

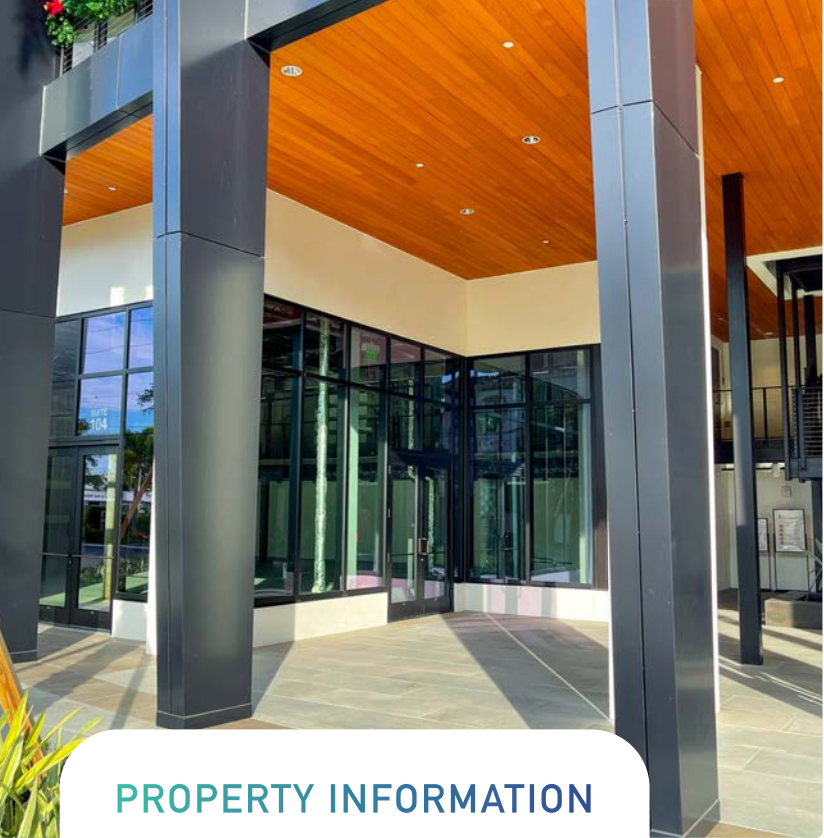
THE COLLECTIVE

DESIGN · LIFESTYLE · SHOPPING

DOWNTOWN RESTAURANT SPACE FOR LEASE
NAPLES DESIGN DISTRICT
111 10TH STREET SOUTH · NAPLES, FL 34102



EST. 2011 **10** YEARS TCG



KEY FEATURES

- DEDICATED OUTDOOR SEATING AREA
- MEZZANINE ADDITION ALLOWED WHICH CAN ADD UP TO 33% MORE SQUARE FOOTAGE
- AMPLE RESTAURANT PARKING IN THE 4 LEVEL PARKING GARAGE, STREET PARKING, AND THE POTENTIAL OF VALET PARKING
- NATURAL GAS ON SITE
- NEW 1000 GALLON GREASE TRAP ALREADY INSTALLED
- DESIGNATED DELIVERY AREA ALONG NORTH SIDE OF THE CENTER
- EXISTING SPACE CARVED OUT FOR KITCHEN EXHAUST HOOD

PROPERTY INFORMATION

LEASE RATE & NNN:
CALL FOR DETAILS

AVAILABLE RESTAURANT SPACE:
2,044 SF – 7,976 SF

DELIVERY:
New Vanilla Shell and \$25 psf in TIA

YEAR BUILT:
2020

LOCATION:
The subject site is located on the SEC of 1st Avenue S and 10th Street S in Naples, FL.

DETAILS:
1st Floor 19' 2" ceiling heights, Tall glass, Onsite Parking Garage

CONTACT US:

DOUG OLSON
Principal
239.334.3040
doug.olson@trinitycre.com

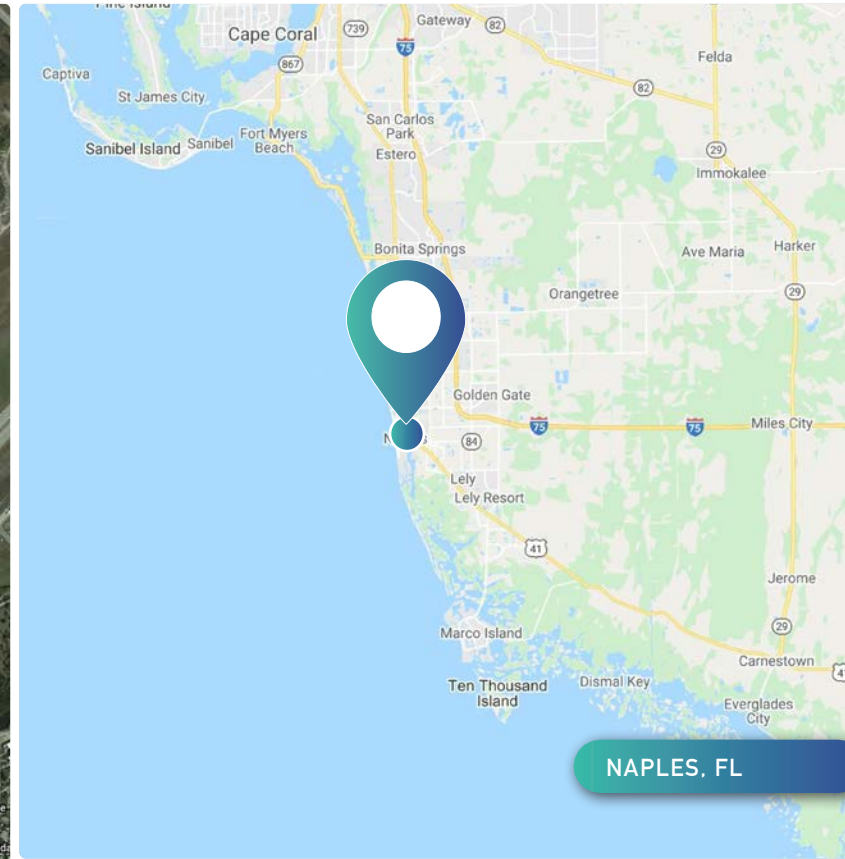
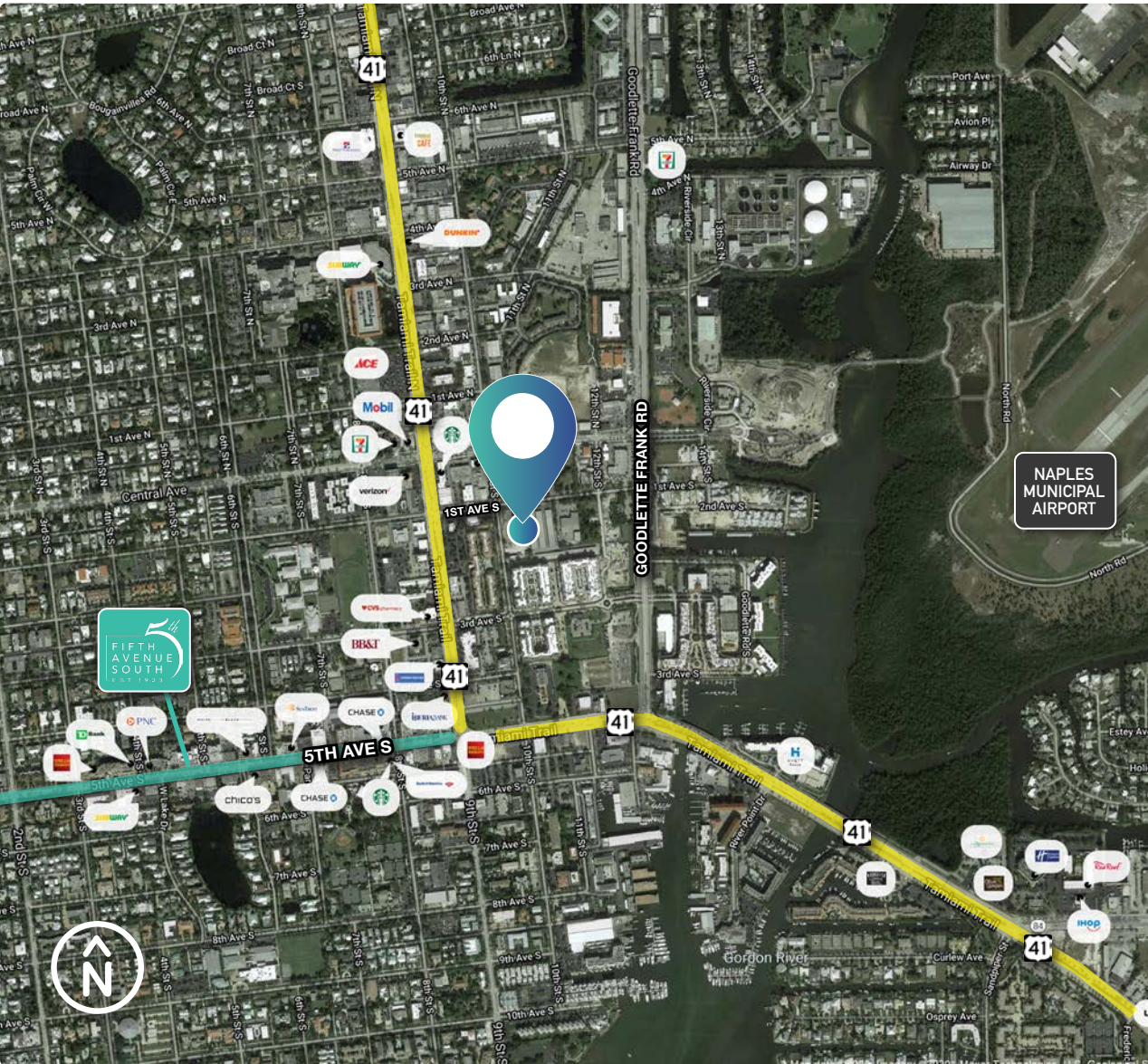
JOHN PAULICH
Senior Advisor
239.334.3040
john.paulich@trinitycre.com

DARREN MOORE
Advisor
239.334.3040
darren.moore@trinitycre.com



THE COLLECTIVE

FOR LEASE · NAPLES LIFESTYLE CONCEPT CENTER
111 10TH STREET SOUTH · NAPLES, FL 34102



| 2019 DEMOS | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------|-------------|-------------|-------------|
| EST. POPULATION: | 6,411 | 36,790 | 86,685 |
| EST. EMPLOYMENT DENSITY: | 28,330 | 59,270 | 82,190 |
| AVG. H.H. INCOME: | \$142,844 | \$131,747 | \$120,028 |

CONTACT US:

DOUG OLSON
Principal
239.334.3040
doug.olson@trinitycre.com

JOHN PAULICH
Senior Advisor
239.334.3040
john.paulich@trinitycre.com

DARREN MOORE
Advisor
239.334.3040
darren.moore@trinitycre.com

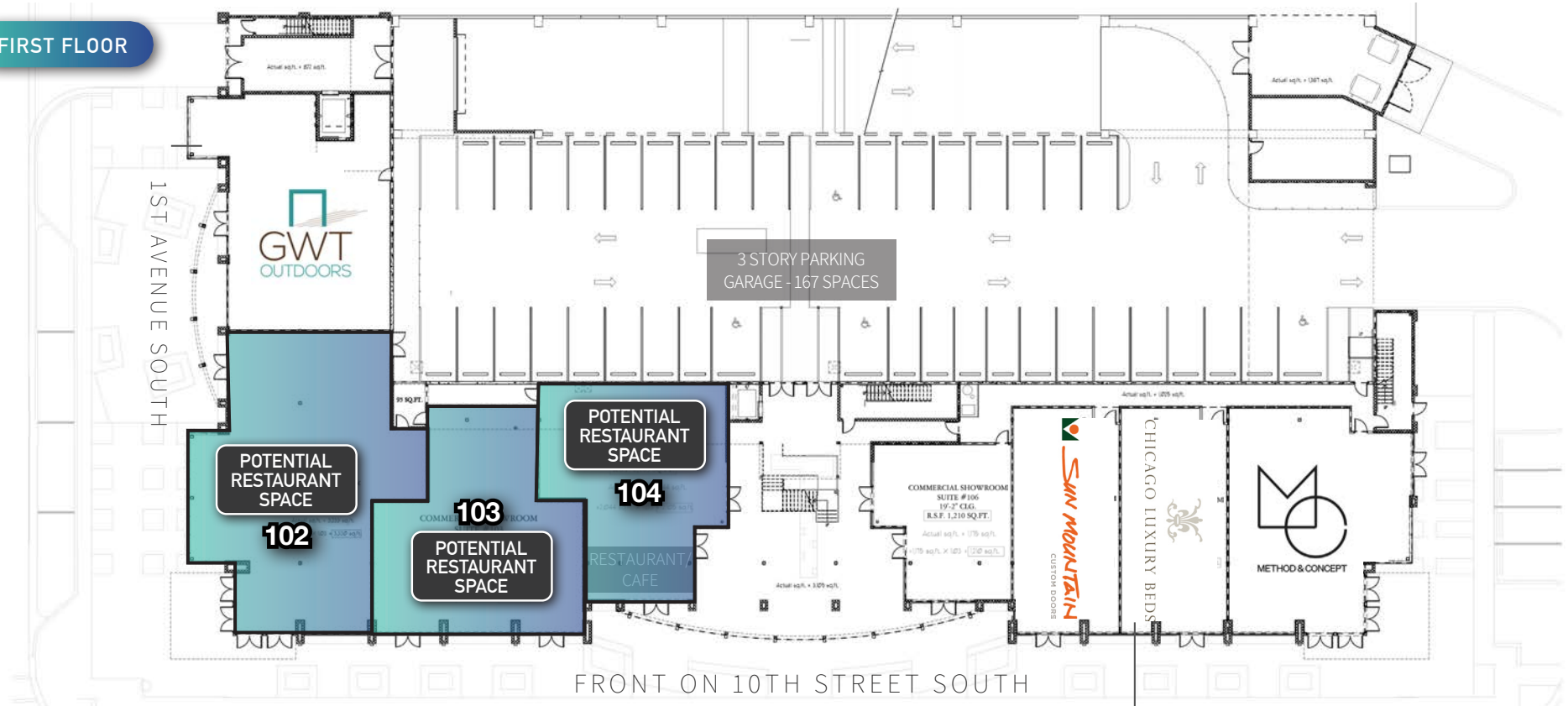


THE COLLECTIVE

FOR LEASE • NAPLES LIFESTYLE CONCEPT CENTER
111 10TH STREET SOUTH • NAPLES, FL 34102



FIRST FLOOR



| SPACE | TENANT | SF |
|-------|-----------|-------|
| 102 | AVAILABLE | 3,613 |
| 103 | AVAILABLE | 2,319 |
| 104 | AVAILABLE | 2,044 |



trinitycre.com

9250 Corkscrew Rd • Suite 13 • Estero, FL 33928

© 2021 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

