

THE SHOPPES AT VANDERBILT SUITES 1102-1216 FOR LEASE

2335 Vanderbilt Beach Road, Naples, FL 34109

Corner of Airport-Pulling Rd. and Vanderbilt Beach Rd.

Estimated August 2025



OFFERING SUMMARY

Available SF:	1,307 - 23,520 SF
Property Type:	Retail Lifestyle
Lease Rate:	\$36.00 - \$45.00/ SF
Number Of Stories:	2
Number Of Units:	16
Lease Type:	Triple-Net
Lease Term:	Flexible

LOCATION OVERVIEW

The Shoppes at Vanderbilt is nestled in the heart of North Naples and is home to over 90 local and national businesses. With strong architectural appeal and breathtaking common areas, this beautiful retail center boasts over 220,000 square feet of leased space and caters to the highly affluent Naples market.

LEASE HIGHLIGHTS

- New Retail/Restaurant Spaces
- Delivered For Immediate Move-In
- Prime Location Adjacent to Ritz Carlton Resort
- Direct Frontage on Vanderbilt Beach Rd.
- Class AAA Retail Center
- New HVAC
- ADA Compliant Restroom
- Water Fountain
- Sink Provided
- High-bay LED Lighting



PJ Hill


239-776-9803

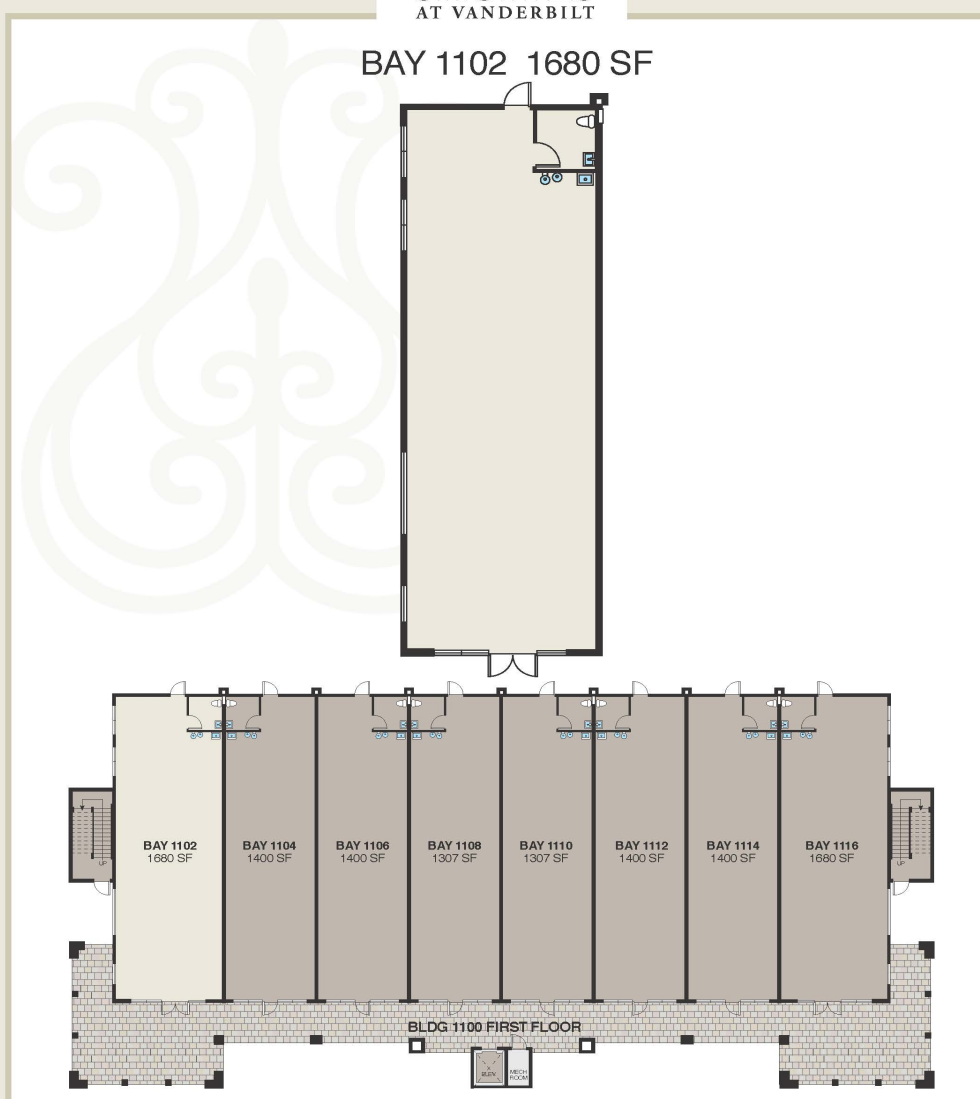
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Floor Plans


BAY 1102 1680 SF



BLDG 1100 FIRST FLOOR



WWW.SHOPVANDERBILT.COM 239-594-5000


**Galleria
SHOPPES
AT VANDERBILT**

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Site Plan



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Demographics Map



A Prime and Exceptional South West Florida Location in the Heart of Naples.



1. Publix **4. Barron Collier High School** **7. Whole Foods**
2. Costco **5. The Ritz Carleton (Tiburon)** **8. Pelican Marsh Golf Club**
3. Sam's Club **6. Starbucks** **9. Oake's Farm Seed to Table**



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Population Density

- Collier County, Florida
- Population Density: 188.2
- Total Population: 375,752
- Land Area (sq mi): 1,996.9

Traffic Count

- AADT Airport Pulling Road: 40,500
- AADT Vanderbilt Beach Road: 25,500

Local Residential Communities

- Grey Oaks
- The Strand
- Tiburon
- Pelican Marsh
- Bay Colony Estates
- Vineyards
- Quail West
- Quail Creek
- Mediterra

*Data retrieved from the U.S. Census Bureau 2020

*Data retrieved from the Florida Department of Transportation 2020



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