
NEAPOLITAN WAY

4601 9TH STREET NORTH • NAPLES, FL 34103



FOR LEASING OPPORTUNITIES: SARAH JORDAN • PHONE: 470.763.8957 • SJORDAN@SHOPCORE.COM

YOUR VISION, OUR DESTINATION

Welcome to Neapolitan Way, offering over 137,000 square feet of prime real estate in the heart of Naples, FL. Nestled in the coveted Park Shore neighborhood, our open-air shopping center is a vibrant hub anchored by Publix and adorned with renowned national and local tenants, including Spenga, FedEx, Walgreens, First Watch Cafe, and The Boost Juice Bar & Kitchen.

With a population growth of over 7% since 2020, Naples is located within Colliers County which is in the top 20 fastest growing counties in the US according to the U.S. Census Bureau. Opening your business at Neapolitan Way will ensure you are a part of an economic climate projected to continue to grow.



CONCEPTUAL PUBLIX RENDERING
ANTICIPATED DELIVERY LATE 2025





DEMOGRAPHICS

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	BACHELOR DEGREE
70% TRUE TRADE	374,500	163,000	\$130,900	41.6%
1 MILE	9,900	5,000	\$196,400	58.0%
3 MILES	42,700	21,400	\$192,400	57.1%
5 MILES	87,700	42,000	\$165,400	51.2%

Source: Creditnell 2023



NEAPOLITAN WAY

Publix

Walgreens

SPENGA

FIRST WATCH

THE VILLAGE SHOPS ON VENETIAN BAY

Tommy Bahama
chico's

BEQUERRY'S

PARK SHORE PLAZA

HomeGoods
OFF 5TH
BARNES & NOBLE

PAVILION
LA FITNESS
PARALAN ON THE BEACHES

41

MERCATO

rack
ALAMO
WHOLE FOODS

AIRPORT-PULLING RD

PELICAN STRAND

Publix
CIRCLE K
TARGET

VANDERBILT BEACH RD

NAPLES WALK

Publix 7-ELEVEN
edible

31

PINE RIDGE CROSSING

Publix BEALLS
TARGET ULTA

PINE RIDGE RD

PINE RIDGE RD

5 mile

WATERSIDE SHOPS

ANTHROPOLOGIE
Apple
HERNÉS
SORESTEOM
SEPHORA
Lululemon

AIRPORT-PULLING RD

75

BERKSHIRE COMMONS

Publix
Starbucks
Walgreens

75

93

NAPLES AIRPORT



PROPERTY HIGHLIGHTS

- Highly trafficked center anchored by Publix, Walgreens, and several popular restaurants with combined traffic counts of 55,000+ VPD
- Center boasts great demographics in a highly affluent area with average home values at \$1.4M, high incomes, and an ample daytime population
- Well-established center in the heart of the coveted Park Shore neighborhood, with a diverse mix of retail and service establishments
- Centrally located in Naples directly off of US-42 Tamiami Trail, just 1/2 mile south of Pine Ridge
- Proximity to the Naples Airport, serving over 200,000 passengers annually and ranking among the top 20 airports in the country for private jet activity

LOCATION HIGHLIGHTS

Surrounded by
MULTIPLE HOTELS

1 MILE
to Naples Beach

1 MILE
to Waterside Shops

2 MILES
to Country Club of Naples

4.7 MILES
to Downtown Naples

5 MILES
to Ritz Carlton Naples (450 rooms)

7 MILES
to Naples Airport

ANCHORED WITH BEST-IN-CLASS RETAILERS AND RESTAURANTS OUTPERFORMING THE COMPETITION

Publix

FIRST WATCH

SPENGA

Walgreens



NORDSTROM

Apple

lululemon

Jaki's Life Assoc.

SEAGATE DR

PINE RIDGE RD

PELICAN BAY

2 MILES

\$1.3M MEDIAN HOME PRICE

PINE RIDGE

2 MILES

\$3.1M MEDIAN HOME PRICE

Hilton

COUNTRY CLUB OF NAPLES
2 MILES



COMPASS
by MORTGAGE

TAMIAMI TRAIL N

PARK SHORE

\$2.1M MEDIAN HOME PRICE

Walgreens

NEAPOLITAN WAY

Publix

NEAPOLITAN WAY

NEAPOLITAN WAY

GRANADA BLVD

ROSA'S
First Watch
FedEx

ROYAL PONCIANA GOLF CLUB
2 MILES



Burlington

TAMIAMI TRAIL N

Jaki's
OFF 5TH

FRESH MARKET

OLD TRAIL ROAD

NAPLES BEACH



A LOCATION THAT WHETS YOUR APPETITE FOR SUCCESS

In the world of dining, ambiance is key. This second-generation restaurant space sits at our prominent street-facing endcap space and comes fully equipped with existing infrastructure, ready to serve as the canvas for your culinary vision. Your customers can also step outside onto the patio and enjoy an ample outdoor seating area. Whether it's an intimate evening under the stars or a sunny brunch on a lazy Sunday, this space allows you to cater to your patrons' every need.



AVAILABILITY
7 SPACES



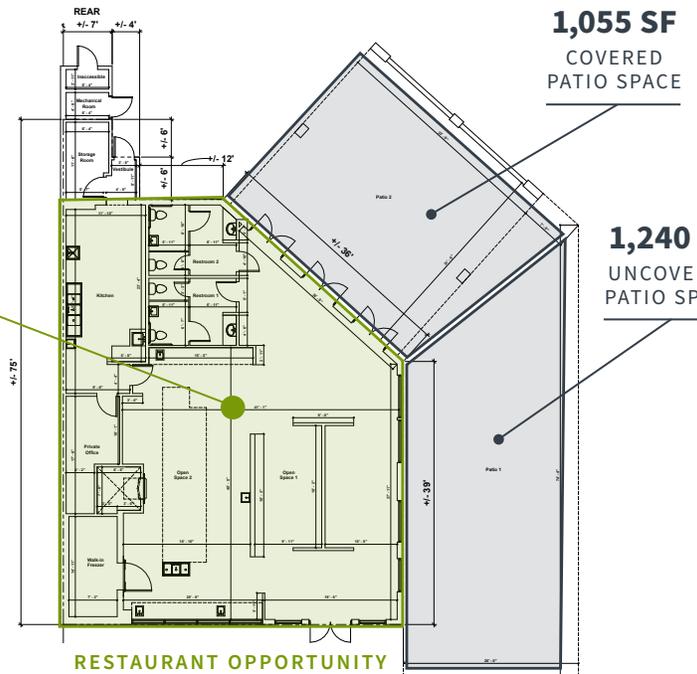
TENANTS
30+



UNIT 4691
2,981 SF



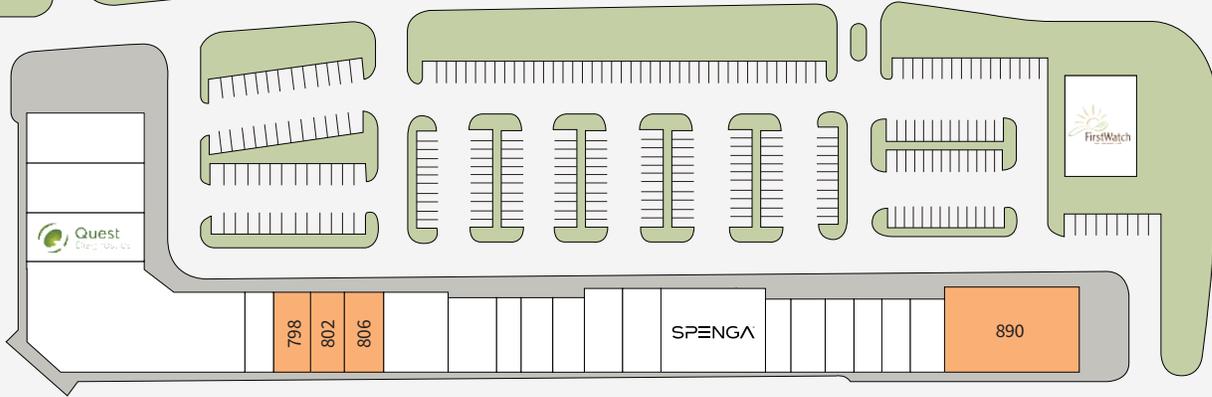
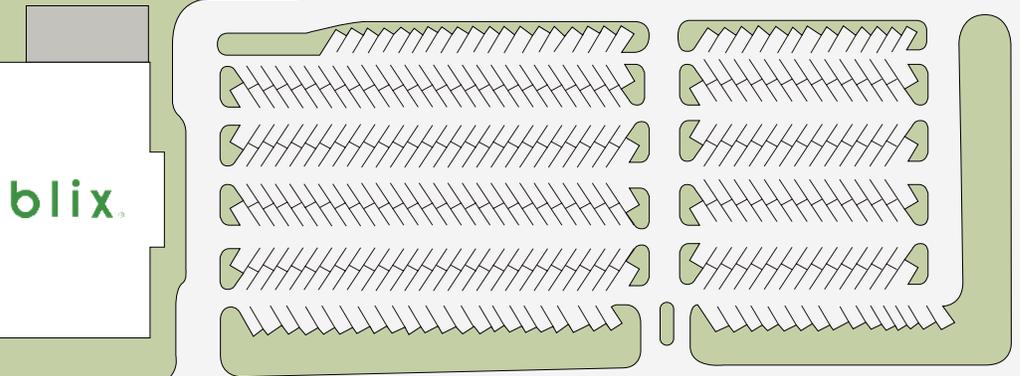
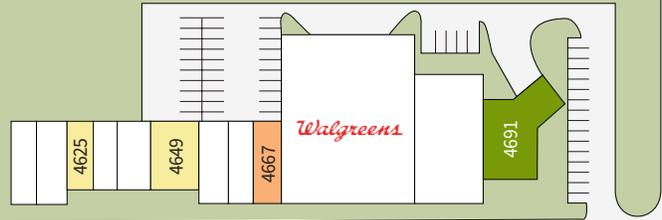
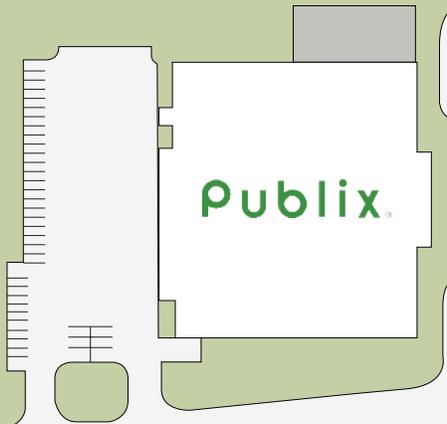
PARKING
662 SPACES



RESTAURANT OPPORTUNITY

NEAPOLITAN WAY

4601 9TH STREET NORTH, NAPLES, FL 34103



TAMIAMI TRAIL N



● CURRENTLY AVAILABLE ● COMING AVAILABLE ● RESTAURANT OPPORTUNITY

AVAILABLE SPACES

- 798 | 1,500 SF
- 890 | 6,400 SF (divisible)
- 4649 | 2,000 SF
- 802 | 1,500 SF
- 4625 | 1,000 SF
- 4691 | 2,981 SF
- 806 | 1,776 SF
- 4667 | 1,200 SF



CONTACT US



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