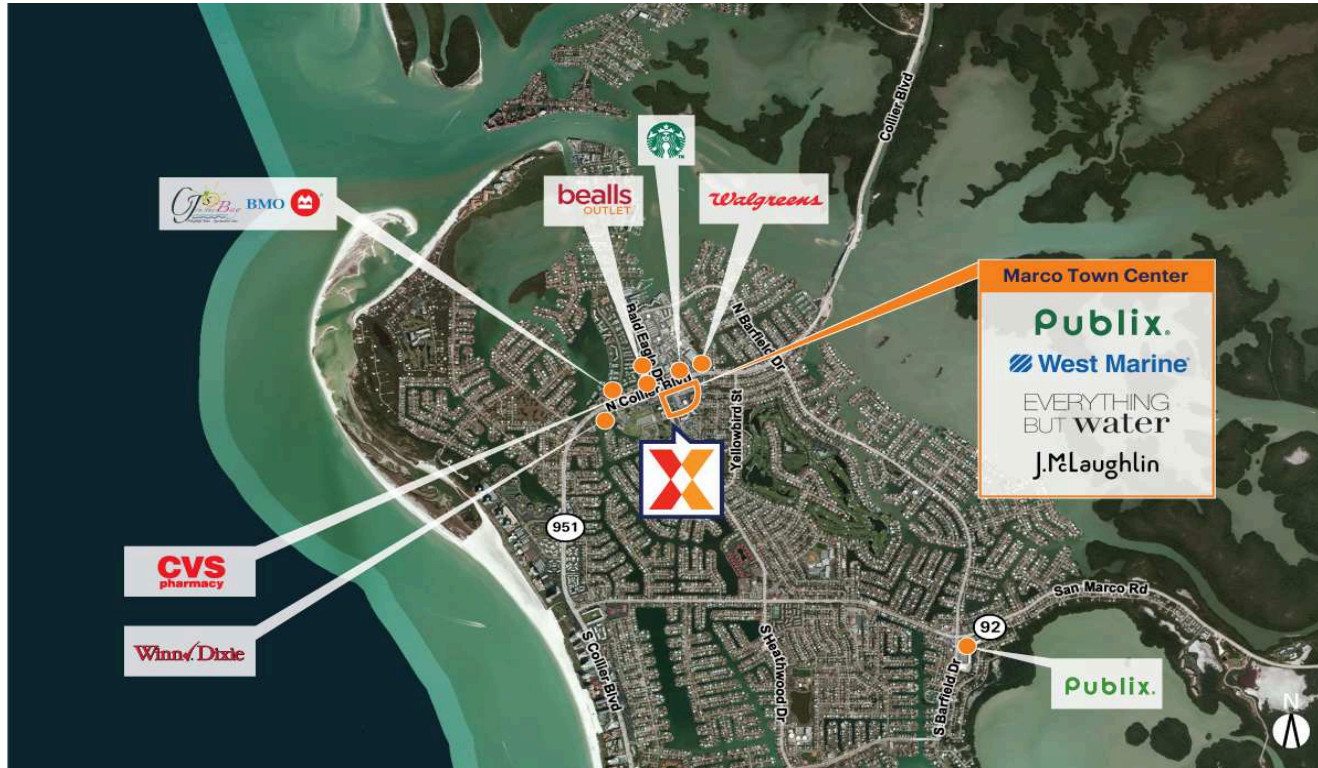


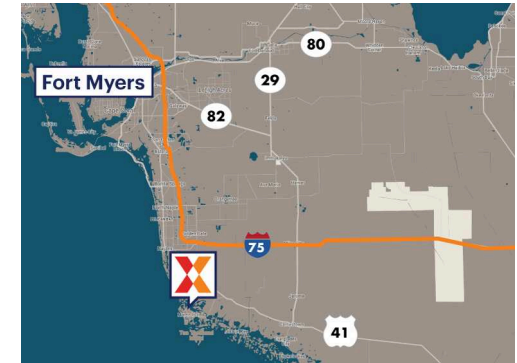
Marco Town Center

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
👤	4,396	15,921	18,541
🏠	2,148	8,024	9,388
💰	\$139,779	\$135,658	\$138,387

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

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Available Space

10-14	2,250 SF
24	2,242 SF
37B	1,530 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	44	Mystic Lobster	675 SF
09	Tina Stephens	960 SF		Roll Co.	
09A	Everything But Water	3,000 SF	45	Marco Island Computers	675 SF
15/16	Elite Nails	1,911 SF	46	Mr. Bentley's Ice Cream	681 SF
17	Southern Tide	1,410 SF		Coton Frais	1,344 SF
17A	The Lykos Group, Inc.	800 SF	47	OMG That's Chic	2,200 SF
18A	William Raveis Real Estate	1,300 SF	48/49	Thai Thai Sushi Bowl	600 SF
18B	Home Sweet Home	1,299 SF	50	Thai Thai Sushi Bowl	2,300 SF
19/20	Mermaid Tails Dance	2,400 SF	51/52	Margarita's	3,200 SF
21	A Better Solution	1,200 SF	53-56	Cafe Marquise	2,400 SF
22	Domino's Pizza	1,200 SF	57-59	Kava Culture	1,600 SF
23	Marco Island Center of the Arts	2,028 SF	60/61	Pink Hibiscus	800 SF
25-29	Marco Island Brewery	5,480 SF	62	Beachworks	3,550 SF
26	Jackie's Chinese Restaurant	1,200 SF	64-66	Sandpiper Loft	2,600 SF
32	Supercuts	960 SF	67-71	Cocomo's Grill	3,400 SF
33	Blue Mangrove	1,150 SF	72/73	Tropical Smoothie Cafe	1,671 SF
			74	Island Cigars	720 SF
			76	Publix Liquor	1,600 SF
			77		

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