

# NEAPOLITAN WAY

4601 9TH STREET NORTH | NAPLES, FL 34103

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FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

137,580 SF

### Availability

0 Suites | 0 SF

### Parking Spaces

662

### Overview

- Highly-trafficked center anchored by Publix, Walgreens, and several popular restaurants
- Center boasts great demographics with high incomes and daytime population
- Well-established center in the heart of the coveted Park Shore neighborhood, with a diverse mix of retail and service establishments
- Combined traffic counts of 55,000+ VPD
- Centrally located in Naples directly off of US-42 Tamiami Trail, just 1/2 mile south of Pine Ridge

## Tenant Mix

Publix.

**BILL SMITH**  
Appliances & Electronics  
Established 1964

Walgreens

FedEx®

SPENGA

FirstWatch  
THE OFFICE CAFE



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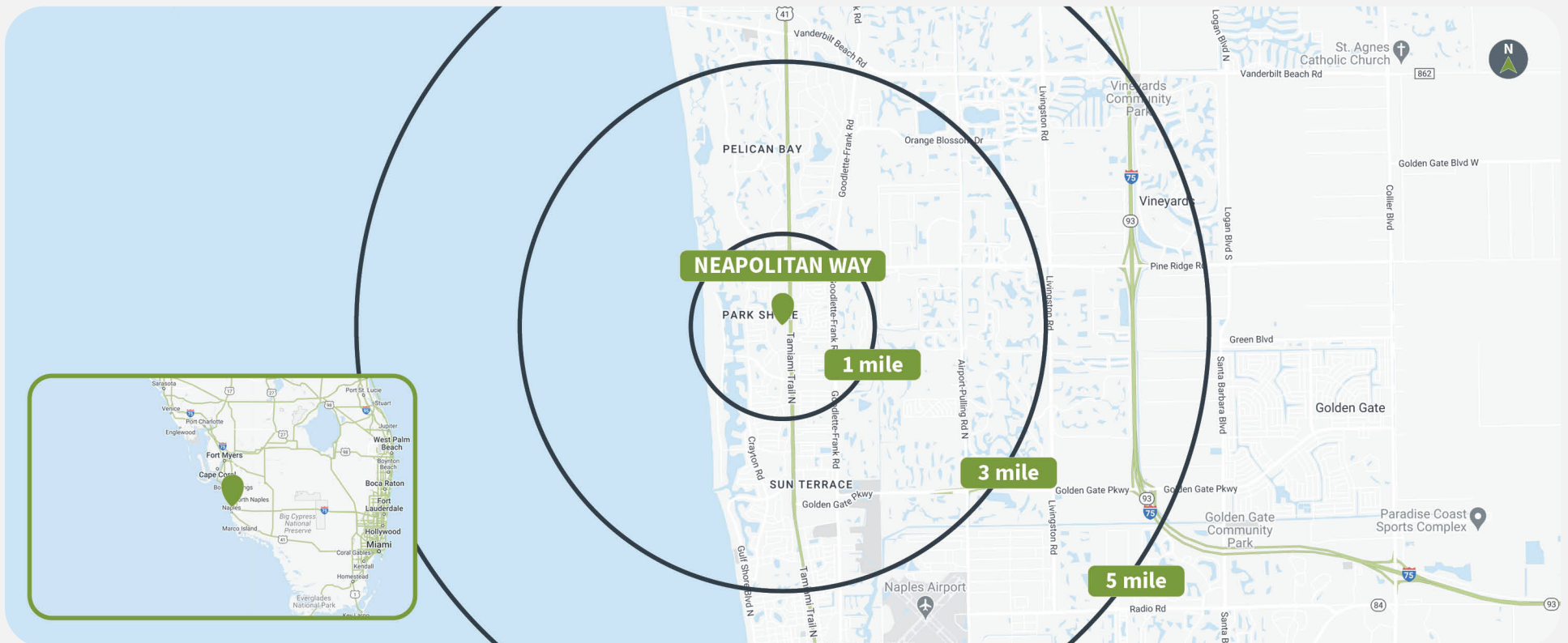
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	9,862	15,625	5,015	\$196,385	\$125,981
3 MILES	42,733	74,317	21,435	\$192,436	\$117,203
5 MILES	87,727	147,808	41,981	\$165,424	\$103,733





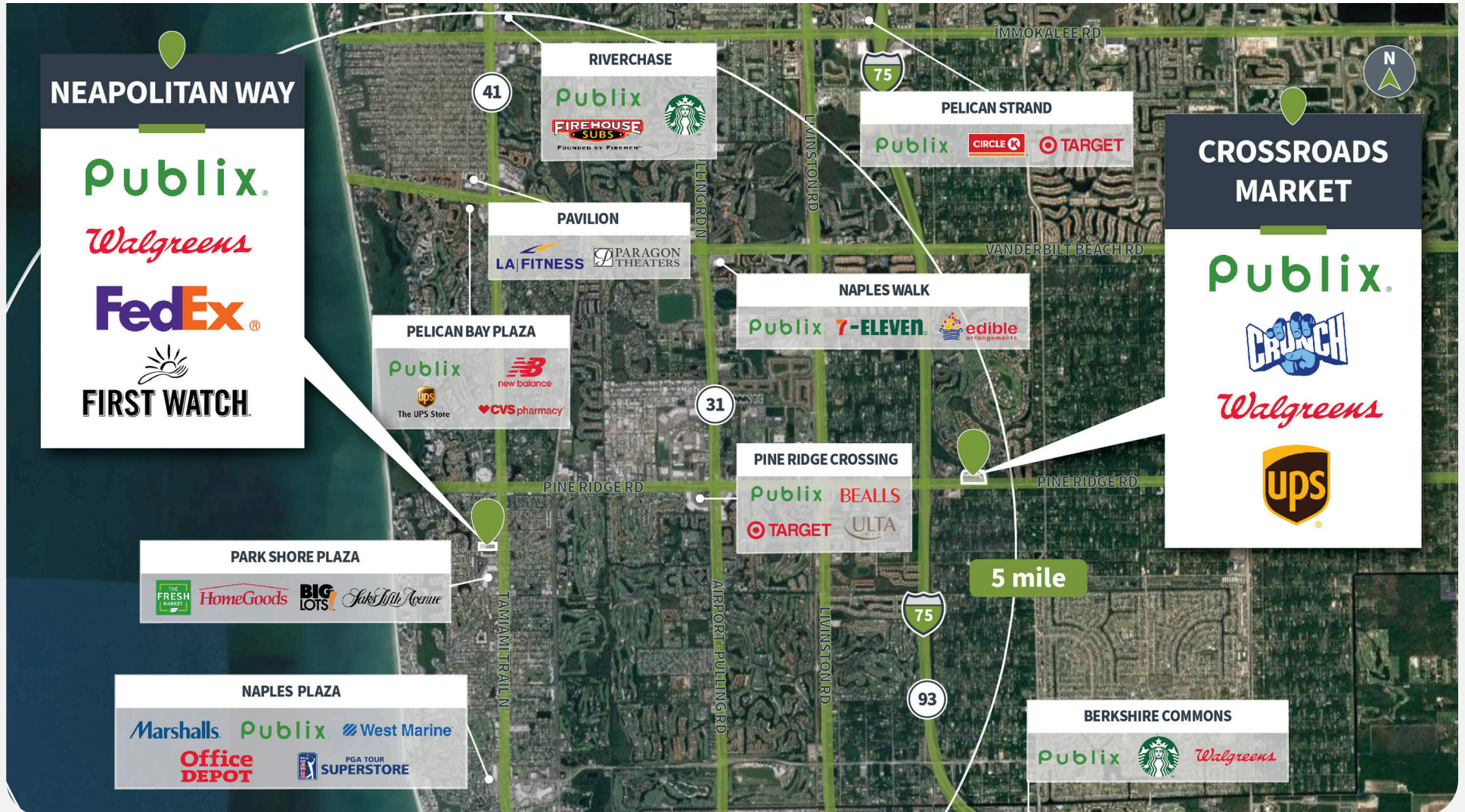
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## Market Aerial



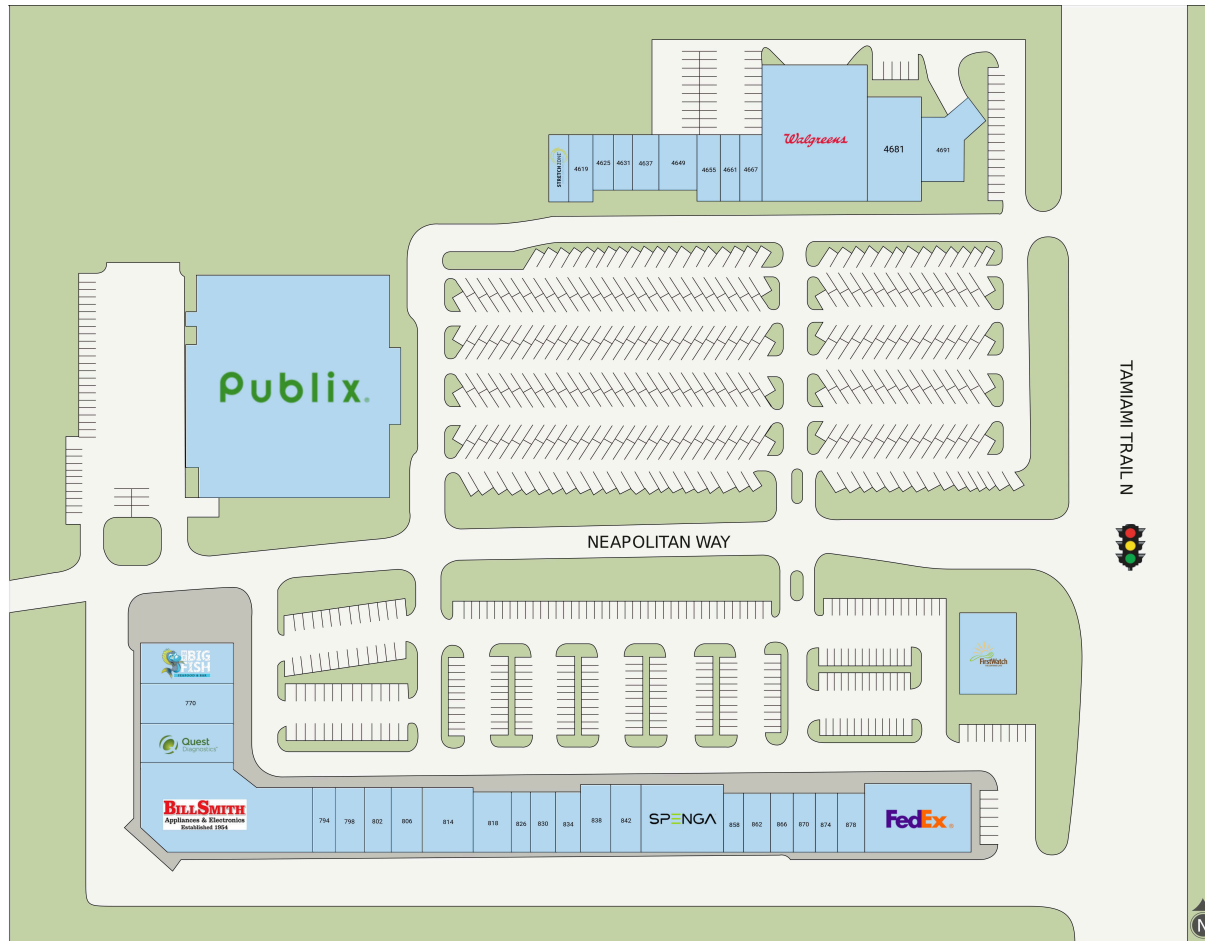
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## Site Plan



Suite	Tenant	GLA (SF)
4601	PUBLIX SUPER MARKET	40,120
782	BILL SMITH APPLIANCES	14,467
4673	WALGREENS	13,000
890	FEDEX OFFICE & PRINT SERVICES	6,400
4681	AMORE RISTORANTE	5,000
754	MR. BIG FISH	4,854
850	SPENGA	4,485
900	FIRST WATCH	3,600
814	CIBAO GRILLE	3,000
4691	HEYDAY COOKSHOP	2,981
776	Quest Diagnostics	2,450
818	ROSATI'S PIZZA	2,210
4649	YOGA SIX	2,000
838	SHIPPING AND MAILING CENTER	1,800
806	TREE OF LIGHT REJUVENATION	1,776
842	PAUME JEWELRY	1,500
802	KAY'S ON THE BEACH BOUTIQUE	1,500
798	VAN BUSKIRK OPTICIANS	1,500
794	BACKYARD CHICK-N AND RIBS	1,500
4613	STRETCH ZONE	1,278
858	SHE CAN LOVE	1,265
878	LUXRE LLC	1,250
862	ROBERTO'S OF ITALY	1,250
4655	ASIAN SPA AND MASSAGE	1,203
4667	VIDA NAILS	1,200
4619	MIGUEL A. CASTRO DDS	1,200
4661	HAPPY FEET	1,197
834	CRUISE PLANNERS	1,100
830	MASSAGE 7 SPA	1,100
826	ELLA PLUS JAUNE	1,100
4637	SHARKEYS CUTS FOR KIDS	1,000
4631	CHINA CHEN	1,000
4625	THE CIGAR SHOP	1,000
874	ANGEL NAILS & SPA	1,000
870	LARRY'S LUNCH BOX DELI	1,000
866	THE BOOST JUICE BAR & KITCHEN	1,000
770	LITTLE FISH	837



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## Get in Touch with Us

### Leasing

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