



**FOR  
SUBLEASE**

PARAGON  
THEATERS

# PAVILION

## 833 VANDERBILT BEACH ROAD

### NAPLES, FL 34108

#### PROPERTY HIGHLIGHTS

- **Flexible Sublease Opportunity Through April 30, 2031:** Unit 18A: 9,068± SF
- **Second-Generation Entertainment Space:** Existing theater infrastructure in place for adaptive reuse
- **Premier Naples Location:** Positioned at the signalized NW corner of Tamiami Trail North (US 41) and Vanderbilt Beach Road
- **High-Profile Retail Corridor:** US 41 serves as Naples' primary commercial thoroughfare with strong daily traffic and affluent demographics
- **Established Retail Synergy:** Co-tenancy with national and regional draws including LA Fitness, Fleming's Prime Steakhouse & Wine Bar, and J. Lee Salon Suites
- **Excellent Accessibility:** Multiple points of ingress/egress via US 41, Vanderbilt Beach Rd, and Hammock Oak Drive
- **Affluent Trade Area:** Dense, high-income residential base supporting strong retail and service demand

#### AVAILABILITY

UNIT	18A
SIZE (SF)	9,068
LEASE RATE (PSF) MODIFIED GROSS	\$22.50 MG
TOTAL MONTHLY RENT	\$17,002.50

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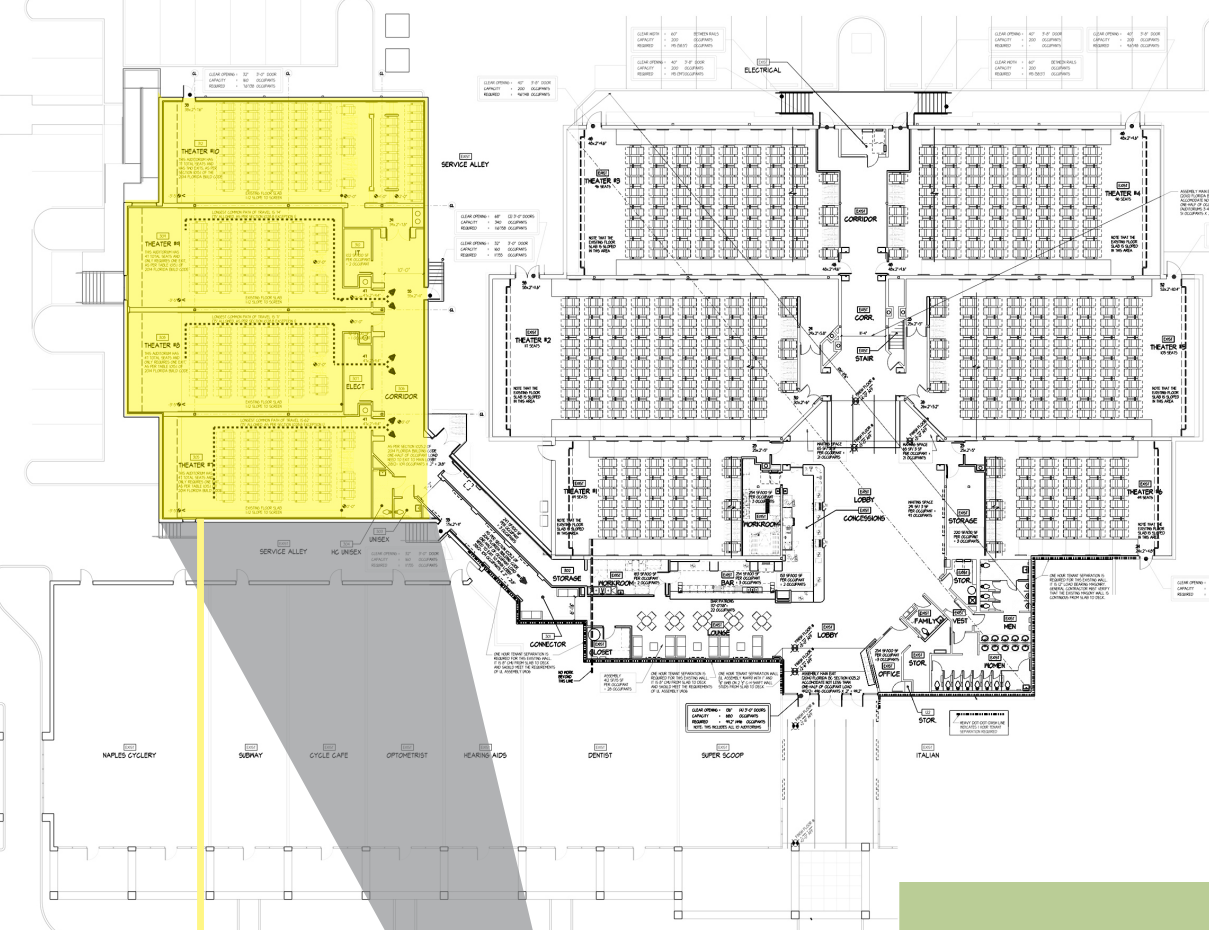
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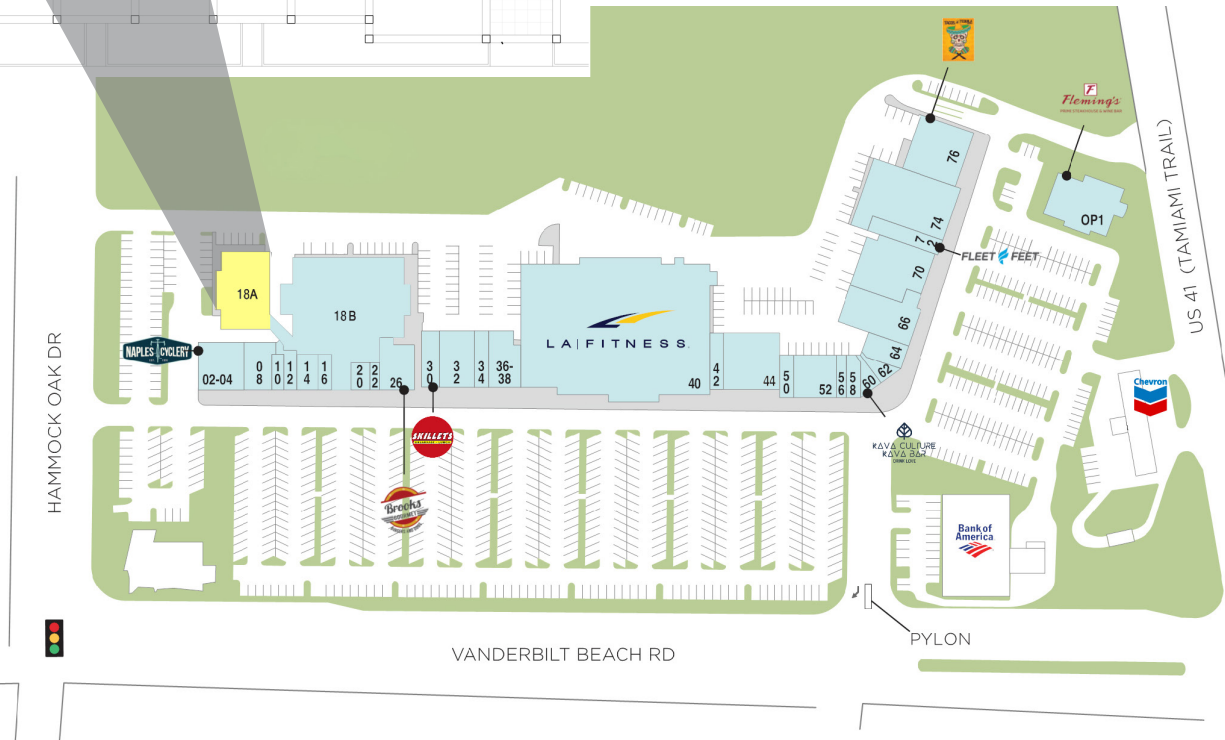
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**AVAILABLE  
18A**  
9,068± SF



**LOCATION DEMOGRAPHICS**

DRIVE-TIME	5 MIN	10 MIN	15 MIN
2025 POPULATION	4,711	35,394	93,685
HOUSEHOLDS	2,538	17,983	47,053
MEDIAN HOUSEHOLD INCOME	\$110,671	\$107,587	\$105,301
AVG. HOUSEHOLD INCOME	\$185,654	\$180,248	\$180,358

**TRAFFIC COUNTS**

VOLUME (AADT)	YEAR
12,300 (Vanderbilt Beach Rd)	2025
60,000 (US 41)	