

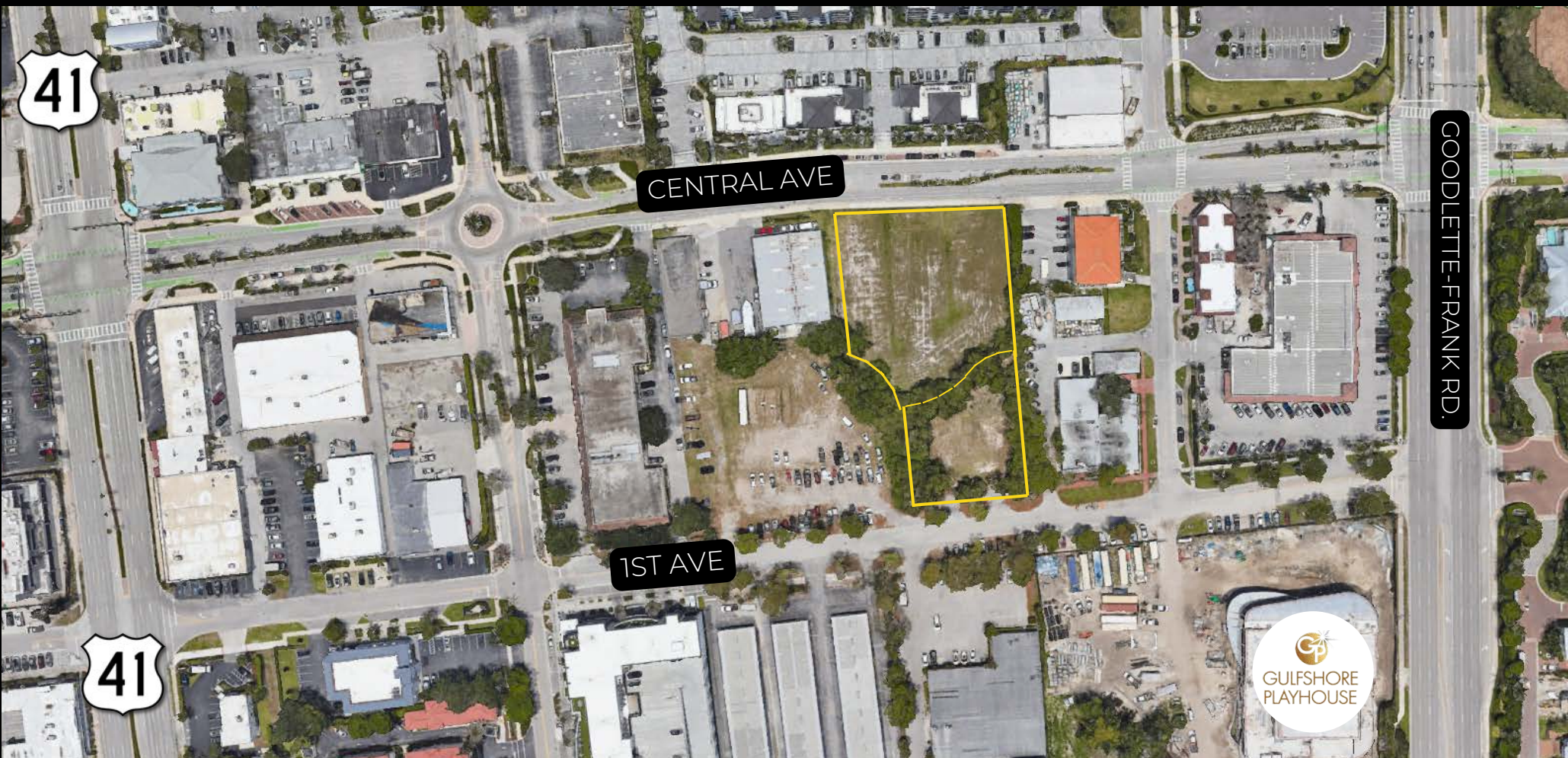


Investment
Properties
Corporation

FOR SALE COMMERCIAL VACANT LAND



1101 1st AVE S & 1080 CENTRAL AVE | NAPLES, FL 34102



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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402

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Licensed Real Estate Broker

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.



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PROPERTY INFORMATION

1101 1st Ave S

PRICE: \$3,169,775
LAND SIZE: .42 +/- Acres
ZONING: D - Downtown



1080 Central Ave

PRICE: \$7,318,190
LAND SIZE: .96 +/- Acres
ZONING: D - Downtown



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View Facing Southwest



View Facing Northeast

Two vacant commercial/mixed-use lots in Naples' most desirable and rapidly growing areas. Ideally situated just moments from Downtown, steps from the brand new Gulfshore Playhouse Theatre, Bayfront Inn, Baker Park, and Bellasera Hotel. New parking garage under construction across the street - adding more accessibility and value.

DEMOGRAPHICS 2026	1 mile	3 miles	5 miles
Est. Population	6,240	38,051	94,142
Est. Average HH Income	\$210,935	\$172,755	\$161,414
2025 Avg. Daily Traffic Count	32,000 VPD (Goodlette-Frank Rd.) 36,000 VPD (US-41)		

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