

# THE SHOPPES AT VANDERBILT SUITES 1002-1008 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:	1,445 - 7,120 SF
Property Type:	Retail Lifestyle
Lease Rate:	\$38.00 - \$42.00/ SF
Number Of Stories:	1
Number Of Units:	4
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
- 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 1002 1803 SF**



  
**BLDG 1000**



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**Galleria  
SHOPPES  
AT VANDERBILT**

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Site Plan



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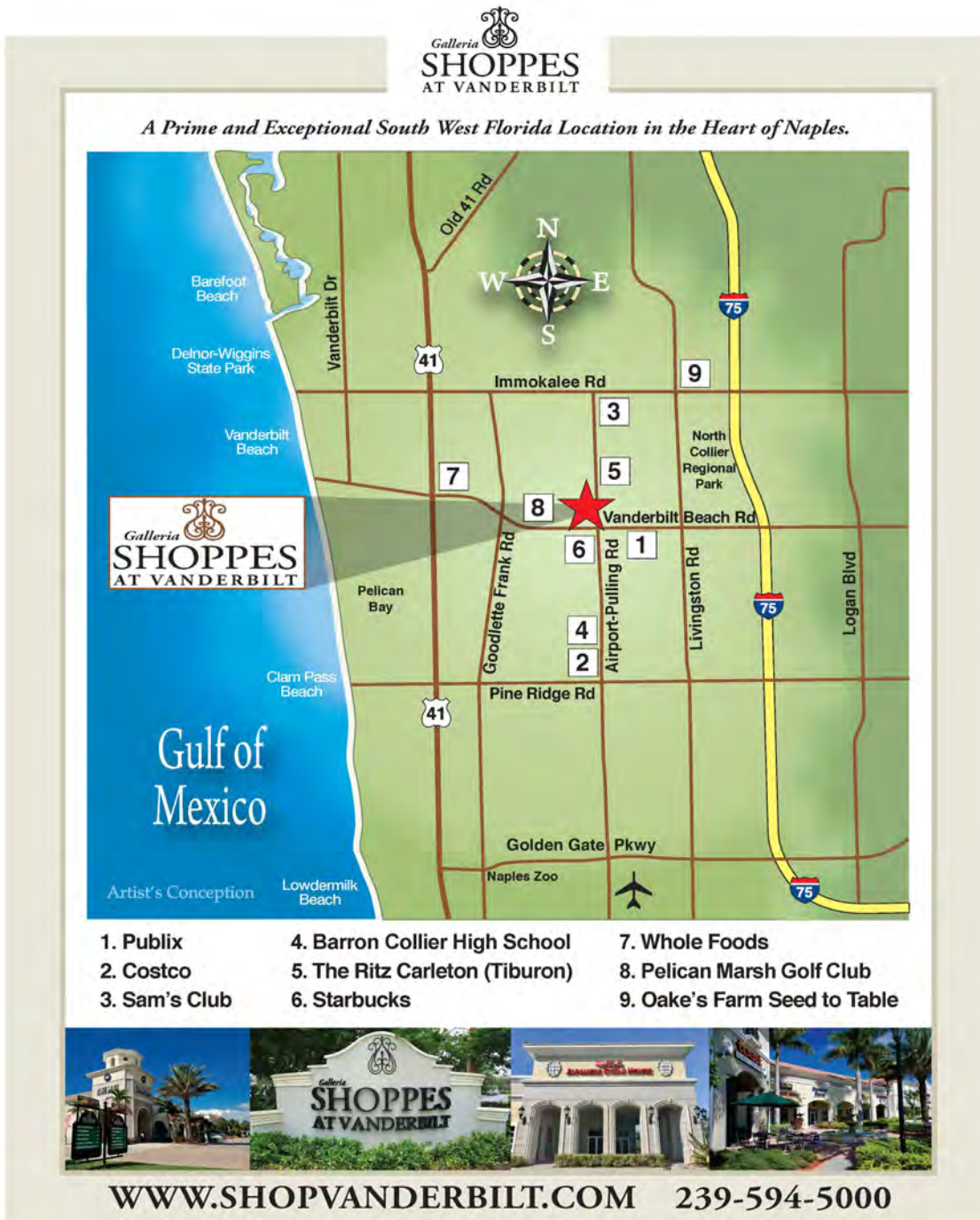
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## Demographics Map



### 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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