

THE SHOPPES AT VANDERBILT SUITE 190

FOR LEASE

2355 Vanderbilt Beach Road, Naples, FL 34109

Immediately Available



OFFERING SUMMARY

Available SF:	3,250 SF
Property Type:	Restaurant
Lease Rate:	\$36.00/ SF
Number Of Stories:	1
Number Of Units:	1
Lease Type:	Triple-Net
Lease Term:	Flexible

LOCATION OVERVIEW

The Shoppes at Vanderbilt is nestled in the heart of North Naples and is home to over 90 local and national businesses. With strong architectural appeal and breathtaking common areas, this beautiful retail center boasts over 220,000 square feet of leased space and caters to the highly affluent Naples market.

LEASE HIGHLIGHTS

- High Amperage, 3-Phase Electric
- Outdoor Patio Seating Available
- Full Size Grease Traps Installed
- High-Bay LED Lighting
- 2 Restrooms
- Rear Accessibility



PJ Hill

239-776-9803

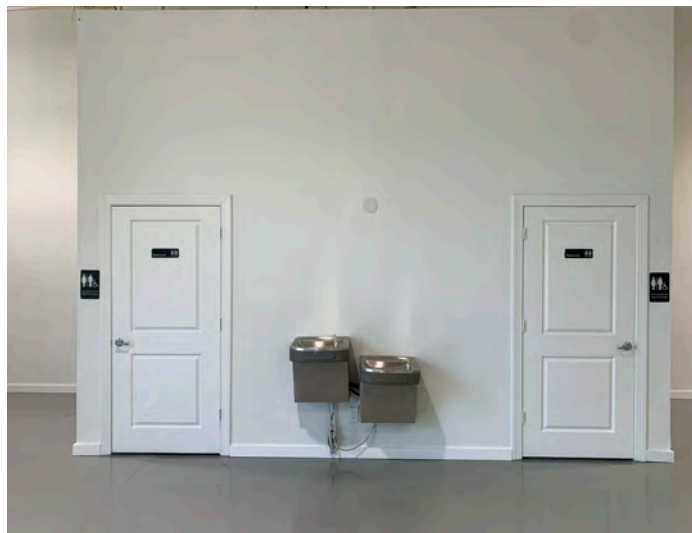
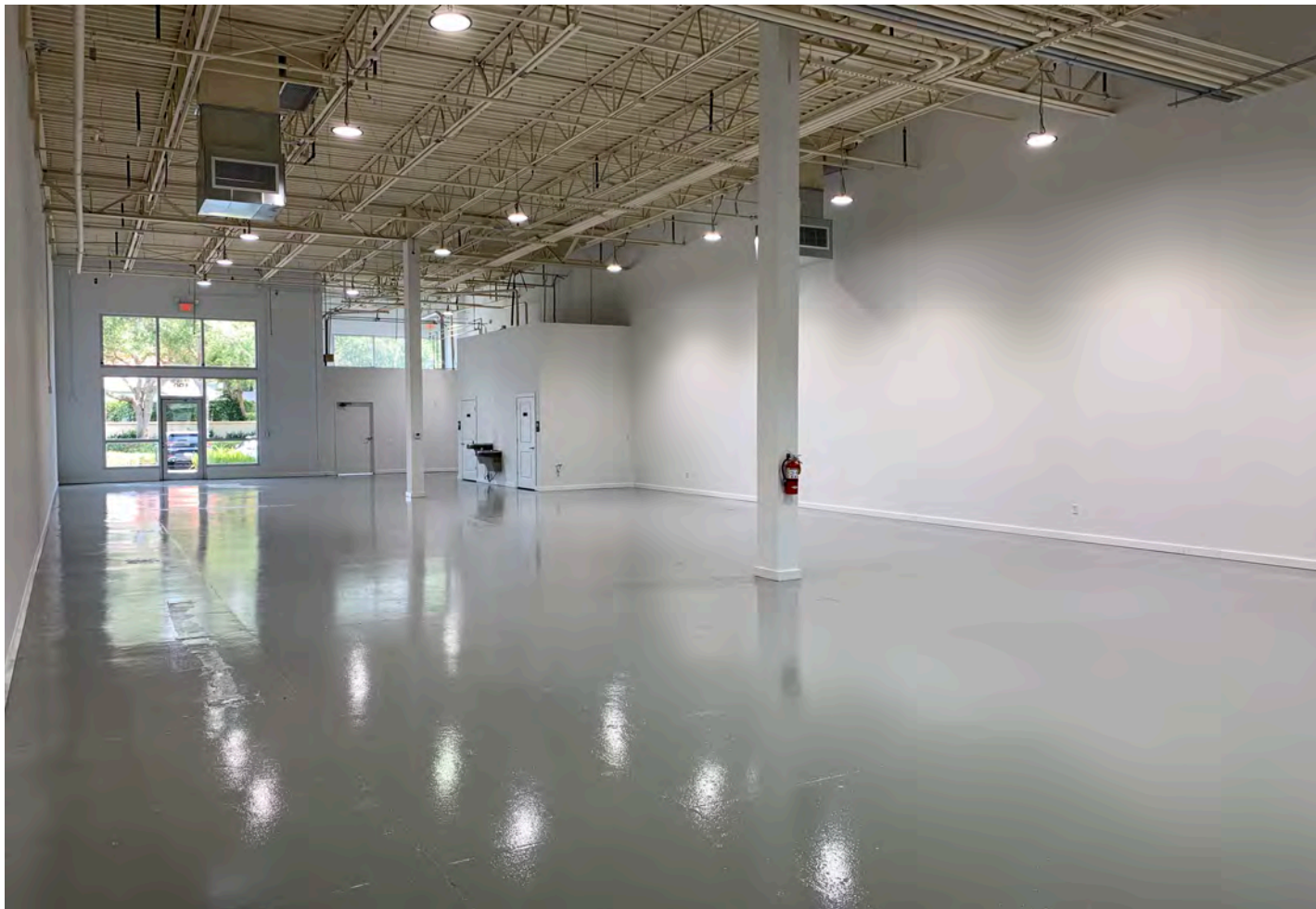
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2355 Vanderbilt Beach Road, Naples, FL 34109

Interior Photographs



Galleria
SHOPPES
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Exterior Photographs



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Floor Plans

Galleria
**SHOPPES
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3,250 SF

- Outdoor Seating - 26
- Outdoor Area - 527 SF
- Electric - 600 Amp
- Grease Traps - (3) 1,250

3,250 SF
BAY 190

3,220 SF
32' x 100'
BAY 196

3,642 SF
36' x 100'
BAY 200

WWW.NAPLESRETAILSPACE.COM 239-594-5000

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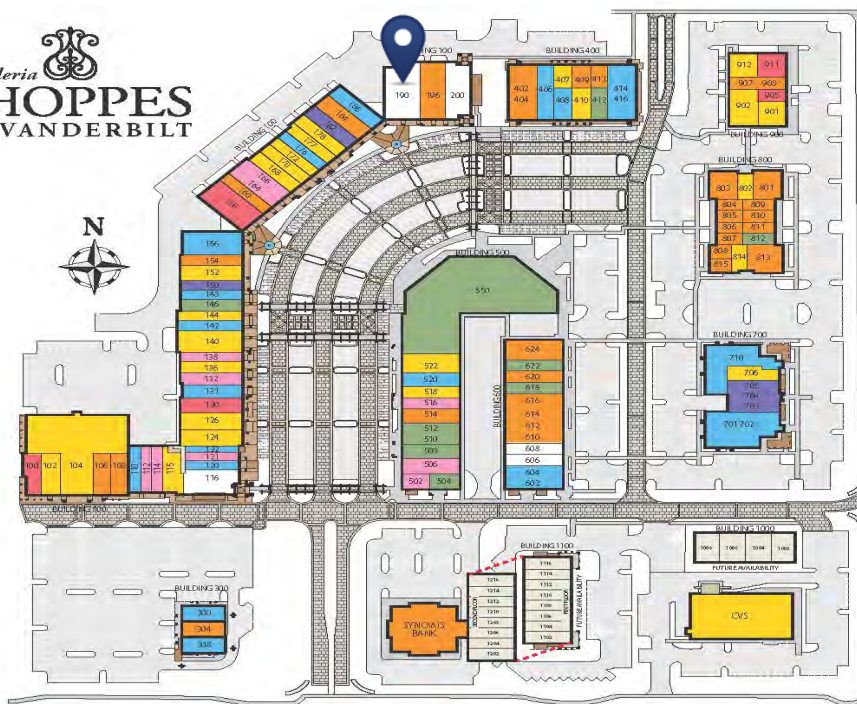
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Site Plan

DIRECTORY

Galleria
SHOPPES
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CUISINE/DINING

Angelic Desserts	120
Cosmic Kava	406
Flaco's Mexican Restaurant	710
Imperio Taqueria	142
Mister O1 Pizza	176
Mojo Thai & Sushi	186
Mystic Lobster Rolls	148
Nautical Bowls	110
Neighborhood Organics	131
Ninja Japanese Steakhouse	701
Poached at Vanderbilt	156
Poke Mahi	520
Primo Hoagies	300
Starbucks	308
Sub Zero Ice Cream	408
Trattoria Abruzzo	414
The Cave Bistro & Wine Bar	602

RETAIL

AtFaro	178
Casanova Art & Fashion	902
CozyBox	901
Designer Diva's	706
Divine Interiors of Naples	140
East West Sports Collectibles	522
EnvyUs	177
Gallerie Indigo	172
HolyFit of Naples	152
JD Bridal	407
Kathryn's Collection	126
Kays on the Beach	136
Larimart Art Gallery	410
Luxuoire	144
Mainstream Boutique	168

Maverick the Collection	814
Nutrition Elite	518
Omaha Steaks	802
Pop Toy Company	170
Rapz Wear	124
Sunset + Pine Boutique	102
True Fashionistas	104
Statement Watches and Jewelry	912
Zazou	115

BEAUTY/SALONS

Amazing Lash Studio	506
Blo Blow Dry Bar	516
Creative Nails Spa	112
European Wax Center	502
Maximum Tan	138
Merle Norman Cosmetics	121
Nailed It of Naples	411
Roosters Men's Grooming Center	132
The Beauty District	164

PROFESSIONAL SERVICES

AmTrust Bank	304
BHG Pristine Realty	154
Calico Corners	184
California Closets	810
Campbell Orthodontics	803
Concierge Veterinary Hospital	196
Darwish Financial	809
Dianne Lorraine Inc.	815
Edge Cabinetry & Interiors	402
Emily Brady Interiors	907
Fed Ex	801
Garcia & Carlson CPA	806

Leasing Office	624
Majestic Enterprises	514
Metro PCS by T-Mobile	813
Paola Ink	409
Richlin International	616
Stock Residential	106
Studio 239 / Florida Pro Realty	620
Stewart Travel Service	160
Suncoast Engineering Inc.	808
The Party Girl Co.	804
Threads Alterations	807

HEALTH/ WELLNESS

Board 30 Fitness	622
Elevate Medical Group	508
Florida HIIT Factory	510
Innovative Pain and Performance	146
Naples Family Fitness	550
OsteoStrong	618
Stretch Zone	412
Tri Tone Triple Barre	812
US Cryo Therapy	504

ENTERTAINMENT

AR Workshop Naples	150
Kitchen Social	158
The Axe Lodge	703

COMING SOON

Blu Boutique	130
Crave Cookies	911
Crazy King Burrito	100
Momo Tea Bar	905
Tableside Romanian Restaurant	158

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Demographics Map



A Prime and Exceptional South West Florida Location in the Heart of Naples.



1. Publix
2. Costco
3. Sam's Club
4. Barron Collier High School
5. The Ritz Carleton (Tiburon)
6. Starbucks
7. Whole Foods
8. Pelican Marsh Golf Club
9. Oake's Farm Seed to Table



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Population Density

- Collier County, Florida
- Population Density: 188.2
- Total Population: 375,752
- Land Area (sq mi): 1,996.9

Traffic Count

- AADT Airport Pulling Road: 40,500
- AADT Vanderbilt Beach Road: 25,500

Local Residential Communities

- Grey Oaks
- The Strand
- Tiburon
- Pelican Marsh
- Bay Colony Estates
- Vineyards
- Quail West
- Quail Creek
- Mediterra

*Data retrieved from the U.S. Census Bureau 2020

*Data retrieved from the Florida Department of Transportation 2020



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