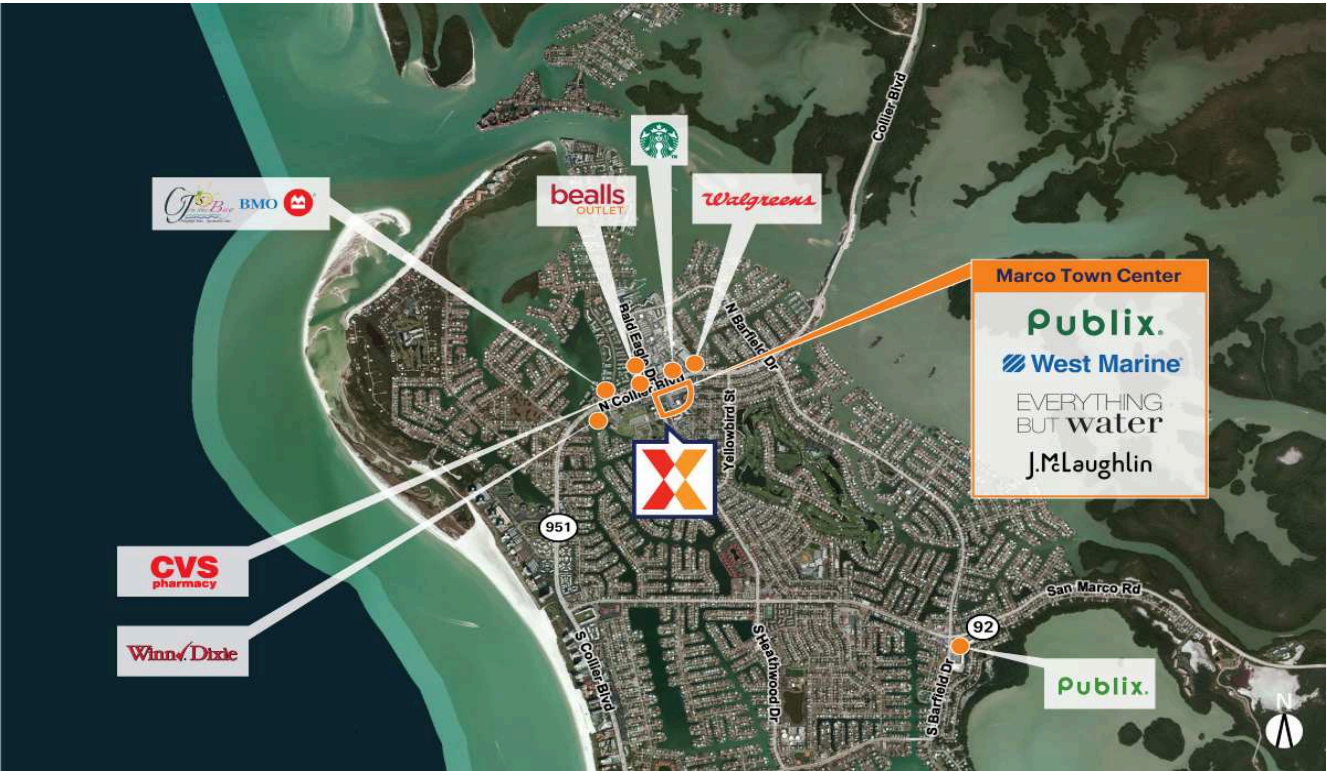


Marco Town Center

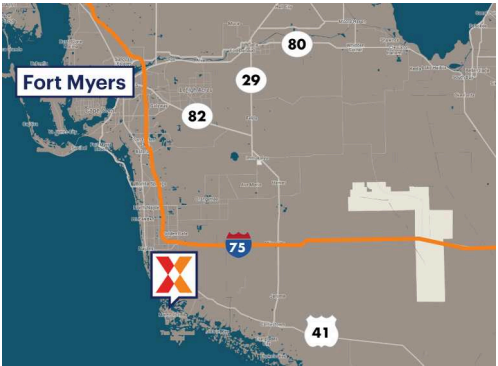
Naples-Marco Island, FL

25.9541, -81.7235

1017 N. Collier Blvd. | Marco Island, FL 34145



Center Size: 109,545 SF



Demographics	1 Mile	3 Mile	5 Mile
👤	4,460	16,075	18,736
🏠	2,179	8,100	9,487
💰	\$171,147	\$175,640	\$176,621

Anchored by Publix, the area’s dominant grocer, along with a diverse mix of retail, dining, and services, the center is ranked in the top 20% of the most-visited neighborhood centers in the market (Placer.ai 2024)

Benefits from a swell in seasonal visitors, increasing the population within a 3-mile radius by an average of 189% over the course of the year

Strategically located on the main thoroughfare Collier Blvd highly visible to 16K+ vehicles daily (Kalibrate 2021)

\$11.5M center redevelopment completed in 2023

Marco Town Center

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1817

Available Space

10-14	2,250 SF
24	2,242 SF
37B	1,530 SF
44	675 SF

Current Retailers

N.A.P.	United States Post	400 SF		Gallery	
	Office		35	Dunkin'	1,505 SF
N.A.P.1	Fifth Third Bank	0 SF	36	Premier Plus	831 SF
N.A.P.2	Chevron	0 SF		Realty	
N.A.P.3	Alvin's Island	0 SF	37	Jersey Mike's Subs	1,530 SF
N.A.P.4	First Horizon Bank	0 SF	38	Paddy Murphy's	3,060 SF
01	Publix	27,887 SF		Irish Pub	
02/03	West Marine	4,956 SF	39/41	Crazy Flamingo	2,250 SF
06	The UPS Store	1,740 SF	42/43	Island Time	1,350 SF
07/08	J. McLaughlin	1,200 SF	45	Marco Island	675 SF
09	Tina Stephens	960 SF		Computers	
09A	Everything But Water	3,000 SF	46	Mr. Bentley's Ice Cream	681 SF
15/16	Elite Nails	1,911 SF	47	Coton Frais	1,344 SF
17	Southern Tide	1,410 SF	48/49	OMG That's Chic	2,200 SF
17A	The Lykos Group, Inc.	800 SF	50	Thai Thai Sushi Bowl	600 SF
18A	William Raveis Real Estate	1,300 SF	51/52	Thai Thai Sushi Bowl	2,300 SF
18B	Home Sweet Home	1,299 SF	53-56	Margarita's Cafe Marquise	3,200 SF
19/20	Mermaid Tails Dance	2,400 SF	60/61	Kava Culture	1,600 SF
21	A Better Solution	1,200 SF	62	Pink Hibiscus	800 SF
22	Domino's Pizza	1,200 SF	64-66	Beachworks	3,550 SF
23	Marco Island Center of the Arts	2,028 SF	67-71	Sandpiper Loft	2,600 SF
25-29	Marco Island Brewery	5,480 SF	72/73	Cocomo's Grill	3,400 SF
26	Jackie's Chinese Restaurant	1,200 SF	74	Tropical Smoothie Cafe	1,671 SF
32	Supercuts	960 SF	76	Island Cigars	720 SF
33	Blue Mangrove	1,150 SF	77	Publix Liquor	1,600 SF