

# FOR LEASE - 5th Avenue Office Space

2nd Floor Office Space  
821 5th Avenue S, Naples, FL 34102



## OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 1968

Building Size: 31,255 SF

Market: Naples

Submarket: Southwest Florida

## PROPERTY OVERVIEW

A coveted office location at one of Naples' most exclusive addresses. 5th Avenue South is the premier district for local executives and entrepreneurs to conduct their business dealings. The second floor of these buildings has become the day to day home for many of the area's most elite professionals. This prime office space is walking distance to shopping and restaurants.

## PROPERTY HIGHLIGHTS

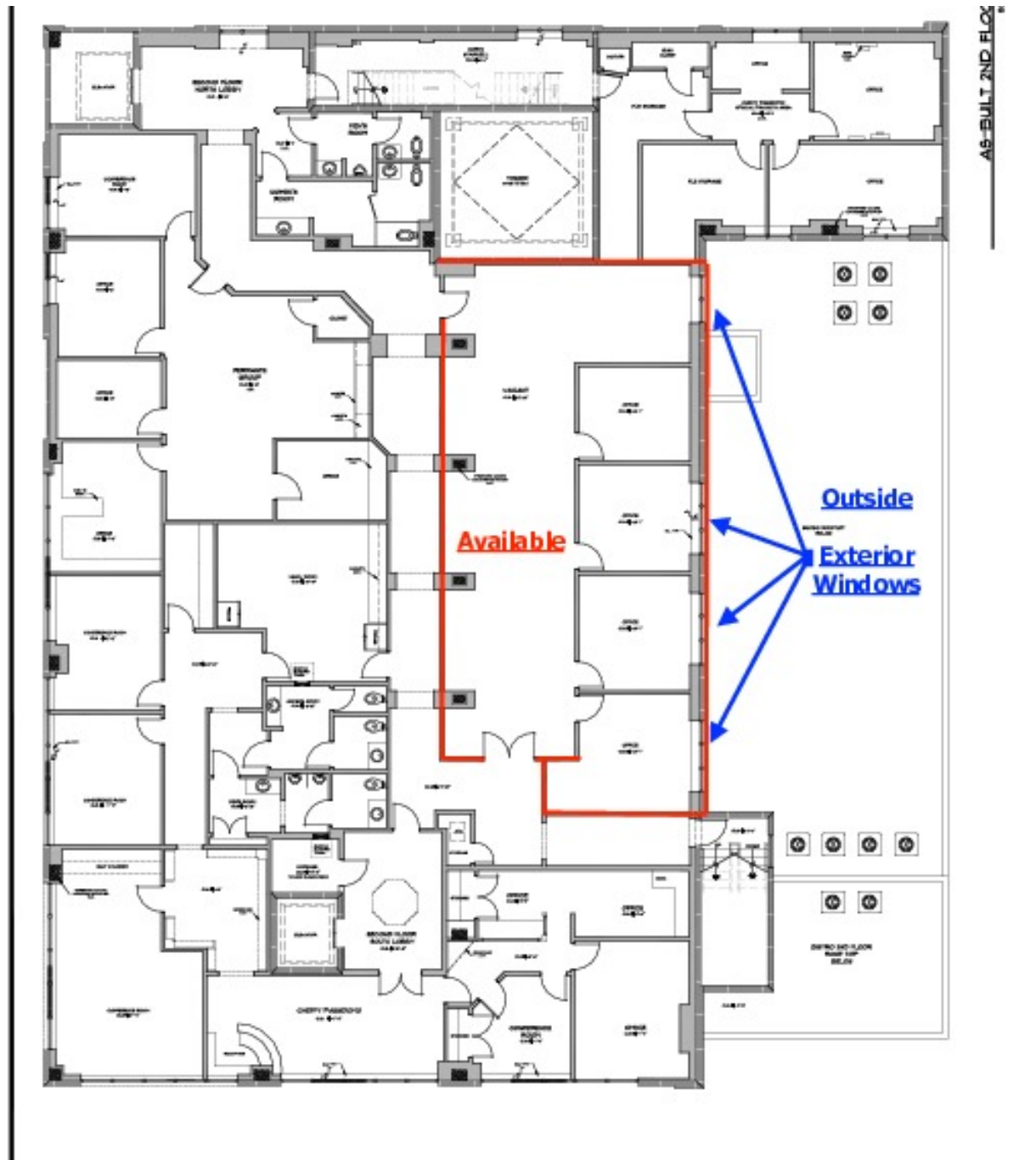
- Rare opportunity to lease a prime office space in a key position at the gateway to Naples' acclaimed 5th Avenue South
- Irreplaceable location on signaled corner of 5th Ave South, and only steps from the area's main complimentary parking structure
- Reserved parking available in adjacent parking structure.
- Grand atrium leads & well appointed offices with windows
- Visit: [www.FifthAvenueSouth.com](http://www.FifthAvenueSouth.com)

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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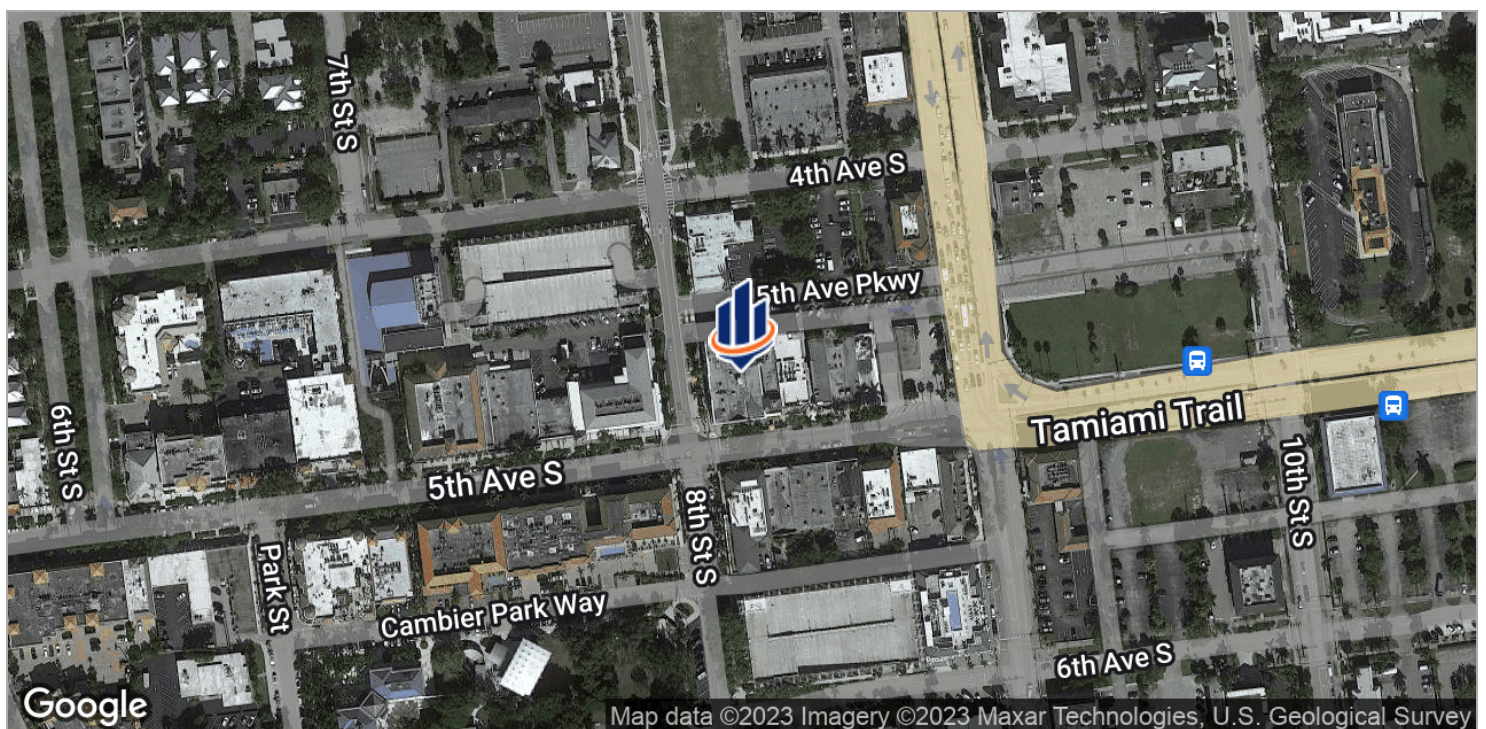
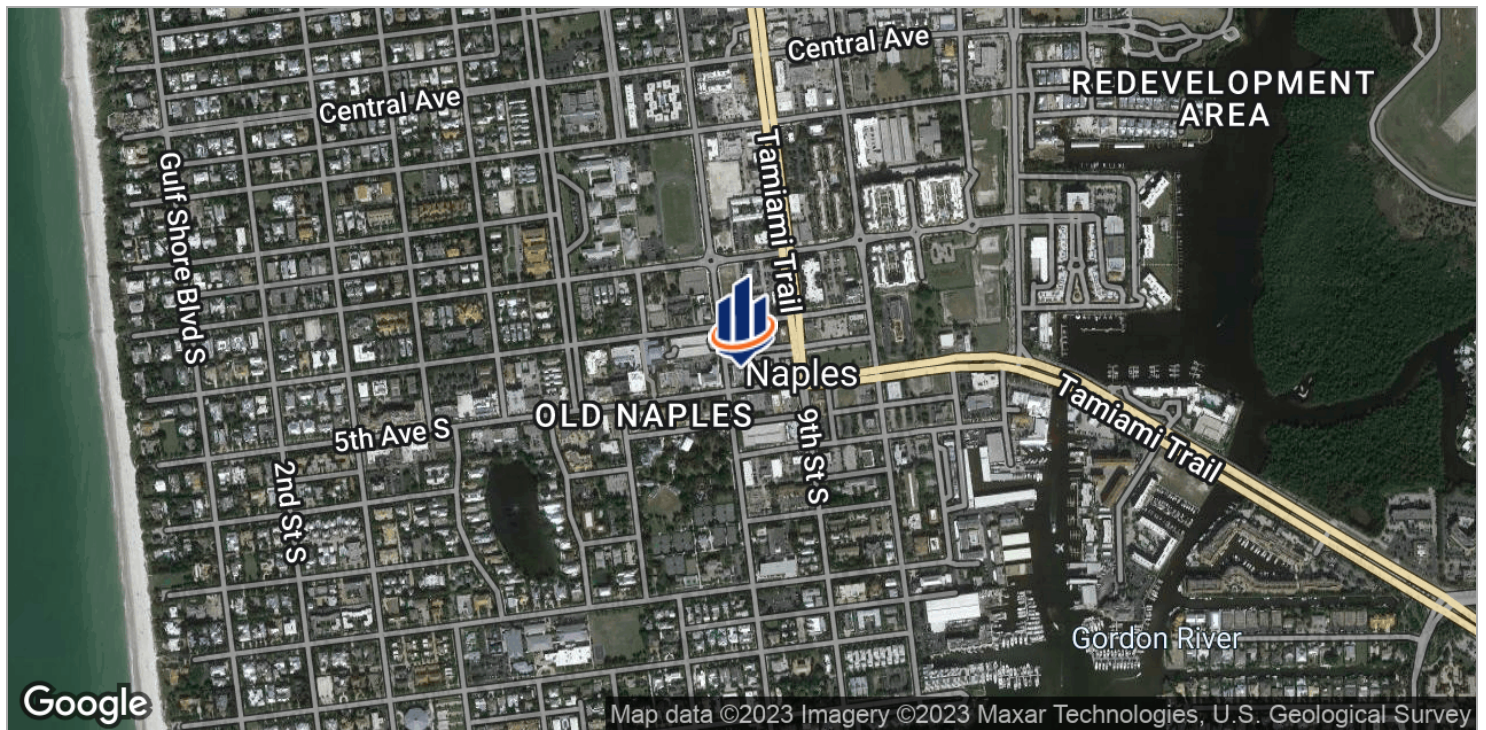
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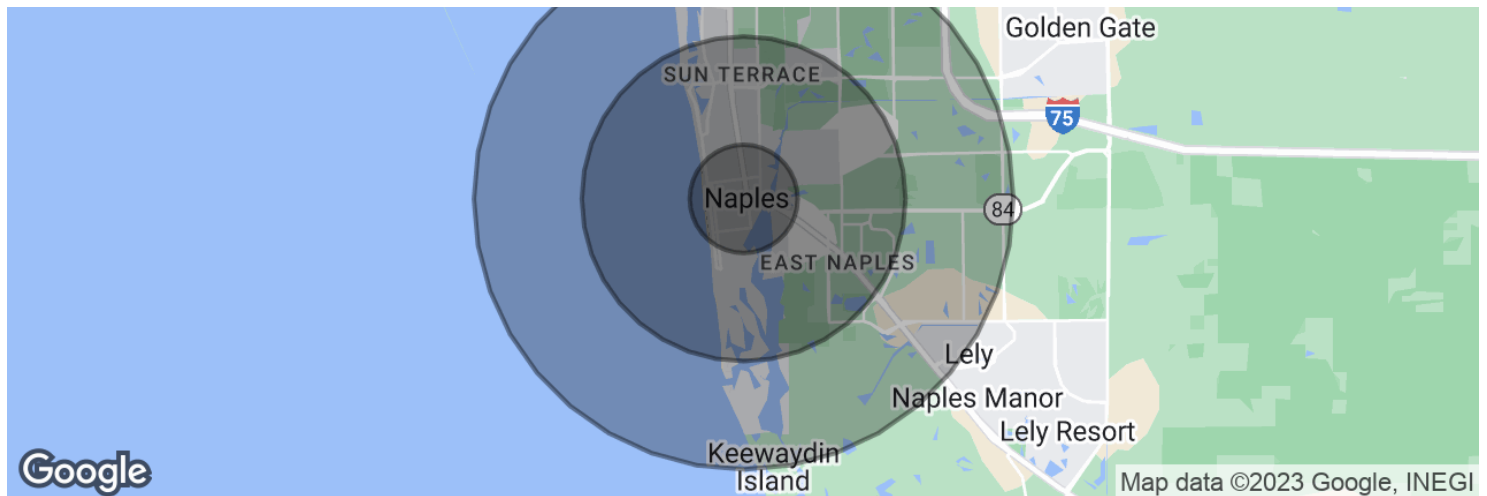
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,761	35,317	84,492
Median age	54.0	46.9	49.3
Median age (Male)	56.8	44.8	47.7
Median age (Female)	53.1	49.7	51.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,651	14,499	35,356
# of persons per HH	2.2	2.4	2.4
Average HH income	\$107,318	\$97,709	\$93,592
Average house value	\$745,083	\$655,383	\$477,379

\* Demographic data derived from 2020 ACS - US Census

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