

Great Naples Location...

Located in Park Shore
area

US 41 Frontage

Near Waterside Shops

Surrounded by Affluent
Residential Communities

ALEXANDER BUILDINGS Unit A103-104



Naples, Florida

Serving the greater area of Naples, Florida, including Park Shore and Pelican Bay. Near major shopping and dining destinations. Established restaurant with outdoor patio dining, indoor dining and wine bar on premises.

The grounds are well manicured with mature trees and landscaping. The complex is broken into four individual buildings adjoined by a garden courtyard.

Contact: Christopher Lynch 239/261-1734



US 41 Facing Unit with Sign on Building Available!



Suite A 103-104

Unit Size:	1,883 SF
Divisible:	Yes
Building Size:	32,261 SF
Lease Type:	NNN
Price/SF:	\$19.50
CAM:	\$5.60
Use:	Professional Office

Description:

Great front of the complex location! Building mount sign space available!



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Alexander Buildings Unit A 103-104

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Key Southwest Florida Data

Traffic Count (average daily traffic volume)

Location:	Tamiami Tr (US 41/SR 45) south of Pine Ridge Rd (CR 896)
Average 2012 Quarterly:	30,509 Vehicles
Source:	Collier County

Regional Area Population

Location:	Collier County: (Naples, Golden Gate & Marco Island)
Population, 2009 estimate:	321,520
Population percent INCREASE, 2000 to 2012:	21%
Source:	Collier County Comprehensive Planning

Southwest Florida International Airport Total Passengers

Source: Lee County Port Authority Department of Public Affairs

1990	3,734,067 ▲	2002	5,185,648 ▼
1991	3,436,520 ▼	2003	5,891,668 ▲
1992	3,472,661 ▲	2004	6,736,630 ▲
1993	3,717,758 ▲	2005	7,518,169 ▲
1994	4,005,067 ▲	2006	7,643,217 ▲
1995	4,098,264 ▲	2007	8,049,676 ▲
1996	4,317,347 ▲	2008	7,603,845 ▼
1997	4,477,865 ▲	2009	7,415,958 ▼
1998	4,667,207 ▲	2010	7,514,316 ▲
1999	4,897,253 ▲	2011	7,537,745 ▲
2000	5,207,212 ▲	2012	7,350,625 ▼
2001	5,277,708 ▲	2013	7,637,801 ▲

3 Mile Demographic from Property

Income	1 Mile	2 Mile	3 Mile
% 2009 Household Income < \$10,000	4.74%	3.90%	3.07%
% 2009 Household Income \$10,000-\$14,999	2.57%	3.17%	2.96%
% 2009 Household Income \$15,000-\$19,999	4.44%	3.98%	3.85%
% 2009 Household Income \$20,000-\$24,999	4.04%	4.10%	3.86%
% 2009 Household Income \$25,000-\$29,999	5.19%	3.63%	3.84%
% 2009 Household Income \$30,000-\$34,999	4.85%	4.20%	4.81%
% 2009 Household Income \$35,000-\$39,999	4.55%	3.77%	4.71%
% 2009 Household Income \$40,000-\$44,999	6.16%	4.64%	5.36%
% 2009 Household Income \$45,000-\$49,999	4.32%	4.10%	5.14%
% 2009 Household Income \$50,000-\$59,999	8.70%	7.78%	8.52%
% 2009 Household Income \$60,000-\$74,999	9.67%	9.50%	12.11%
% 2009 Household Income \$75,000-\$99,999	11.04%	13.34%	14.87%
% 2009 Household Income \$100,000-\$124,999	4.37%	7.86%	6.64%
% 2009 Household Income \$125,000-\$149,999	4.32%	6.93%	5.69%
% 2009 Household Income \$150,000-\$199,999	10.51%	9.45%	6.10%
% 2009 Household Income \$200,000-\$249,999	7.16%	4.93%	3.94%
% 2009 Household Income \$250,000-\$499,999	3.17%	4.25%	4.07%
% 2009 Household Income \$500,000+	0.19%	0.48%	0.46%
% 2009 Household Income \$200,000+	10.50%	9.66%	8.47%

3 Mile Demographic from Property (cont.)

Retail Sales Volume	1 Mile	2 Mile	3 Mile
2009 Children/Infants Clothing Stores	\$3,356,989	\$15,441,955	\$30,368,356
2009 Jewelry Stores	\$2,343,892	\$10,426,593	\$20,991,298
2009 Mens Clothing Stores	\$4,752,658	\$21,775,360	\$43,061,155
2009 Shoe Stores	\$4,629,091	\$21,682,284	\$42,199,681
2009 Womens Clothing Stores	\$8,006,199	\$36,608,209	\$72,685,688
2009 Automobile Dealers	\$54,231,236	\$243,939,813	\$487,806,089
2009 Automotive Parts/Acc/Repair Stores	\$6,903,650	\$31,348,339	\$62,320,656
2009 Other Motor Vehicle Dealers	\$2,230,087	\$10,373,531	\$20,285,318
2009 Tire Dealers	\$1,807,703	\$8,024,303	\$16,195,033
2009 Hardware Stores	\$1,853,325	\$10,056,789	\$17,614,460
2009 Home Centers	\$6,331,970	\$31,082,938	\$58,676,828
2009 Nursery/Garden Centers	\$1,909,133	\$8,441,900	\$17,062,854
2009 Outdoor Power Equipment Stores	\$577,723	\$2,528,813	\$5,154,157
2009 Paint/Wallpaper Stores	\$208,230	\$972,935	\$1,902,188
2009 Appliance/TV/Other Electronics Stores	\$5,459,787	\$24,830,575	\$49,311,572
2009 Camera/Photographic Supplies Stores	\$910,195	\$4,225,141	\$8,274,565
2009 Computer/Software Stores	\$2,603,828	\$11,969,689	\$23,646,894
2009 Beer/Wine/Liquor Stores	\$3,668,526	\$17,028,049	\$33,295,353
2009 Convenience/Specialty Food Stores	\$8,746,649	\$34,113,769	\$64,181,462
2009 Restaurant Expenditures	\$46,508,836	\$171,553,224	\$328,090,022
2009 Supermarkets/Other Grocery excl Conv	\$39,367,297	\$182,690,752	\$357,918,200
2009 Furniture Stores	\$5,486,311	\$24,994,208	\$49,584,121
2009 Home Furnishings Stores	\$3,882,244	\$18,154,953	\$35,327,278
2009 Gen Merch/Appliance/Furniture Stores	\$49,431,468	\$226,966,738	\$448,013,101
2009 Gasoline Stations w/ Convenience Stores	\$34,249,799	\$153,687,850	\$297,325,487
2009 Other Gasoline Stations	\$25,503,149	\$119,574,082	\$233,144,026
2009 Department Stores excl Leased Depts	\$54,891,256	\$251,797,315	\$497,324,673
2009 General Merchandise Stores	\$43,945,157	\$201,972,528	\$398,428,982
2009 Other Health/Personal Care Stores	\$3,496,203	\$15,856,423	\$31,556,929
2009 Pharmacies/Drug Stores	\$18,630,118	\$85,967,695	\$169,123,747
2009 Pet/Pet Supplies Stores	\$2,699,944	\$12,654,713	\$24,666,782
2009 Book/Periodical/Music Stores	\$713,912	\$3,164,444	\$6,547,525
2009 Hobby/Toy/Game Stores	\$748,616	\$3,476,495	\$6,864,528
2009 Musical Instrument/Supplies Stores	\$490,681	\$2,215,292	\$4,420,014
2009 Sewing/Needlework/Piece Goods Stores	\$171,942	\$824,339	\$1,591,632
2009 Sporting Goods Stores	\$4,006,742	\$19,115,111	\$36,573,510
2009 Video Tape Stores - Retail	\$446,755	\$2,037,329	\$4,038,192

3 Mile Demographic from Property (cont.)

Population	1 Mile	2 Mile	3 Mile
2009 Total Adult Population	9,661	35,248	78,250
2009 Total Daytime Population	18,330	67,616	143,176
2009 Total Daytime Work Population	11,618	44,656	92,585
2009 Median Age Total Population	55	53	47
2009 Median Age Adult Population	59	58	53
2009 Age 0-5	531	1,889	5,151
2009 Age 6-13	563	2,389	6,824
2009 Age 14-17	287	1,273	3,547
2009 Age 18-20	224	820	2,303
2009 Age 21-24	391	1,281	3,352
2009 Age 25-29	536	2,064	5,271
2009 Age 30-34	500	2,076	5,234
2009 Age 35-39	573	2,219	5,798
2009 Age 40-44	576	2,363	6,119
2009 Age 45-49	612	2,395	5,958
2009 Age 50-54	636	2,321	5,691
2009 Age 55-59	725	2,479	5,837
2009 Age 60-64	740	2,662	6,029
2009 Age 65-69	822	3,122	6,554
2009 Age 70-74	989	3,424	6,642
2009 Age 75-79	1,010	3,291	5,874
2009 Age 80-84	726	2,500	4,161
2009 Age 85+	601	2,230	3,426
% 2009 Age 0-5	4.81%	4.63%	5.49%
% 2009 Age 6-13	5.10%	5.86%	7.28%
% 2009 Age 14-17	2.60%	3.12%	3.78%
% 2009 Age 18-20	2.03%	2.01%	2.46%
% 2009 Age 21-24	3.54%	3.14%	3.57%
% 2009 Age 25-29	4.85%	5.06%	5.62%
% 2009 Age 30-34	4.53%	5.09%	5.58%
% 2009 Age 35-39	5.19%	5.44%	6.18%
% 2009 Age 40-44	5.22%	5.79%	6.53%
% 2009 Age 45-49	5.54%	5.87%	6.35%
% 2009 Age 50-54	5.76%	5.69%	6.07%
% 2009 Age 55-59	6.57%	6.08%	6.22%
% 2009 Age 60-64	6.70%	6.52%	6.43%
% 2009 Age 65-69	7.44%	7.65%	6.99%
% 2009 Age 70-74	8.96%	8.39%	7.08%
% 2009 Age 75-79	9.15%	8.07%	6.26%
% 2009 Age 80-84	6.57%	6.13%	4.44%
% 2009 Age 85+	5.44%	5.47%	3.65%

Businesses Nearby

Ann Taylor
Ann Taylor LOFT
Anne Fontaine
Anthropologie
Apple
babyGap
Banana Republic
Barnes & Noble
BASLER
BCBG Max Azria
BrickTop's Restaurant
Brio Tuscan Grille
Brooks Brothers
Burberry
Cache
California Pizza Kitchen
Calypso
Cartier
Chico's
Christofle
Coach
Cole Haan
CVS
De Beers
Edward Beiner Eyewear
Gap
GapKids
Gucci
Haagen-Dazs
Hermes
J. Crew at-the-beach
Juicy Couture
Kate Spade
Lacoste
Louis Vuitton
lululemon athletica
M.A.C.
MaxMara
Naples Grand Resort
Nordstrom
Outback Steakhouse
Papyrus
Pottery Barn
Publix Supermarket
Ralph Lauren
Saks Fifth Avenue
Salvatore Ferragamo
Silver Spoon Cafe
Soma Intimates
St. John
Starbucks
Swarovski
Talbots
Talbots Petites
The Beach House of Naples
Tiffany & Co.
Tourneau
Tumi
U.S. Trust
Van Cleef & Arpels
Vilebrequin
White House/Black Market
Williams-Sonoma
Yamron Jewelers