house hosts field trips, classes, workshops, group tours, gorgeous exhibitions and a state-of-the-art resource library. naplesart.org 239.262.6517
- Sugen Community Theatre**
Home of The Naples Players theater group, Sugden rolls out brilliant productions all year round. Acting workshops for adults offered August through May; children's summer camp (KidAct) in June and July. naplesplayers.org 239.263.7990
- Cambier Park and Norris Community Center**
The 12-acre outdoor park offers shuffleboard and bocce courts, the Arthutr L. Allen Tennis Center, a bandshell and amphitheater hosting community and professional concerts throughout the season gulfshoreplayhouse.org 239.261.7529
- Gordon River Greenway and Baker Park**
Bike or walk the 1.5-mile paved loop, enjoy a boat tour down river, spend the day fishing or just take in the abundant wildlife. gordonrivergreenway.org 239.263.4949
- Naples Landing**
A boat-launching site just off 9th Street South offering the best views of Naples Bay. 239.213.1000
- Tin City Waterfront Shops, Third Street South, Craytan Cove and the Design District**
Downtown Naples has many eclectic shopping, dining and entertainment districts all within walking distance of one another, the Gordon River and the Gulf Beach.
- Naples Botanical Garden**
Six breathtaking cultivated gardens, 2.5 miles of walking trails and 90 acres of restored native preserve just south of Old Naples. 239.643.7275
- Naples Zoo at Caribbean Gardens**
Stroll by lions, monkeys, bears... Or take in one of the many presentations, like an Alligator Bay Feeding or Primate Expedition Cruise. 239.262.5409
- The David and Cecile Wang Opera Center**
Opera Naples' brand new community center at 2408 Linwood Avenue offers after-school and weekend programs. 239.963.9050



12

Naples Zoo

8

Gordon River

4

Greenway & Baker Park
Naples Depot Museum

13

Opera Naples
Wang Opera Center

11

Naples Botanical Garden

9

Naples Landings

10

7

Cambier Park & Norris Community Center

5

The Von Liebig Art Center

6

Sugden Community Theatre

Park Street

Spring Lake

10

3rd Street South

3

Palm Cottage & Norris Gardens

1

Naples Beach at 5th Avenue South

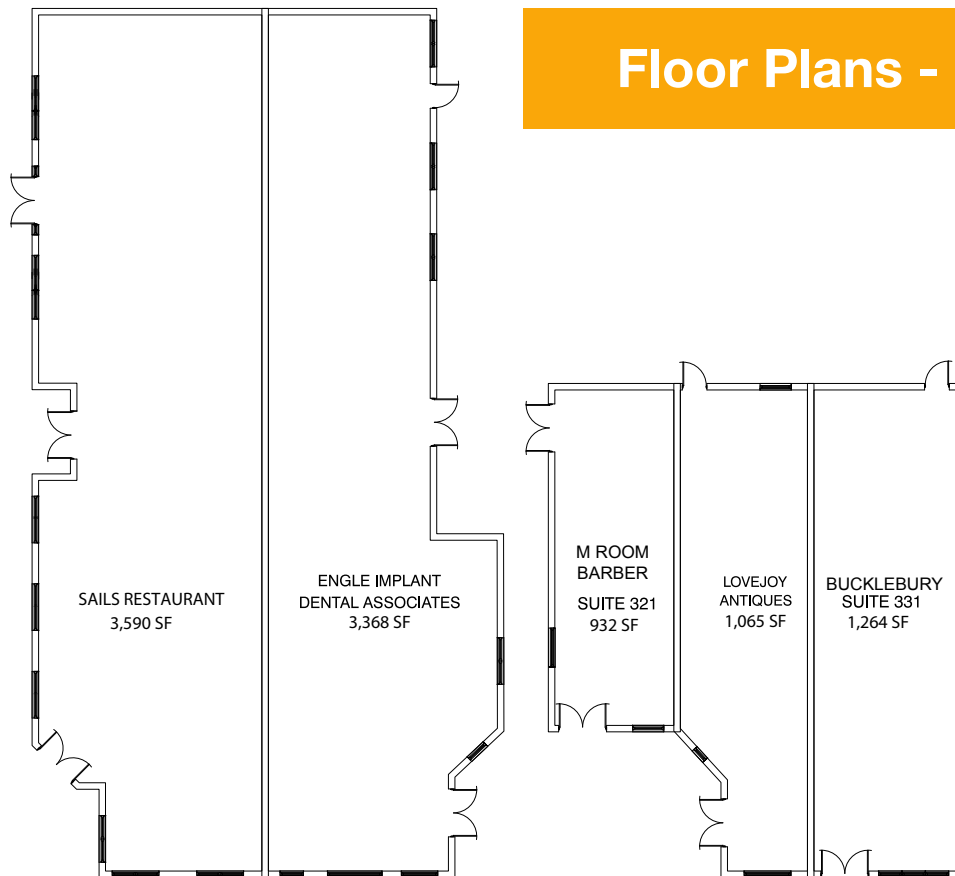
2

Naples Pier

5th AVENUE COLLECTION



Floor Plans - First Floor



Floor Plans- Second Floor

AVAILABLE
1838 SQFT
2,154 R.S.F.

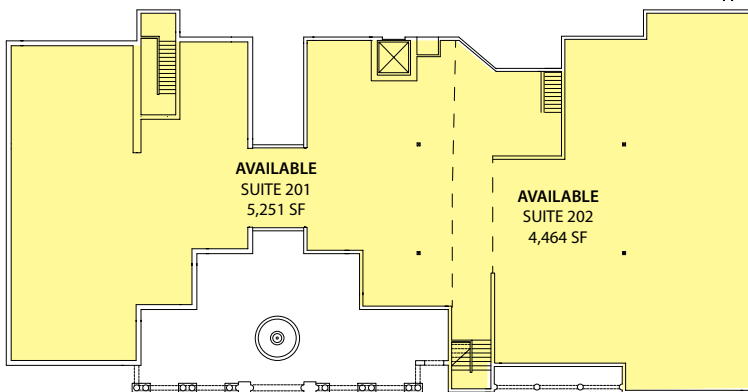
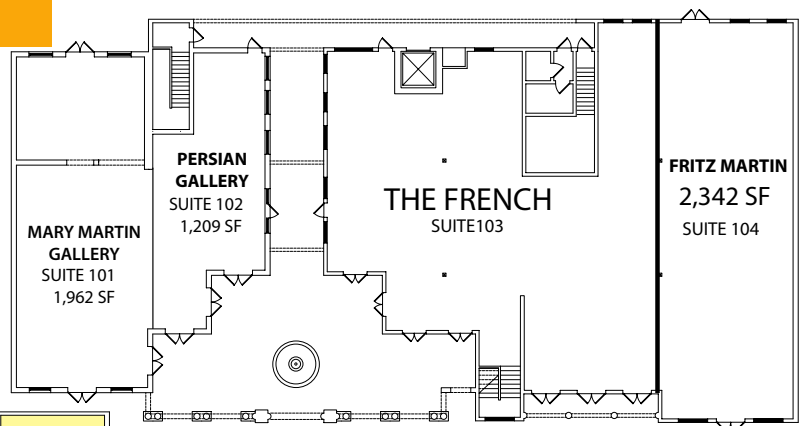
LOWRY HILL
3641 SQFT
4,200 R.S.F.

DUE DILLIGENCE CONSULTING
2445 SQFT
2,716 R.S.F.

5th AVENUE COLLECTION



Floor Plans - First Floor

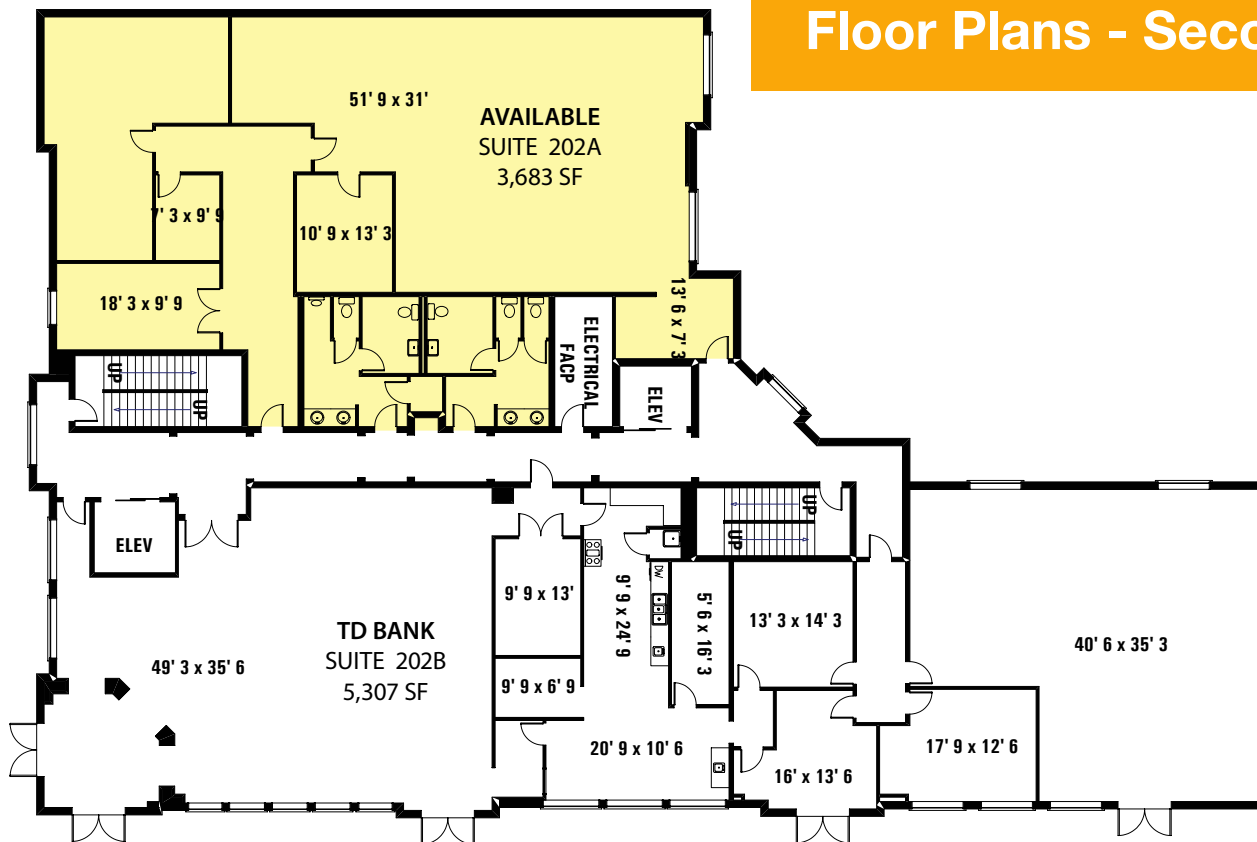


Second Floor

5th AVENUE COLLECTION

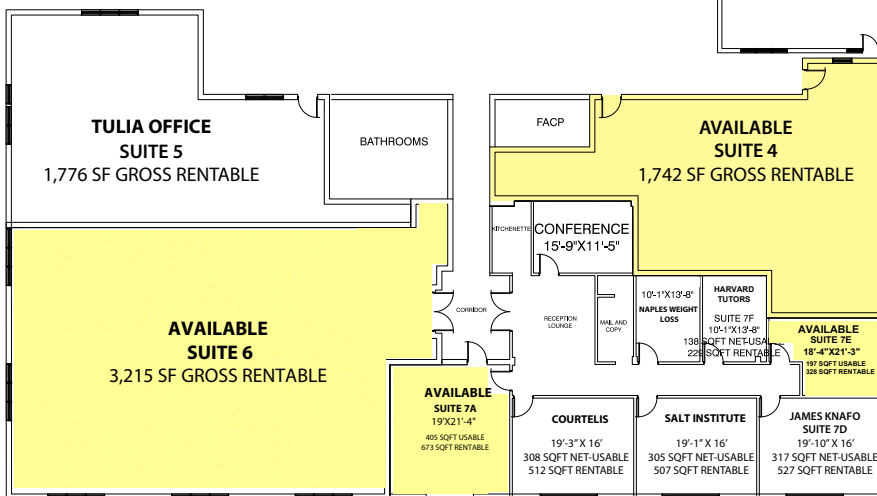
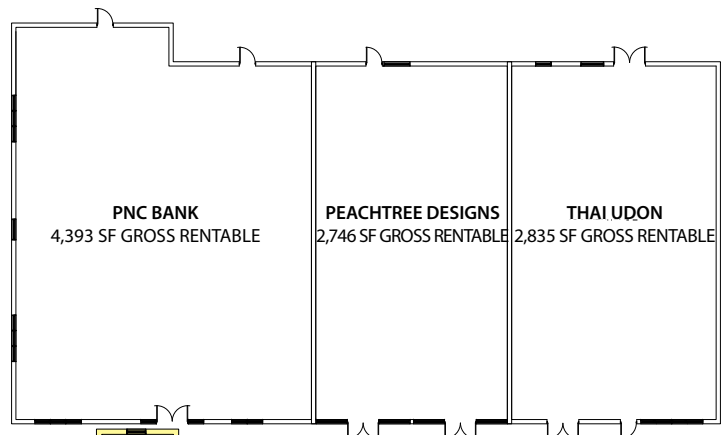


Floor Plans - Second Floor





Floor Plan - First Floor



Second Floor

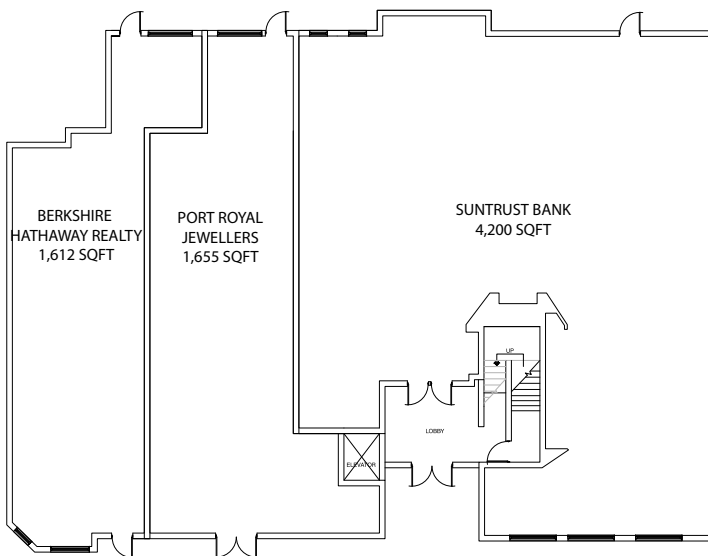
5th AVENUE COLLECTION



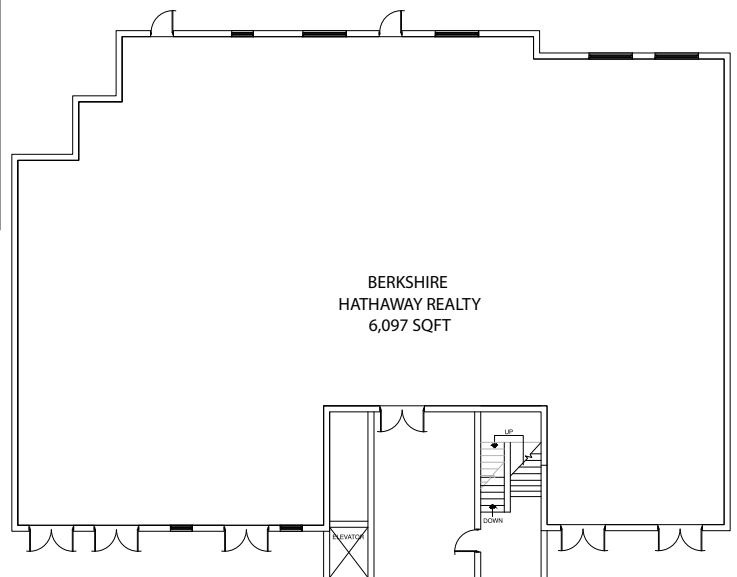
5th AVENUE COLLECTION



Floor Plans - First Floor

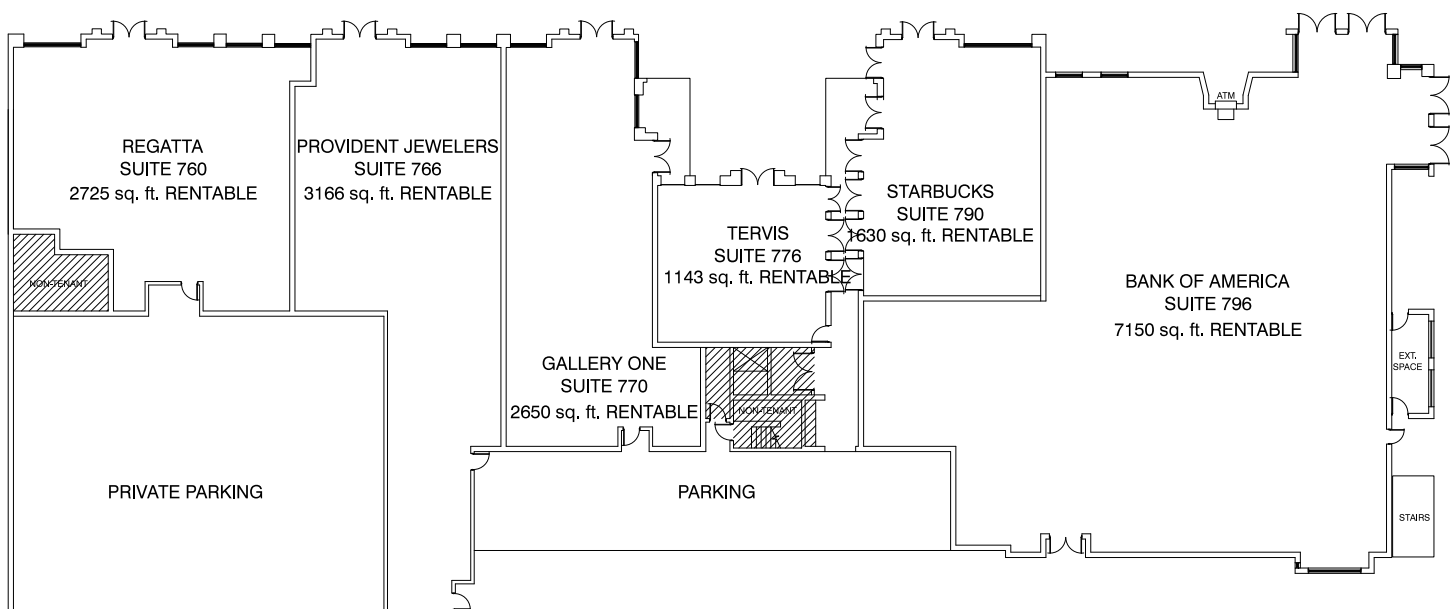


Second Floor



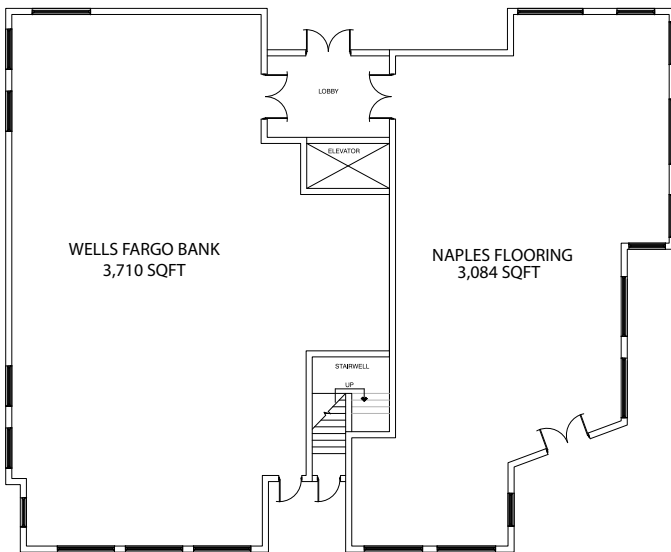


Floor Plan - First Floor

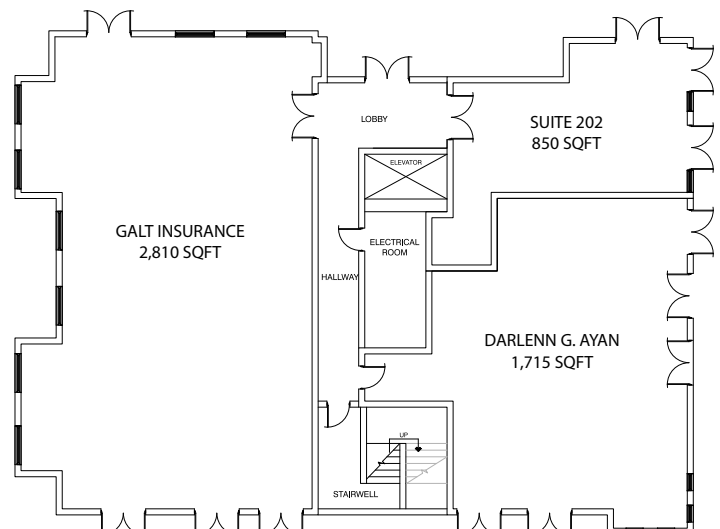




Floor Plans - First Floor



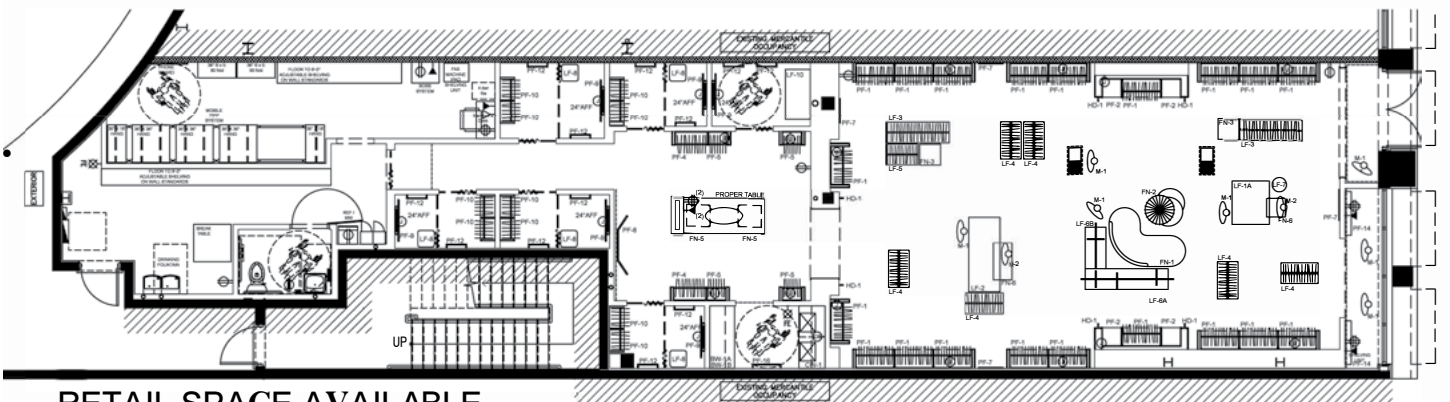
Second Floor





680 Fifth Ave.

Floor Plan - First Floor



RETAIL SPACE AVAILABLE
2,200 SQ.FT

Floor Plans - First Floor



5th AVENUE COLLECTION

HOFFMANN
COMMERCIAL REAL ESTATE



COURTELIS
COMPANY

For Leasing Information:
Rod Castan: 305.261.4330
Juan Martinez: 305.720.4208
www.courtelis.com