



**Investment
Properties
Corporation**

ESPLANADE SHOPPES

FOR LEASE

760 North Collier Boulevard | Marco Island, FL 34145



Retail & office opportunities available for lease at this **iconic waterfront enclave** on Marco Island. Esplanade Shoppes provides a lively atmosphere to dine, shop and work for residents and visitors alike.

BUILDING II

<u>SUITES</u>	<u>SIZE/SF</u>	<u>BASE RENT PSF/YR</u>	<u>EST. CAM PSF 2026</u>	<u>MONTHLY TOTAL</u>
101 (Office)	1,245 SF	\$35.00 PSF NNN	\$26.51	\$6,381.66
102 (Office)	445 SF	\$35.00 PSF NNN	\$26.51	\$2,281.00
106 - 107 (Retail)	1,430 SF	\$30.00 PSF NNN	\$26.51	\$6,734.11

CONTACT 📞 (239) 261-3400

John Cheffy, ext. 182, john@ipcnaples.com

Rob Carroll, ext. 111, rob@ipcnaples.com



Investment Properties Corporation

ESPLANADE SHOPPES

RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145



II-106A



II-102



THE ESPLANADE SHOPPES

Marco Island, FL

Suite	Tenant	Area (SF)
BLDG. II W/BAR - 15,506		
II - 101	AVAILABLE	Office 1,245 SF
II - 102	AVAILABLE	Office 445 SF
II - 103/104	DuCharme McMillen & Associates	
II - 105	CJ's Restaurant (Pa's Place)	
II - 106 - 107	AVAILABLE	1,430 SF
II - 108	OceanChild Boutique	
II - 109/110	Yara's Shoe Boutique	
II - 111	Cold Stone Creamery (C. Naples)	
II - 112	Nautical Bowls	
II - BAR	CJ's Restaurant (Pa's Place)	
BLDG. III - 21,480		
III - 101	Premier Sotheby's	
III - 102	The Curated Crab	
III - 103/104	Butterfly Beach	
III - 105	Deep Lagoon Seafood & Oyster House	
III - 106	Esplanade Marina Association	
III - 106A	The Dorsey Law Firm, PLLC	
III - 106B	Esplanade Marina Association	
III - 107	Revive Yoga Fitness Studio	
III - 108/109	Mango's Dockside Bar	
BLDG. IV - 13,751		
IV - 106	Rick's Island Salon	
IV - 109	BMO Harris Bank N.A.	
UPPER LEVEL (SEPARATE SHEET)		
IV - 209	Rick's Island Salon	
IV - 200/202	Premier Sotheby's	
IV - 203/205	Ron Webster Law Office	
IV - 204	Cate Street Capital	
IV - 207	Premier Sotheby's	
TOTAL:		51,187

Vacant

Separately Owned Outparcel

Landlord does not warrant that any person or entity is not a tenant in the space marked on this shopping center. Nothing is intended to be a disclaimer, warranty, or a statement of fact. Landlord is not responsible for the accuracy of the information shown on this map. Landlord's property and its contents are not shown on this map. This is a schematic only. Tenant's location and size are not shown on this map. Tenant's location and size are not shown on this map. Tenant's location and size are not shown on this map.



CONTINENTAL REALTY CORPORATION
Integrity. Relationships. Results.

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



Investment
Properties
Corporation

ESPLANADE SHOPPES

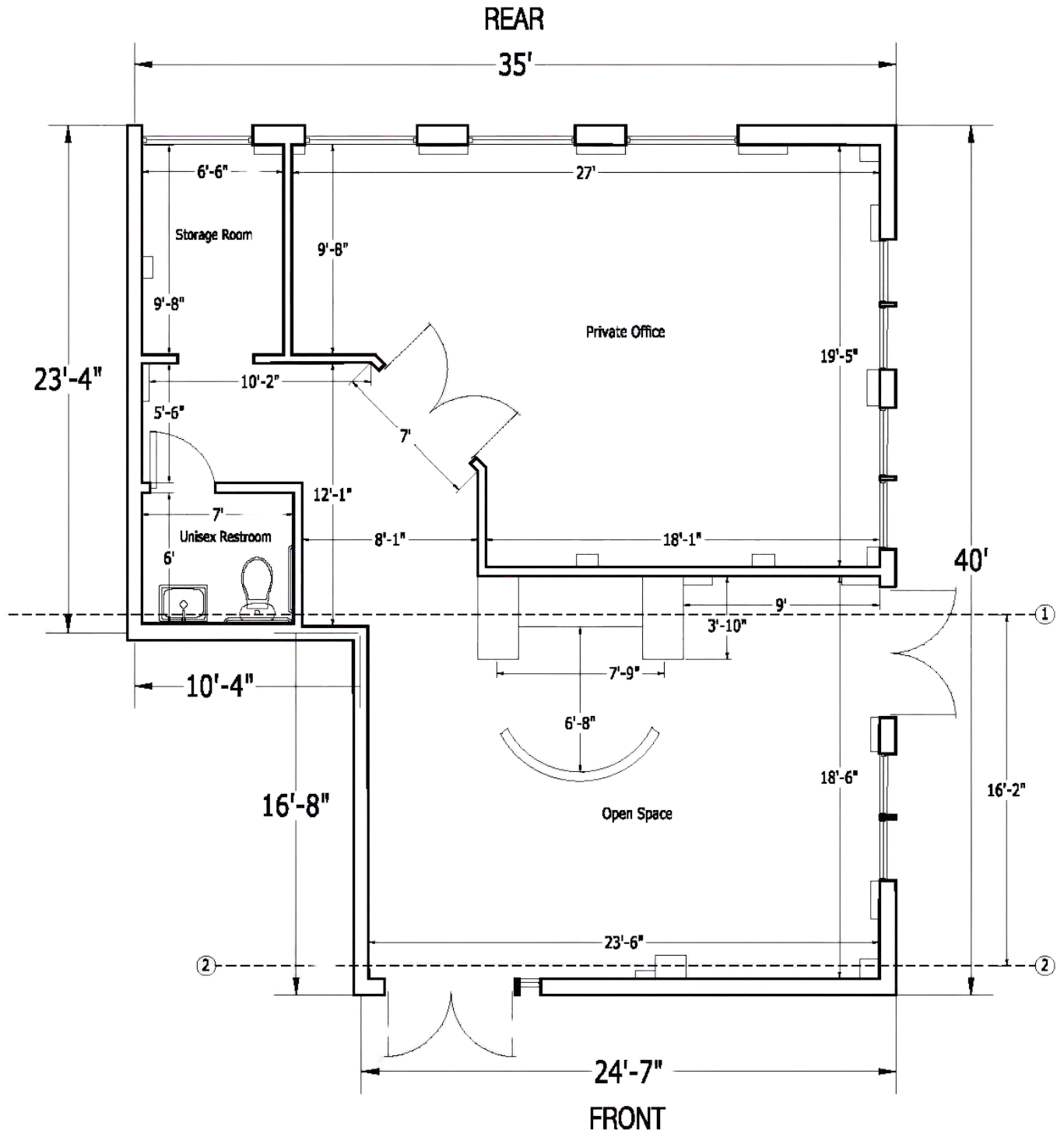
RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145

BUILDING II - 101

Office Space

1,245 SF





Investment
Properties
Corporation

ESPLANADE SHOPPES

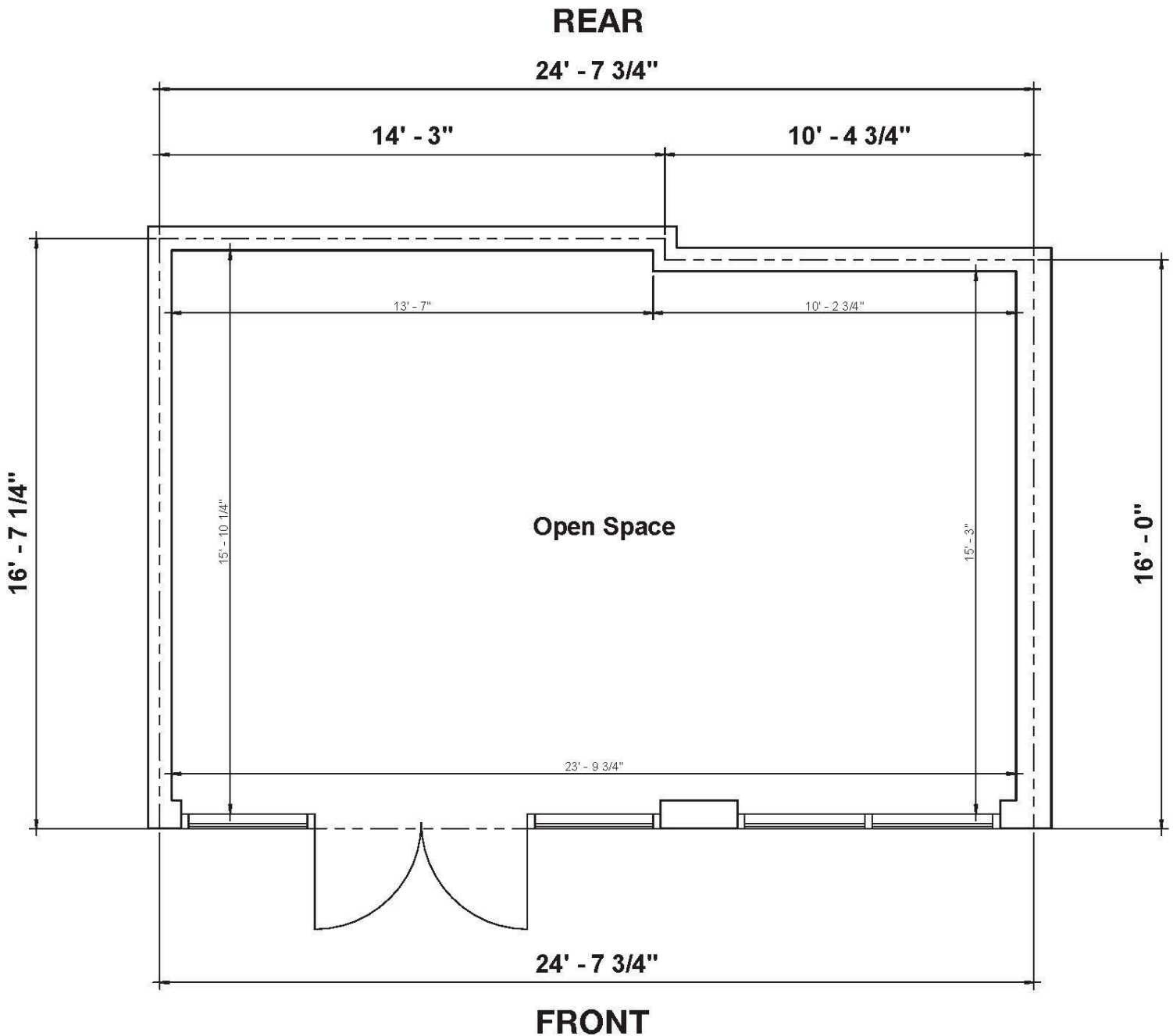
RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145

BUILDING II - 102

Office Space

445 SF





Investment
Properties
Corporation

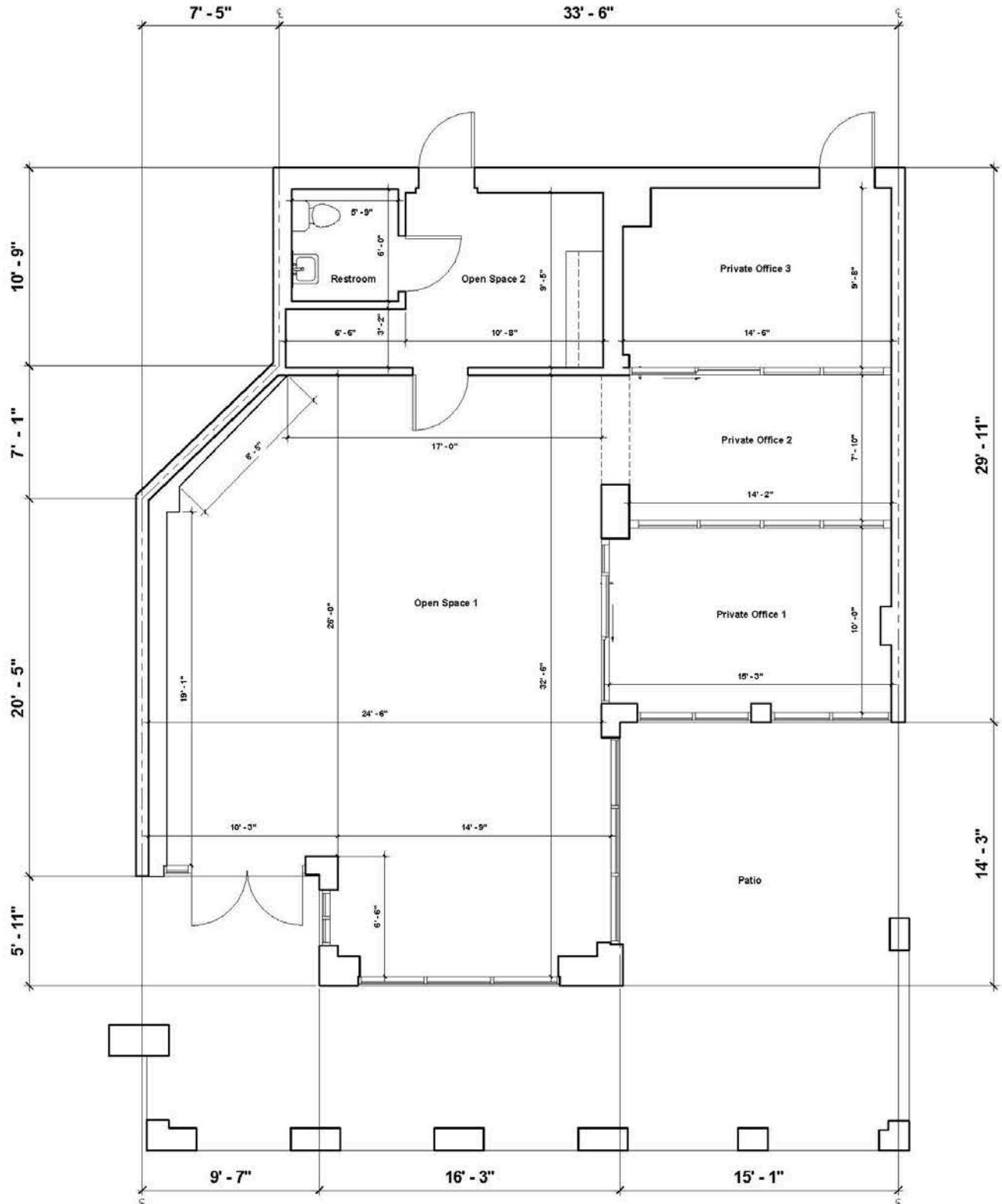
ESPLANADE SHOPPES

RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145

BUILDING II - 106-107

1,430 SF





**Investment
Properties
Corporation**

ESPLANADE SHOPPES

RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145

Visitor Data

\$125,078

2026 Average Median Household
Income on Marco Island, FL



\$1,053,807

2026 Median Home Value
on Marco Island, FL



38% higher than the average US Median Home Value

52.9%

2026 College Educated



*click
here!*



**PROPERTY
TOUR**



DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	4,597	14,772	18,191
Est. Avg. HH Income	\$176,759	\$178,885	\$183,448



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

ESPLANADE SHOPPPES

RETAIL SPACE

760 North Collier Boulevard | Marco Island, FL 34145



*click
here!*



**Google
Maps**

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.