

FOR LEASE



St. Charles Building

405-445 8th Street South
Naples, FL 34102

6,363 SF
AVAILABLE

\$65.00
SF/YR



Welsh Companies Florida, Inc
2950 Tamiami Trail N. Ste 200
Naples, FL 34103
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Property Overview



6,363 SF
AVAILABLE SF



\$65
ASKING RATE SF/YR



1960
YEAR BUILT



21,780
LOT SIZE



6,363
BUILDING SQFT



19012360004
PARCEL ID



Commercial
ZONING



Collier
COUNTY



26.142565,-81.795902
COORDINATES

EXECUTIVE SUMMARY

Located at 405-445 8th Street South, the St. Charles Building features 6,363 square feet of versatile space. It's a well-positioned property adjacent to The Fifth Avenue District, providing an ideal professional address for retail, medical, and corporate firms.

PROPERTY HIGHLIGHTS

Ample parking spaces provide a competitive parking ratio for the Naples submarket.

Walking distance to restaurants, retail, and daily-needs services for employee convenience.

6,363 square feet of office/retail space with modern finishes and efficient floor plates.

Near major medical campuses and hospital systems attracting healthcare tenants to the Naples area.

ACCESSIBILITY

TRANSIT

Us 41 And 3rd Ave S	0.1 mi
Goodlette-Frank Rd And 3rd Ave S	0.3 mi
Goodlette-Frank Rd And Central Ave	0.5 mi

AIRPORTS

Southwest Florida International Airport	27.0 mi
Naples Airport	1.8 mi
Marco Island Executive Airport	12.3 mi

HIGHWAYS

I 75	4.4 mi
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Space Available

405

\$65 SF/Yr

SF AVAILABLE

6,363 SF

TYPE

NNN

TERM

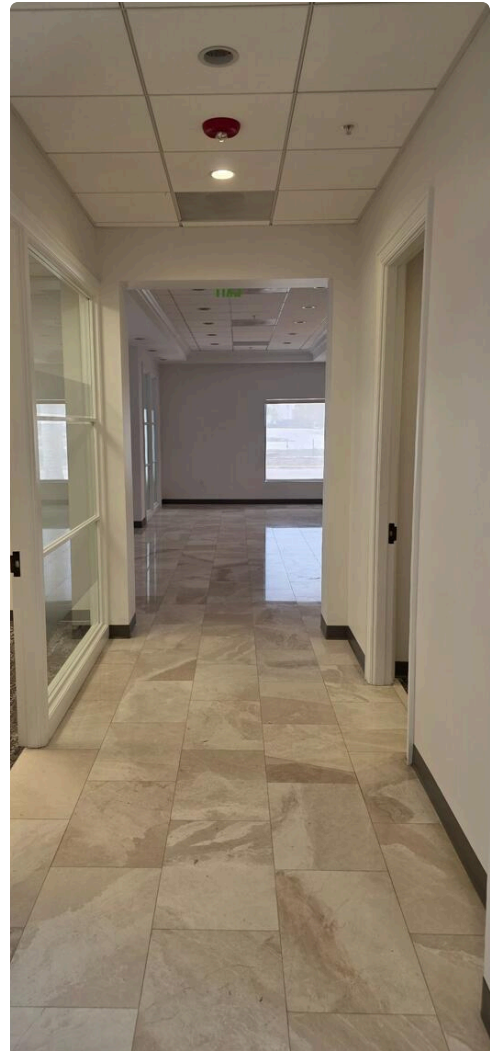
Negotiable

USE

Retail and Professional Office

The St. Charles Building, located at 405 8th Street South, Naples, FL 34102, is a high-profile, free-standing commercial building situated in the heart of downtown Naples. It is prominently located just one block from the world-class shopping and dining district of 5th Avenue South. Located at a high-profile intersection near US-41, it benefits from heavy daily foot traffic and vehicle visibility while still within walking distance of downtown Naples' premier destinations, including Cambier Park, various art galleries, and upscale cafes. The property features existing signage and drive-thru capabilities, making it ideal for financial institutions or high-end retail users.

Interior Detail

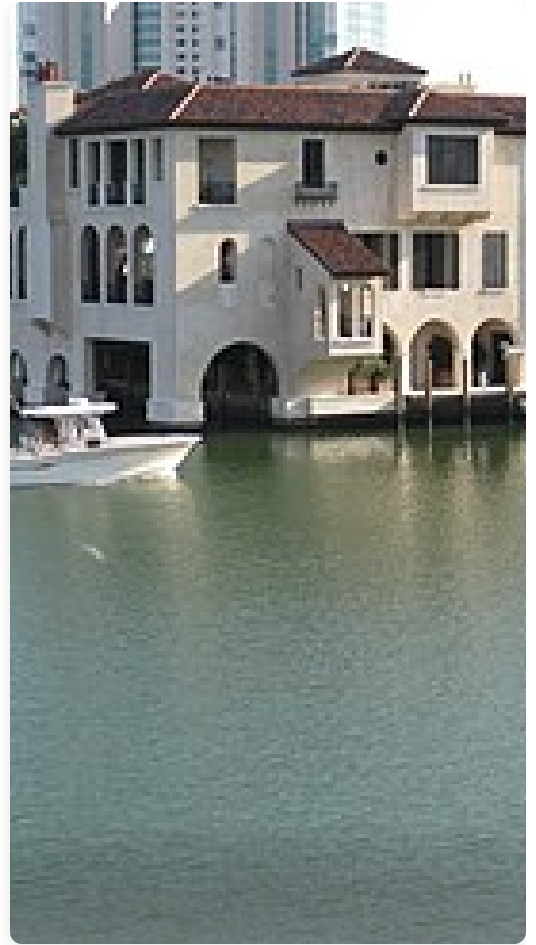


Market Overview

Market Overview: Naples, FL

Naples is a city in Collier County, Florida, United States. As of the 2020 census, the population was 19,115, down from 19,539 at the 2010 census. Naples is a principal city of the Naples–Marco Island metropolitan area, which had a population of about 375,752 as of 2020.

Naples is the self-titled "Golf Capital of the World" with the second-most golf holes per capita and the most holes of any city in Florida. The city is also known for being appealing to retirees, who make up a large percentage of the population.



KEY FACTS

Population	19,539
Area	16.4 sq mi
Elevation	-7 ft
Time Zone	Eastern Time Zone
County	Collier County
Incorporated	1886
State	Florida

DEMOGRAPHIC SNAPSHOT

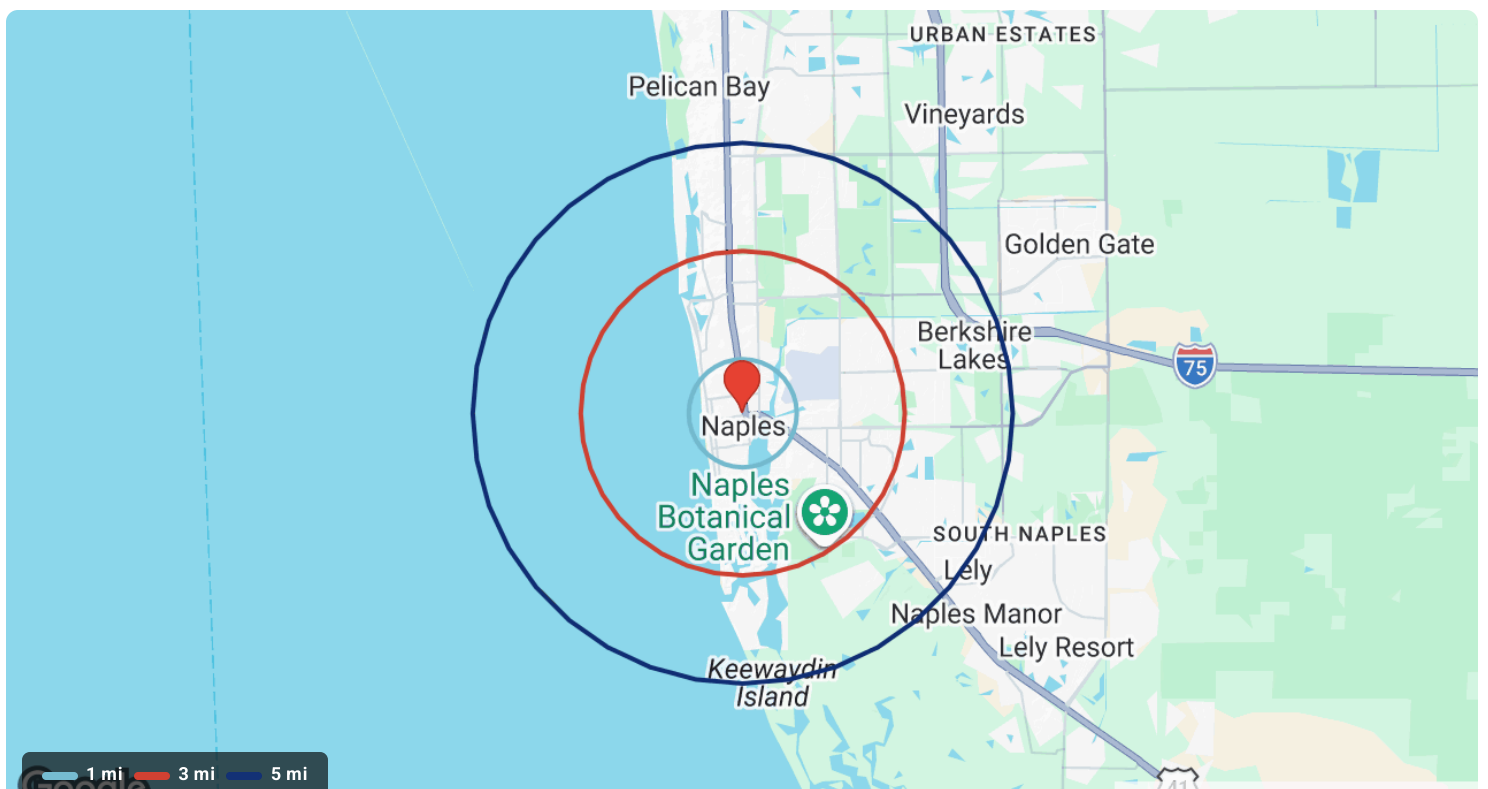
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,544	Population	32,087	Population	85,377
Median HH Income	\$115,769	Median HH Income	\$86,129	Median HH Income	\$91,585
Households	3,015	Households	15,572	Households	42,389

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,883	34,654	80,038
2010 Population	5,042	31,705	79,049
2025 Population	5,544	32,087	85,377
2030 Population	6,017	34,580	90,113
2025-2030 Growth Rate	1.65 %	1.51 %	1.09 %
2025 Daytime Population	22,072	66,399	121,704

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,094	16,153	37,962	less than \$15,000	135	1,038	2,587
2010 Total Households	2,664	14,855	38,153	\$15,000-\$24,999	317	1,126	2,244
2025 Total Households	3,015	15,572	42,389	\$25,000-\$34,999	104	1,042	2,423
2030 Total Households	3,332	17,106	45,752	\$35,000-\$49,999	212	1,574	4,368
2025 Avg. Household Size	1.82	1.99	1.97	\$50,000-\$74,999	417	2,215	6,203
2025 Owner Occupied Housing	2,276	10,987	32,230	\$75,000-\$99,999	177	1,563	4,701
2030 Owner Occupied Housing	2,602	12,439	35,882	\$100,000-\$149,999	372	2,425	7,492
2025 Renter Occupied Housing	739	4,585	10,159	\$150,000-\$199,999	219	1,125	3,668
2030 Renter Occupied Housing	730	4,667	9,870	\$200,000 or greater	1,063	3,464	8,702
2025 Vacant Housing	2,547	9,054	21,716	Median HH Income	\$115,769	\$86,129	\$91,585
2025 Total Housing	5,562	24,626	64,105	Average HH Income	\$252,294	\$186,231	\$170,153



Source: ESRI / ArcGIS Business Analyst

St. Charles Building
405-445 8th Street South, Naples, FL, 34102



◆
EXCLUSIVELY OFFERED BY



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