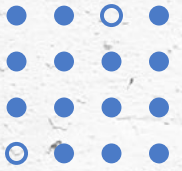


FUNCTIONAL FLEX/WAREHOUSE

FLEX SPACE AVAILABLE FOR LEASE

3884 PROGRESS AVE | NAPLES, FL 34104



INTERACTIVE
LEASING BROCHURE

EXCLUSIVELY LISTED BY:



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NAPLES AIRPORT

SUBJECT PROPERTY

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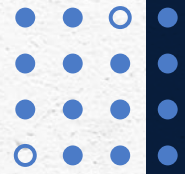


LEASING HIGHLIGHTS

- **Strategic Location** – Located right outside of the Naples airport, this property is in the highly desirable Naples Production Park. The site is within minutes of both I-75 and Route 41, providing great access to all South Florida.
- **Flex Industrial** – This site features numerous available Flex units ranging in size from ±1,500-3,000 SF.
- **General Industrial Zoning** – The General (I) industrial district permits a wide variety of uses such as (but not limited to) manufacturing, processing, storage, warehousing, wholesaling, and distribution activities.
- **Move-In Ready** – The units will be delivered move-in ready and are available immediately.



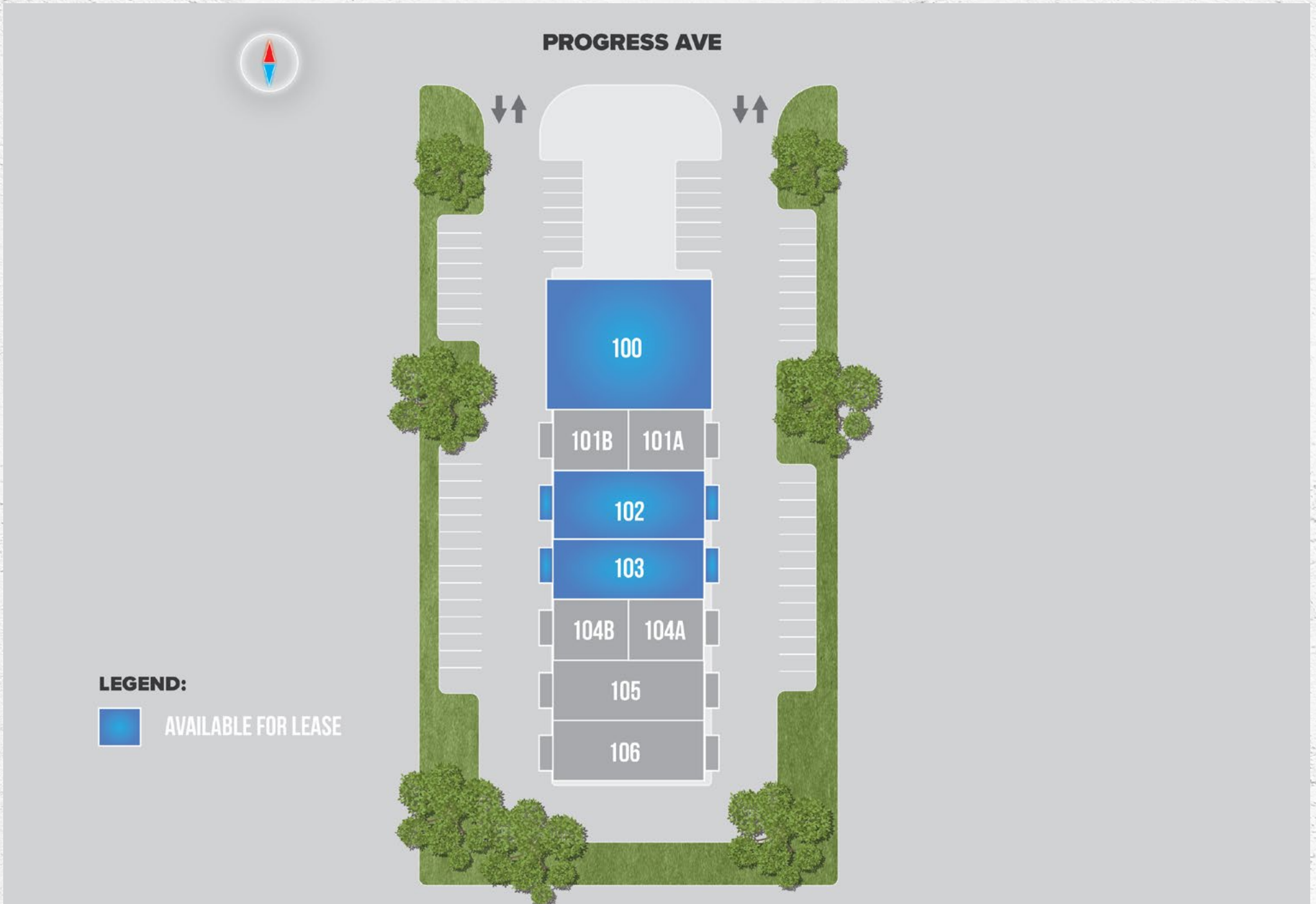
PRICING OVERVIEW



UNIT #	SF	ASKING RATE	MONTHLY RATE	LEASE TYPE
100 (Front Suite)	±3,000 SF	\$24.00	\$6,000	Base Rent + Sales Tax & Electric
102 & 103	±1,500-3,000 SF	\$23.00	\$5,750	Base Rent + Sales Tax & Electric

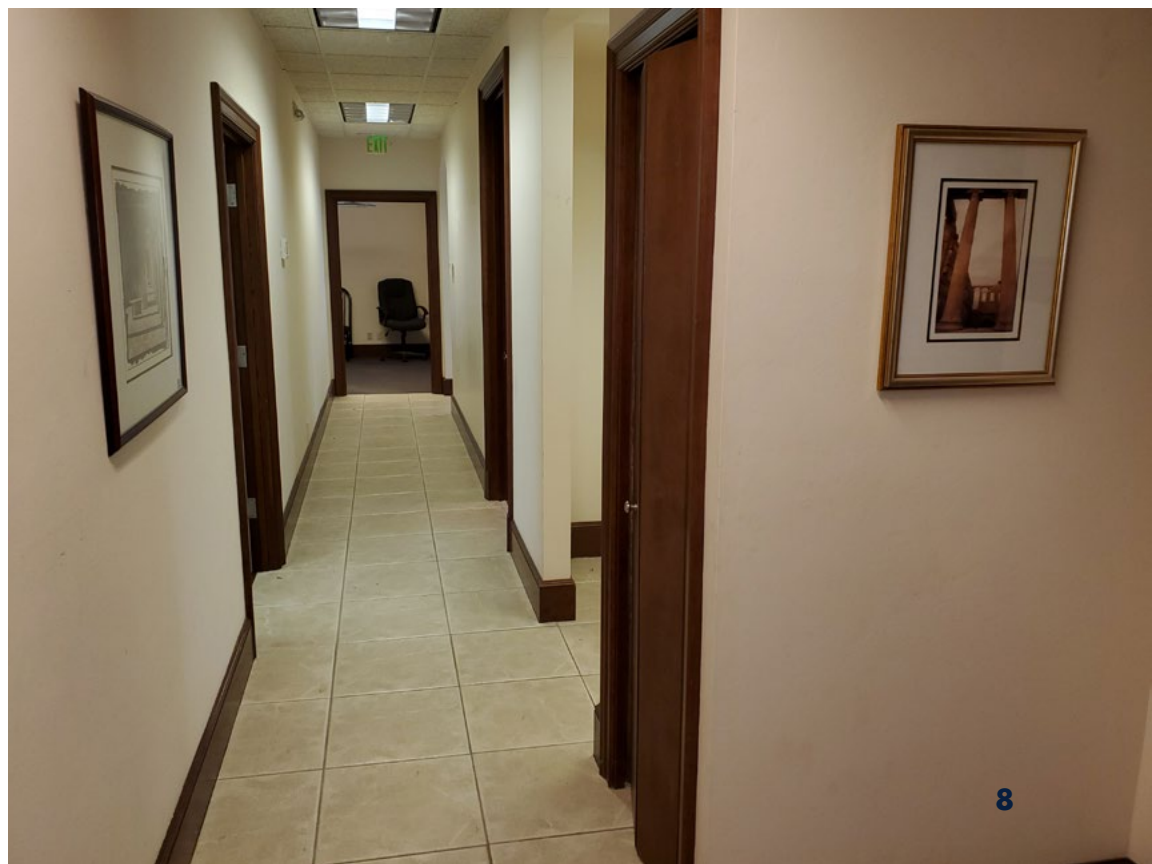


SITE PLAN





UNIT 100



UNIT 102-103



UNIT 102-103





BEARS PAW COUNTRY CLUB

NAPLES GRANDE GOLF CLUB

GOLDEN GATE PKWY ± 52,000 VPD

I-75
± 82,000 VPD



ORCHID RUN APARTMENTS

SUBJECT PROPERTY

NAPLES PRODUCTION PARK

WHOLESALE CABINETS

PARTRIDGE POINT CONDOS



LAGO APARTMENTS



MEADOW LAKES

NAPLES AIRPORT



RADIO RD ± 26,000 VPD

LIVINGSTON RD ± 20,000 VPD

GIGA APARTMENTS LLC



FOXFIRE COUNTRY CLUB

12,394,911 PASSENGERS IN 2023



AREA OVERVIEW

NAPLES, FL

Naples is a coastal town in Southwest Florida, that boasts year-round warm weather, beautifully kept beaches and an overall beautiful landscape. A key selling point of Naples is the pristine coastline, which spans many miles of the Gulf of Mexico. The beaches along the gulf have powdery white sand, clear blue water, and stunning sunsets.

The city is well known for its neatly manicured streets, affluent shopping areas like Fifth Avenue South and Third Street South, and top-notch golf courses that draw enthusiasts from all over the world. Naples has a rich cultural scene with several art galleries, theaters, and music venues. Art and music lovers are drawn to the renowned Naples Philharmonic and the Baker Museum, which present top-notch performances and exhibits. Additionally, there are over a thousand restaurants in a variety of cuisines and atmospheres. Naples continues to amaze residents and visitors alike with its luxurious lifestyle, immaculate beaches, cultural attractions, and strong economy, providing a slice of paradise on the Gulf Coast.

#1 BEST PLACE TO LIVE IN THE US

- U.S. NEWS 2024

#9 FASTEST GROWING PLACES IN THE U.S.

- U.S. NEWS 2024



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	2,765	67,095	171,437
2024 Population	2,437	59,020	150,583
2020 Census	2,298	54,954	138,825
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,282	29,973	75,982
2024 Households	1,133	26,414	66,661
2020 Census	1,097	25,117	61,475
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$122,052	\$99,401	\$107,316

ECONOMY

The Naples economy is heavily influenced by tourism, real estate, and the healthcare industries. With millions of visitors each year, tourism is a majority industry. Tourists enjoy partaking in beach activities, lush golf courses, shopping, and dining. Supporting the tourism aspect, the hospitality industry includes hotels, retail, restaurants, etc. The combination of the industries provides a large portion of the local economy and supporting workforce.

The real estate industry is also a key player in the Naples economy. The city is known for its luxurious homes, condos, and high-end vacation properties, which attract wealthy buyers from around the world. Real estate development, sales, and property management firms are major employers in the area.

Healthcare is another important industry in Naples, with several large hospitals and medical centers located in the city. The healthcare sector provides a wide range of employment opportunities, from physicians and nurses to administrative and support staff. Other significant industries in Naples include professional services, finance, and construction.

The city is home to many law firms, accounting firms, and financial institutions, as well as a growing construction sector that is driven by ongoing development and renovation projects. Overall, Naples' dynamic economy is underpinned by a range of industries, a talented workforce, a strategic location, and a vibrant community.

**36% YEAR-OVER-YEAR INCREASE
IN VISITATION**

- FOX 2023



ATTRACTIONS

NAPLES BEACHES

The Naples area has a wide selection of beaches to choose to visit. Many popular beaches include Naples Pier Beach, Seagate Beach, Barefoot Beach, Clam Pass Beach, and 3rd Avenue Beach. Many people enjoy shelling, surfing, kiteboarding, as well as other water sports, on many of these beaches.

GOLF COURSES

There are more than 90 golf courses in the Naples area, in varying difficulties, allowing for opportunities for both the novice and experienced golfers. Many of the courses were designed by some of the world's top golfers, including famous golf course architect, Pete Dye.

5TH AVE SOUTH

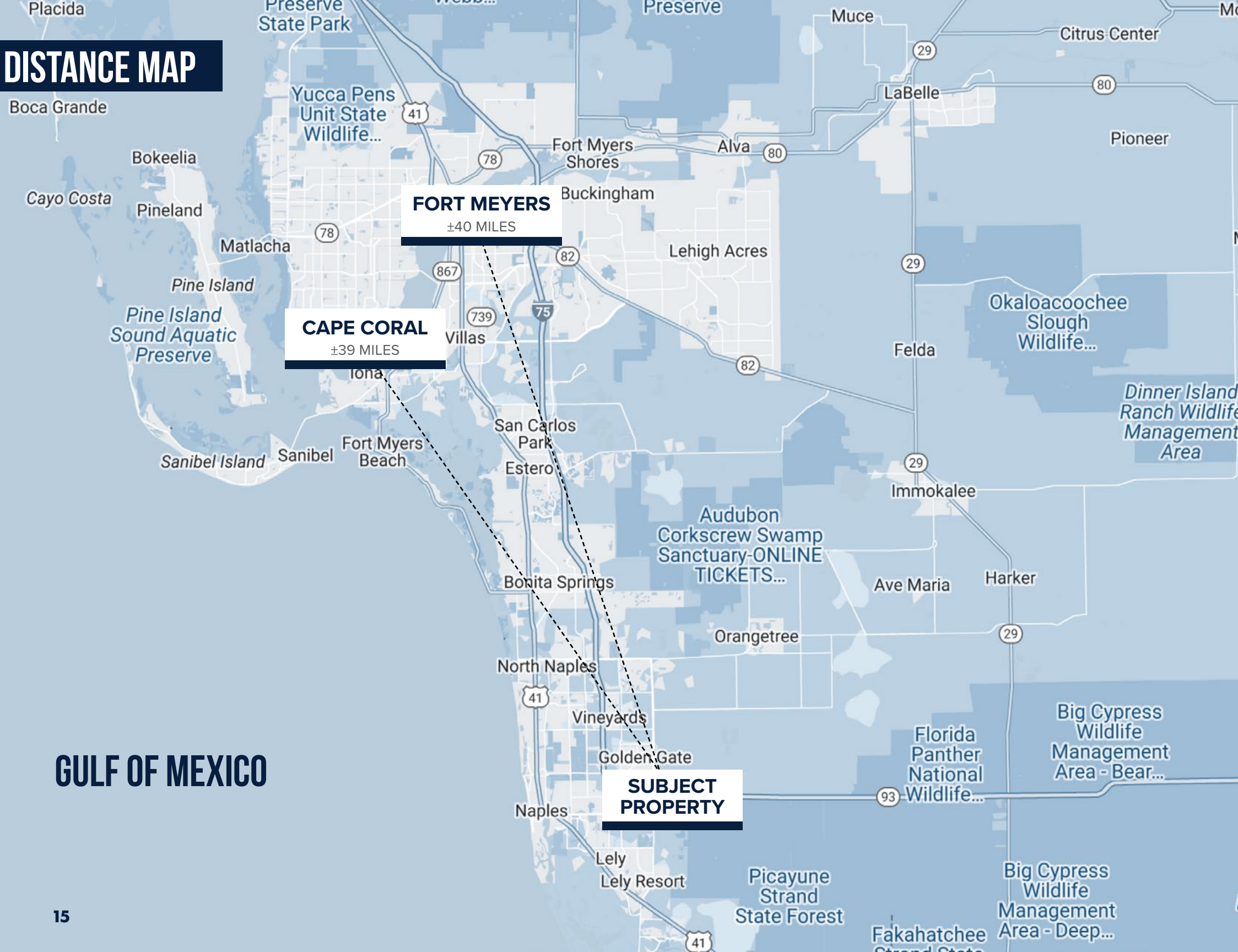
The crown jewel of Naples is 5th Avenue South, which is a perfect blend of glamour and ease. Tropical blooms and lush greenery adorn the pedestrian-friendly promenades and each business is full of wonderful finds, historic and modern architecture here blends together in eclectic sophistication. One of the most prestigious addresses in the country, 5th Avenue South in Old Naples runs from Tamiami Trail to the Gulf of Mexico and features everything that discerning residents and visitors have come to expect of Naples, including upscale clothing and jewelry, spas; one-of-a-kind gifts, artwork, home décor, fine dining, and entertainment.

NAPLES PIER

The Naples Pier is one of the most popular attractions in Naples, Florida. Located in the heart of downtown Naples, the pier stretches 1,000 feet out into the Gulf of Mexico and offers breathtaking views of the ocean and surrounding coastline. The pier is equipped with fish cleaning stations and is a popular destination for anglers who come to catch a variety of fish, including snook, pompano, and Spanish mackerel. Visitors can also enjoy watching the local pelicans and seagulls that congregate on the pier.



DISTANCE MAP



GULF OF MEXICO

FLEX UNITS FOR LEASE

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