

# NEAPOLITAN WAY

4601 9TH STREET NORTH • NAPLES, FL 34103

Perform Properties

FORMERLY  SHOPCORE  
PROPERTIES

**FOR LEASING OPPORTUNITIES:** SARAH JORDAN • PHONE: 470.763.8957 • [SJORDAN@PERFORMPROPERTIES.COM](mailto:SJORDAN@PERFORMPROPERTIES.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 Yoga Six, Spenga, Heyday Cookshop, Boost Juice Bar & Kitchen, and Walgreens.

Naples has experienced significant population and economic growth, particularly in recent years. Between 2020 and 2023, the city’s population grew by over 22,000, representing a 5.9% increase. This growth is linked to increased affluence and a thriving retail sector. The city’s median household income has also risen, reaching \$140,833 in 2023.



EXISTING PUBLIX



CONCEPTUAL PUBLIX RENDERING  
ANTICIPATED REOPENING Q1 2026



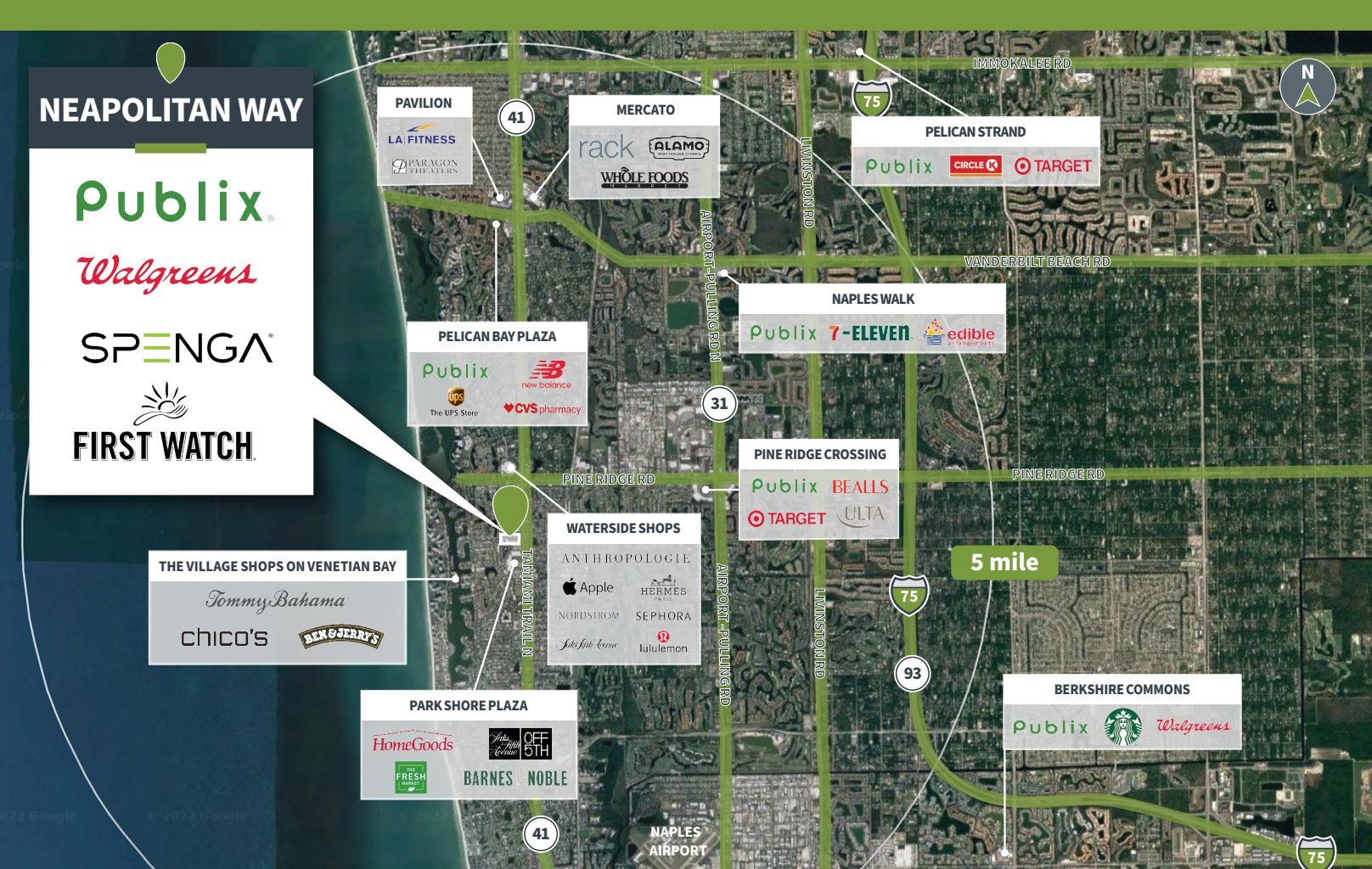
## DEMOGRAPHICS

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	BACHELOR DEGREE
1 MILE	9,900	5,000	\$203,500	58.0%
3 MILES	42,700	21,400	\$198,400	57.1%
5 MILES	87,700	42,000	\$178,800	51.2%

Source: Creditintell 2024







## 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 City of Naples with many long-term seasoned tenants
- Centrally located in Naples directly off of US-41 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

**PROUDLY WELCOMING OUR NEWEST TENANTS OPENING IN 2025**

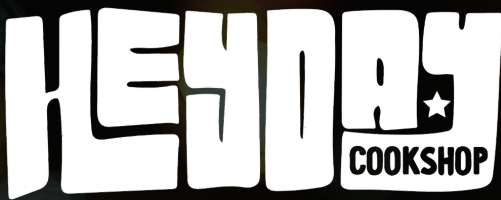
**YOGASIX**

**HEYDAY COOKSHOP**





COMING SOON



A NEW CONCEPT FROM  
THE BICYCLETTE COOKSHOP TEAM



ANTICIPATED OPENING 2025

HEAD CHEF KAYLA PFEIFFER

2024 CHAMPION OF  
THE FOOD NETWORK'S "CHOPPED"



THE CONCEPT:

Woodburning hearth grill  
as the focal point of the dining room

Chefs counter high-top seating at the hearth

Warm wood tones, natural stone, iron accents

Lush, covered patio

60 SEATS	60 SEATS	12 SEATS
Dining Room	Patio	Bar

THE BICYCLETTE, OPENED IN 2023 BY PFEIFFER,  
WAS NAMED USA TODAY'S RESTAURANTS OF THE YEAR 2025



AVAILABILITY  
1 SPACE, Q4 2025



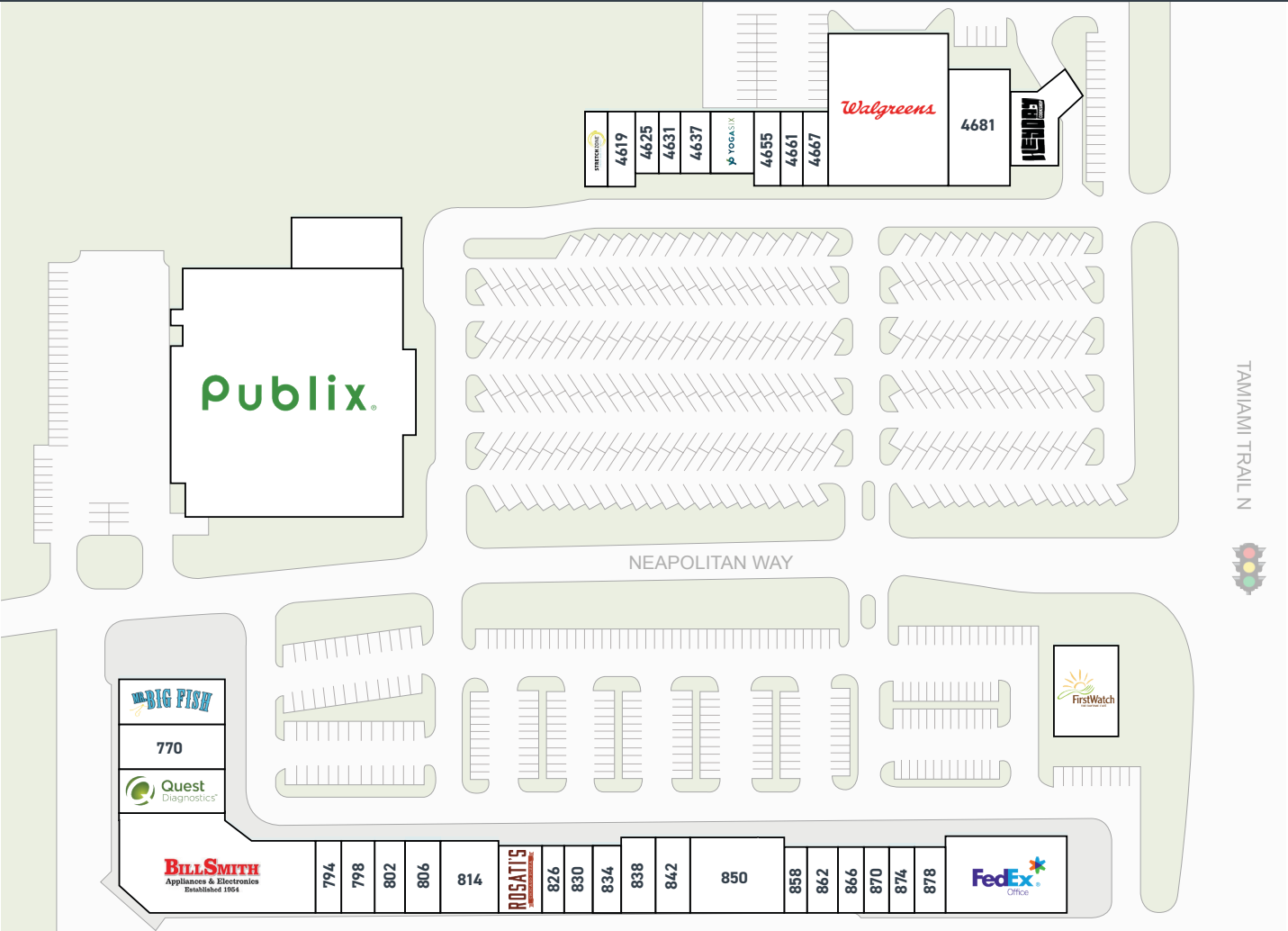
UNIT 890  
4,500 SF



TENANTS  
36



PARKING  
662 SPACES



RESTAURANT



PET SERVICES



MEDICAL



SPECIALTY FOOD



HEALTH & WELLNESS



SKIN LAUNDRY



COFFEE



SERVICES



FINANCIAL SERVICES





## CONTACT US

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