

OFFERING MEMORANDUM

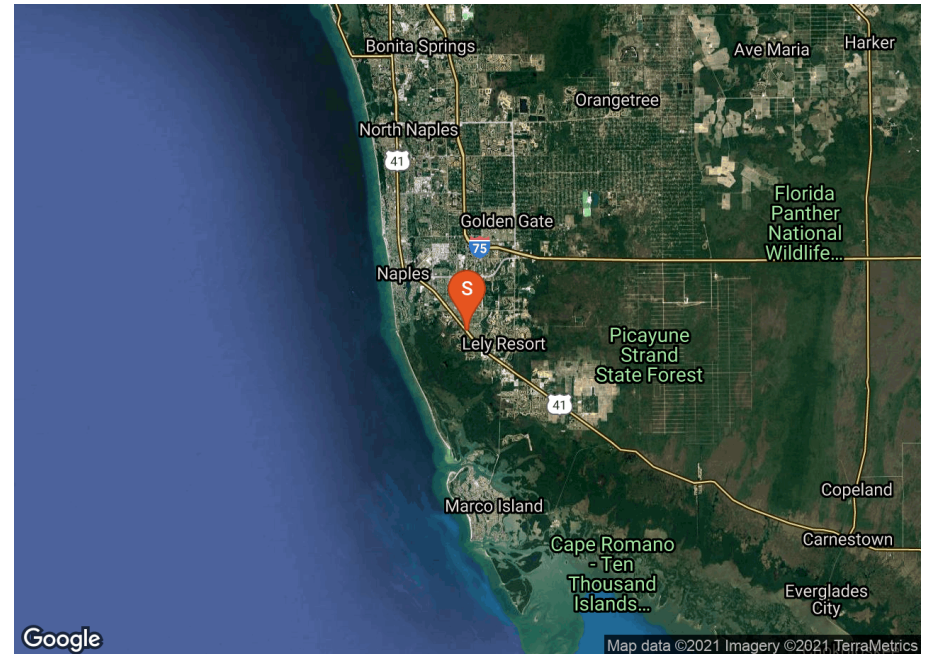
FOR SALE, GROUND LEASE, OR BTS

11075-11093 TAMIAMI TRAIL E, NAPLES FL 34113

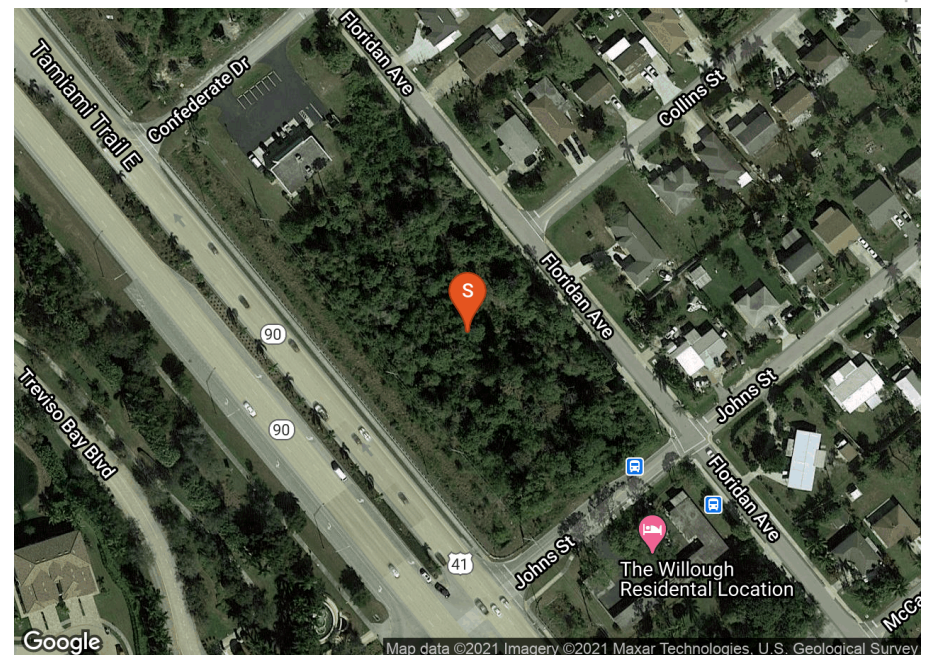
Property Highlights

- Located at the epicenter of the Naples housing construction boom!
- 42,000 cars pass this site on a daily basis with an upwards trend.
- Approximately 500 feet of frontage on Tamiami Trail in a growing trade zone.
- Four contiguous parcels make up the total land area of 2.48 acres.
- Area retailers include: Walmart, Publix, The Fresh Market, Lowes, Outback, Carrabbas, SunTrust Bank, Fifth-Third Bank, Wells Fargo, Dollar Tree, Panera, McDonald's, Dunkin Donuts, Burger King, Staples, Walgreens, CVS, and 7-Eleven!
- 1 Mile from the planned Vincentian Village & The Crest at Naples, a 200 unit apartment development.
- Directly across the street from TPC Treviso Bay of Naples, a high-end residential development and in the immediate vicinity of Hibiscus Golf Club and Lely Resort Golf & Country Club.
- Located nearby Florida Southwestern State College
- Ownership will deliver the site pad ready on a Ground Lease and they are willing to subdivide.

Regional Map

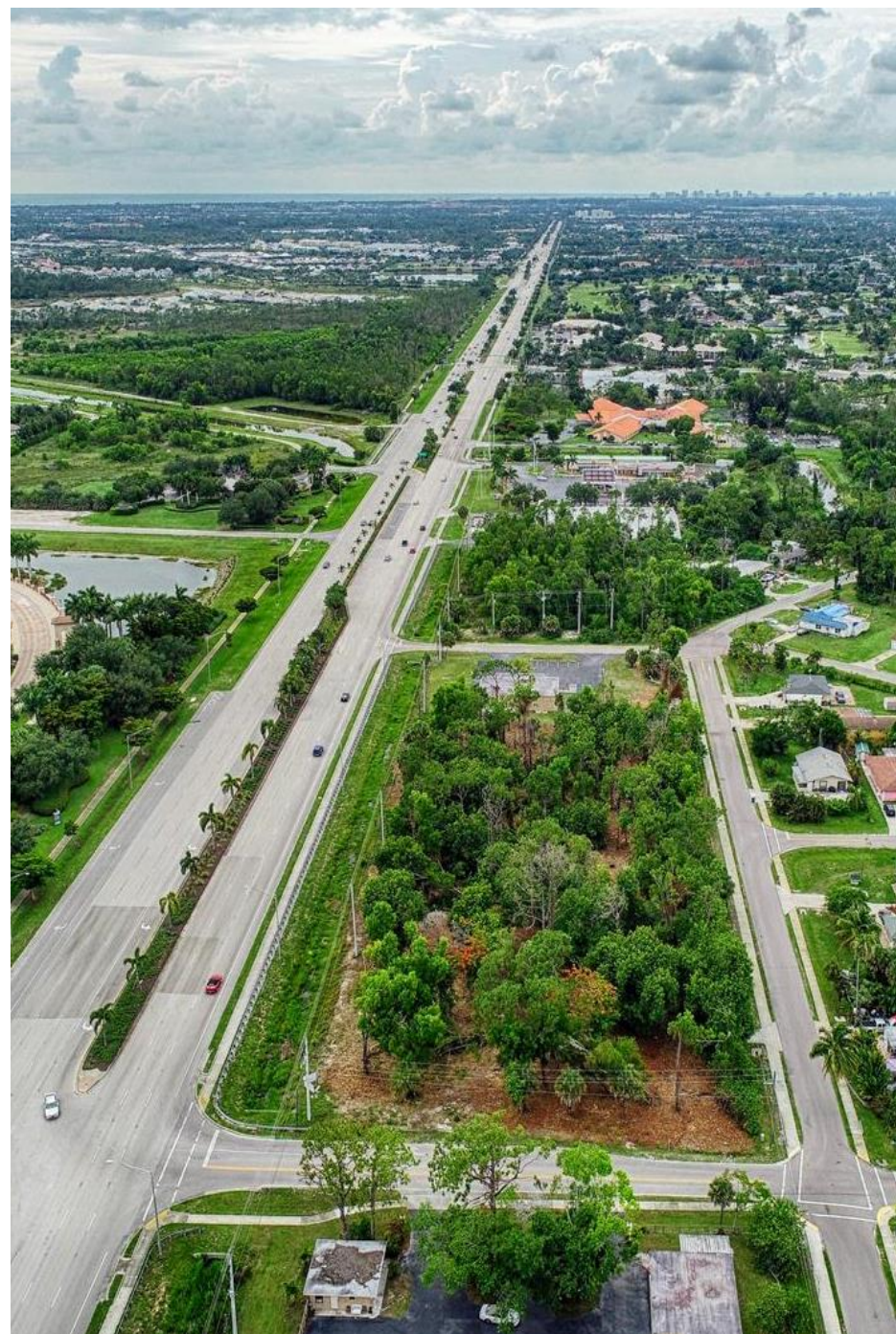


Locator Map



PROPERTY FEATURES

LAND SF	108,028
LAND ACRES	2.48
# OF PARCELS	4
ZONING TYPE	C-4
TOPOGRAPHY	Flat
APPROX. LOT DIMENSION	500' x 200'
TRAFFIC COUNTS	42,000



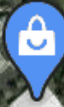
La Sorpresa
Latina Cuban Cafe



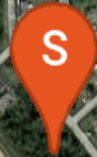
Suncoast Credit Union



Treviso Bay Golf Club



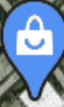
Lenny's Furniture



Treviso Bay Pool



Habitat for
Humanity ReStore

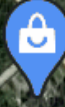


Naples Manor

Conty's



Advance Auto Parts

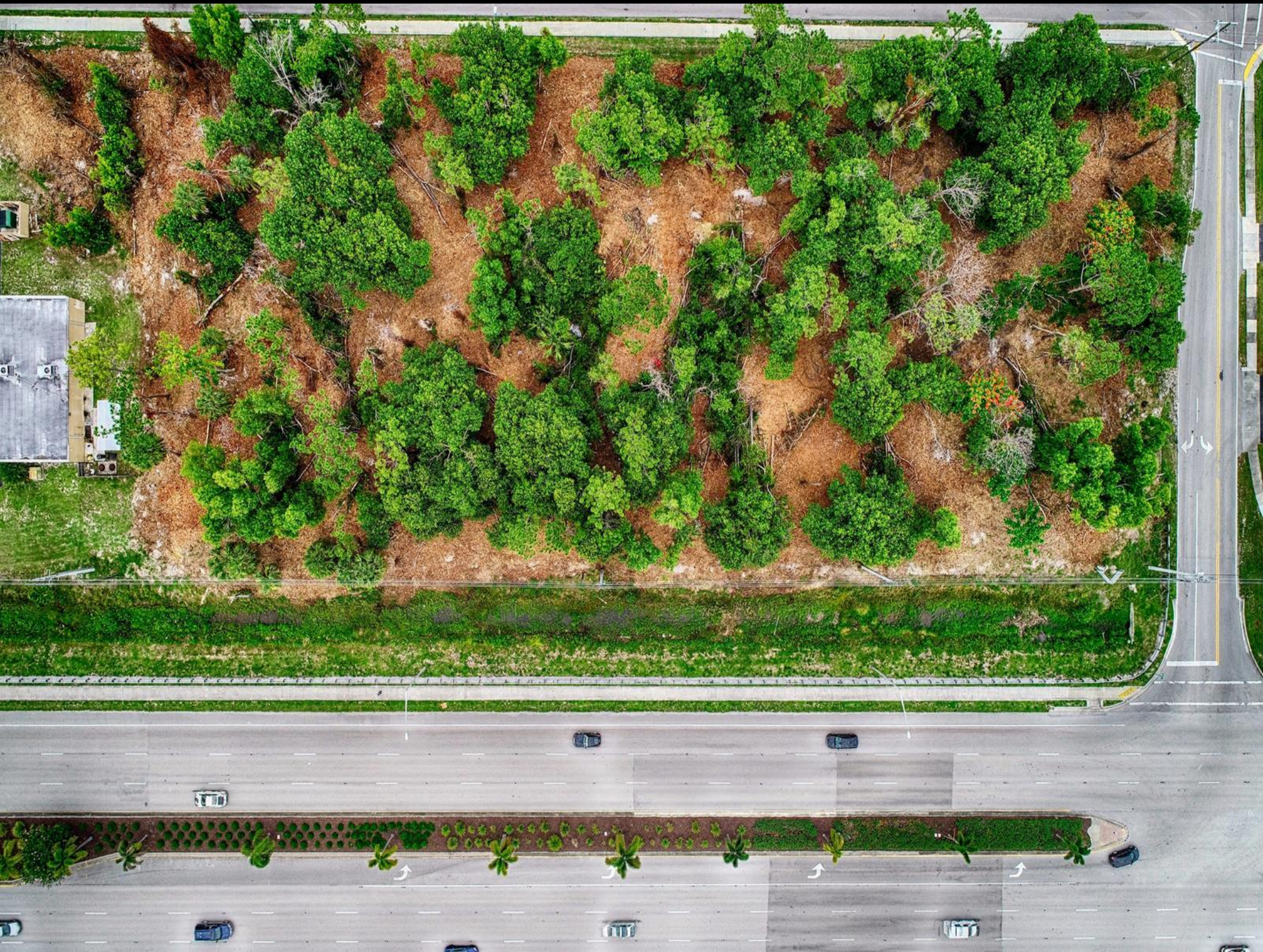


St Andrews Blvd









Fifth Third Bank CVS
 SALLY BEAUTY Sprint
 redbox. BRUNING'S
 SUBWAY GNC
 BankUnited

Calvert's CHASE REGIONS Bank of America
 DOLLAR GENERAL UPS WELLS FARGO
 Anthony's ADVANCE AMERICA CASH ADVANCE
 metro Rick's Smoke Shop LA SORPRESA Cuban Cafe
 Suncoast Credit Union FLORIDA SOUTHWESTERN STATE COLLEGE

Publix SUBWAY LAKE MICHIGAN

DUNKIN' oasis LENNY'S FURNITURE

SUBJECT PROPERTY

GULF COAST LITTLE LEAGUE FIELD
 GREATER NAPLES FIRE RESCUE - STATION #21
 Habitat for Humanity
 at&t FIVE GUYS

Advance Auto Parts
 SUNDRO

LELY HIGH SCHOOL

PARKSIDE ELEMENTARY SCHOOL
 DONNA FIALA EAGLE LAKES COMMUNITY PARK

CUBESMART self storage
 Mobil
 ATlixco FOODS
 boost mobile HARDCORE GYM EXPRESS PHARMACY
 RaceTrac

HOBBY LOBBY OUTBACK STAYBRIDGE SUITES CHASE

xfinity Publix Bank of America SUNTRUST TEXAS
 CARRABBA'S REGIONS Pello Tropical
 Pizza Hut Dunkin' McDonald's BURGER KING Starbucks PEI WEI

LOWE'S STAPLES Fifth Third Bank
 Walgreens SUBWAY DUNKIN'
 THE FRESH MARKET WELLS FARGO THORNTON SUBWAY 7-ELEVEN

PETSMART ROSS
 ALDI Marshalls MURPHY USA Walmart

Shell

COLLIER BLVD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,974	30,359	65,103
2010 Population	7,167	33,779	75,258
2020 Population	7,956	43,976	90,547
2025 Population	8,450	47,293	98,198
2020 African American	1,233	4,852	8,829
2020 American Indian	42	169	339
2020 Asian	81	489	1,178
2020 Hispanic	4,315	13,206	24,766
2020 Other Race	1,117	3,402	5,713
2020 White	5,239	34,108	72,573
2020 Multiracial	239	935	1,863
2020-2025: Population: Growth Rate	6.05 %	7.30 %	8.20 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	225	1,608	3,567
\$15,000-\$24,999	243	1,500	3,575
\$25,000-\$34,999	316	1,628	4,031
\$35,000-\$49,999	425	3,155	6,271
\$50,000-\$74,999	519	3,635	7,591
\$75,000-\$99,999	321	2,416	5,136
\$100,000-\$149,999	224	2,220	4,858
\$150,000-\$199,999	142	1,012	2,543
\$200,000 or greater	83	1,271	2,993
Median HH Income	\$51,256	\$56,913	\$57,138
Average HH Income	\$69,889	\$84,347	\$86,637

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,497	16,435	39,705
2010 Total Households	2,171	14,009	33,420
2020 Total Households	2,497	18,445	40,564
2025 Total Households	2,677	19,886	44,218
2020 Average Household Size	3.16	2.34	2.19
2000 Owner Occupied Housing	1,607	9,642	21,575
2000 Renter Occupied Housing	597	2,984	7,227
2020 Owner Occupied Housing	1,745	13,535	29,236
2020 Renter Occupied Housing	752	4,910	11,328
2020 Vacant Housing	685	8,204	19,840
2020 Total Housing	3,182	26,649	60,404
2025 Owner Occupied Housing	1,871	14,359	31,560
2025 Renter Occupied Housing	806	5,527	12,658
2025 Vacant Housing	752	8,395	20,730
2025 Total Housing	3,429	28,281	64,948
2020-2025: Households: Growth Rate	7.00 %	7.60 %	8.70 %

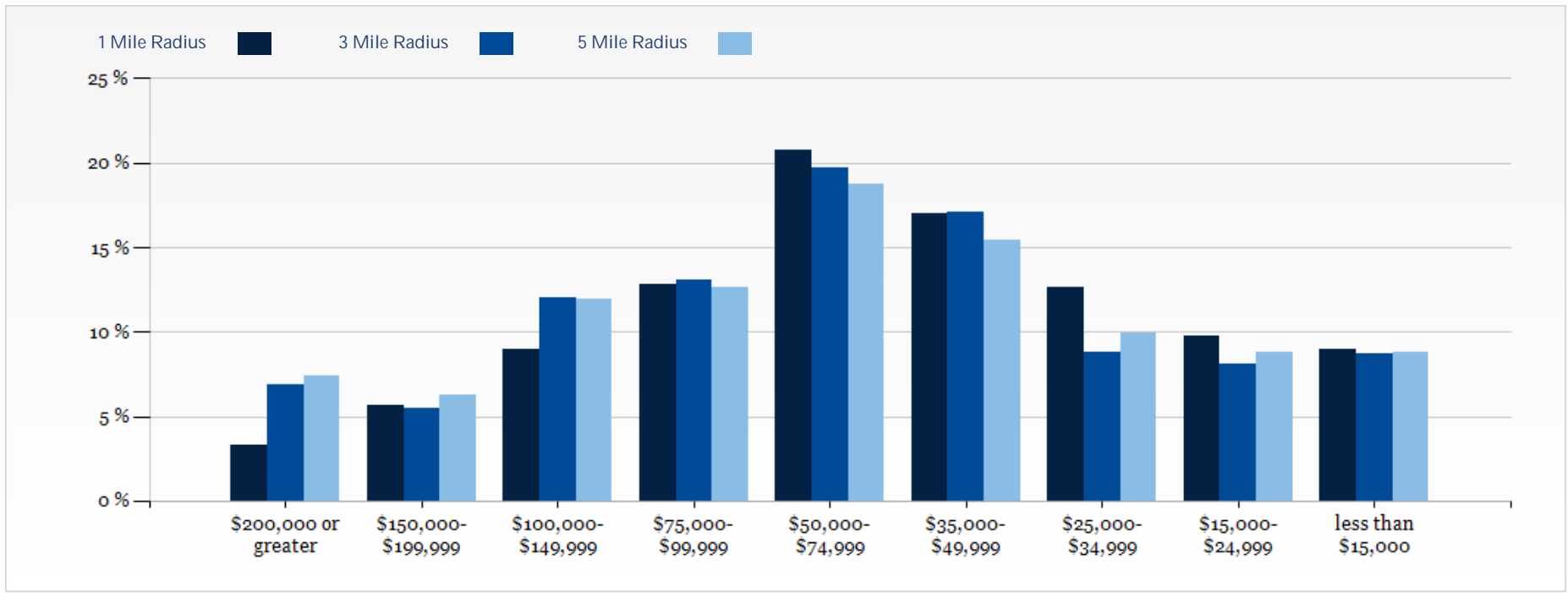
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	470	2,176	4,268
2020 Population Age 35-39	465	2,183	4,413
2020 Population Age 40-44	419	1,859	4,020
2020 Population Age 45-49	462	2,044	4,273
2020 Population Age 50-54	495	2,330	4,793
2020 Population Age 55-59	494	2,913	6,011
2020 Population Age 60-64	465	3,398	7,209
2020 Population Age 65-69	409	3,842	8,281
2020 Population Age 70-74	337	3,976	8,503
2020 Population Age 75-79	266	3,077	6,574
2020 Population Age 80-84	169	2,168	4,519
2020 Population Age 85+	184	2,190	4,270
2020 Population Age 18+	5,973	36,884	76,372
2020 Median Age	37	54	55

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,544	\$55,288	\$52,507
Average Household Income 25-34	\$63,911	\$75,548	\$72,980
Median Household Income 35-44	\$47,494	\$55,409	\$55,653
Average Household Income 35-44	\$66,543	\$82,722	\$83,537
Median Household Income 45-54	\$64,542	\$70,324	\$70,360
Average Household Income 45-54	\$84,820	\$105,023	\$106,839
Median Household Income 55-64	\$52,624	\$56,705	\$58,791
Average Household Income 55-64	\$72,573	\$86,142	\$92,262
Median Household Income 65-74	\$50,167	\$61,402	\$61,764
Average Household Income 65-74	\$67,782	\$92,368	\$92,846
Average Household Income 75+	\$60,714	\$71,981	\$75,641

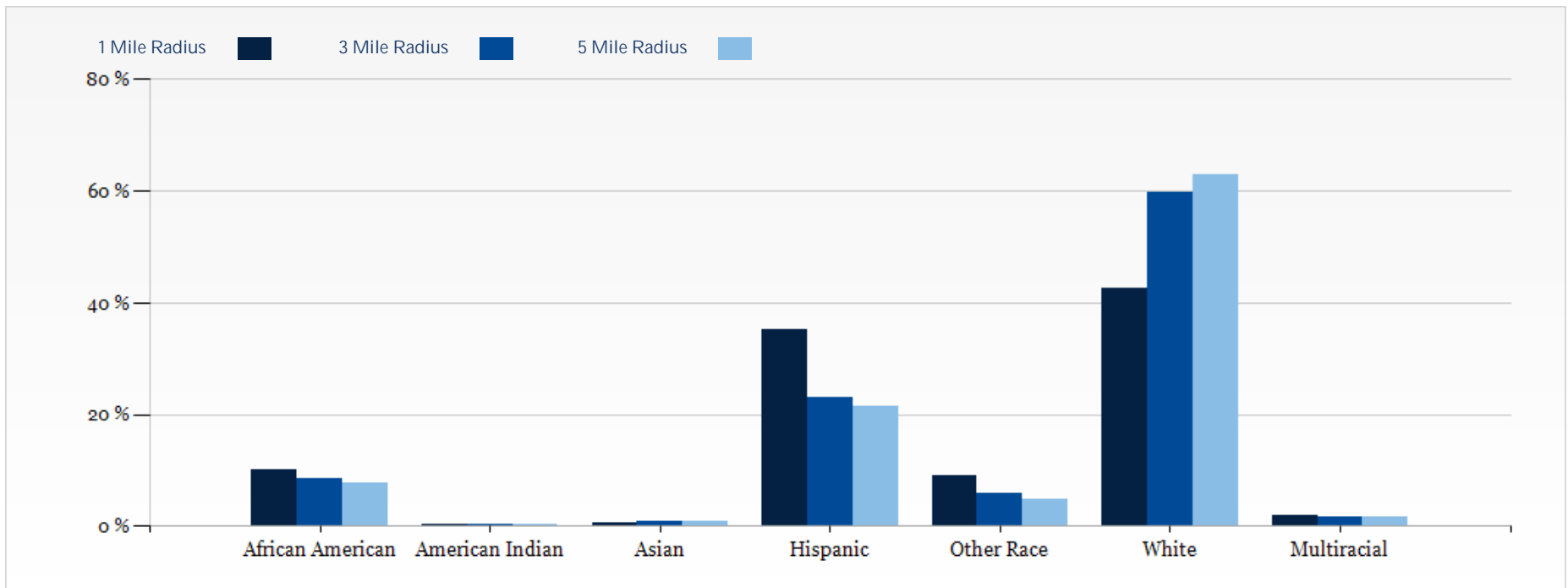
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	557	2,274	4,439
2025 Population Age 35-39	472	2,304	4,613
2025 Population Age 40-44	477	2,354	4,759
2025 Population Age 45-49	415	2,046	4,402
2025 Population Age 50-54	453	2,262	4,705
2025 Population Age 55-59	512	2,811	5,770
2025 Population Age 60-64	523	3,691	7,871
2025 Population Age 65-69	520	4,278	9,382
2025 Population Age 70-74	420	4,263	9,392
2025 Population Age 75-79	315	3,821	8,138
2025 Population Age 80-84	214	2,618	5,493
2025 Population Age 85+	190	2,411	4,761
2025 Population Age 18+	6,388	39,625	82,883
2025 Median Age	38	55	57

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,649	\$58,992	\$55,687
Average Household Income 25-34	\$66,885	\$80,837	\$79,262
Median Household Income 35-44	\$52,390	\$62,213	\$61,876
Average Household Income 35-44	\$75,075	\$94,930	\$94,540
Median Household Income 45-54	\$68,208	\$78,194	\$77,135
Average Household Income 45-54	\$93,244	\$118,514	\$117,573
Median Household Income 55-64	\$57,065	\$63,964	\$66,172
Average Household Income 55-64	\$81,916	\$97,306	\$103,203
Median Household Income 65-74	\$53,835	\$65,940	\$67,170
Average Household Income 65-74	\$76,287	\$100,275	\$102,253
Average Household Income 75+	\$69,406	\$81,742	\$85,492

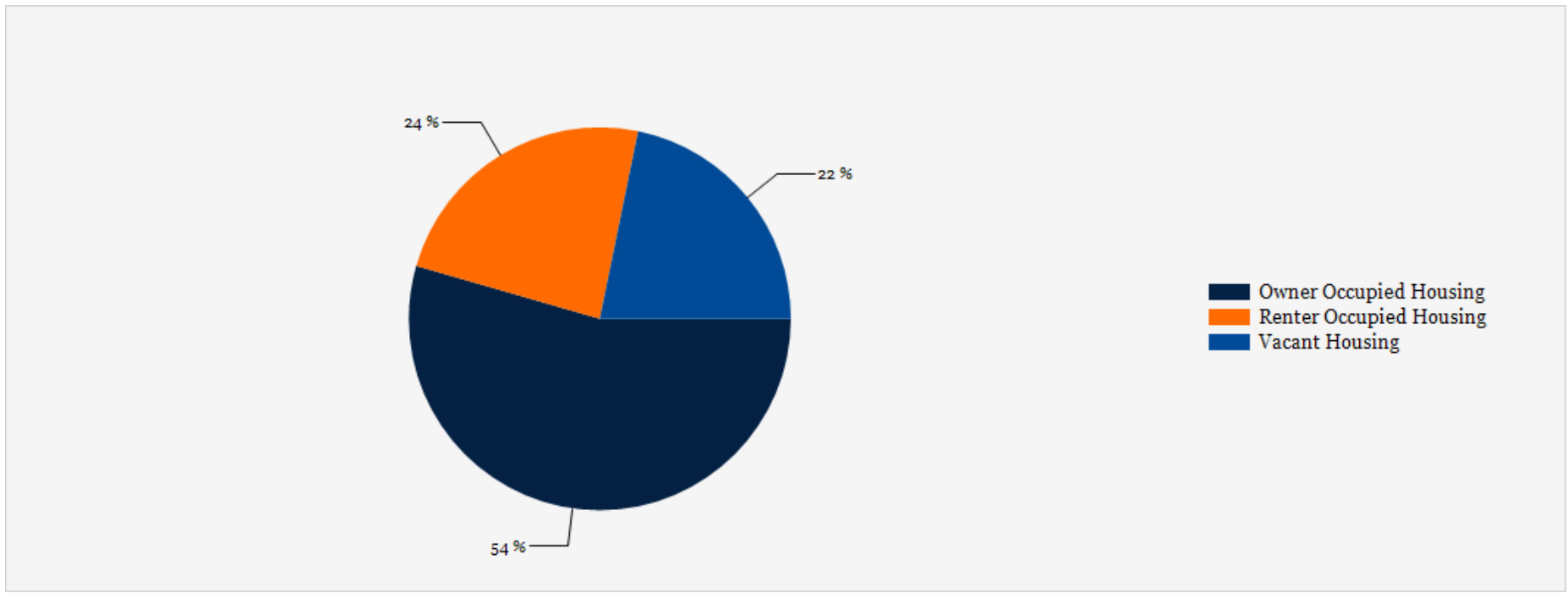
2020 Household Income



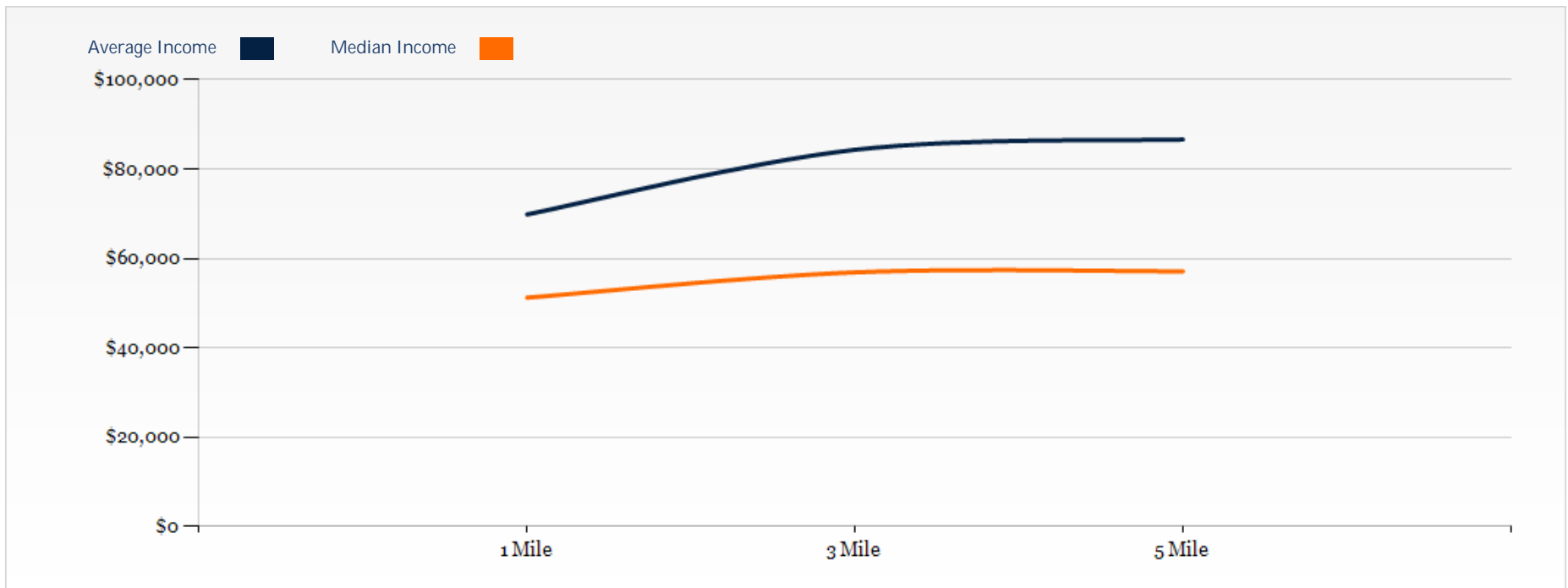
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



For Sale, Ground Lease, or BTS

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