

# Ground Lease- 4 Parcels On Golden Gate Pkwy

5208-5224 Golden Gate Pkwy

Naples, FL 34116



## OFFERING SUMMARY

Available Acres: 0.34 - 1.30 Acres

Lease Rate: N/A

Total Number Of Parcels: 4

## PROPERTY OVERVIEW

The subject property consists of 4 parcels totalling 1.3 acres currently zoned for Multifamily use. Site sits on commercial overlay and owner is initiating rezone and PUD. This is a prime leasing opportunity providing either a Ground Lease or Build To Suit for a Single Tenant or Multi-Tenant Retailer looking to capitalize on market presence and positioning in “Golden Gate City” one of Collier County Florida’s most densely populated residential neighborhoods with a high barrier of entry.

## PROPERTY HIGHLIGHTS

- 4 Parcels totalling 1.3 Acres
- Zoned for Multifamily use
- Ground lease or BTS
- 26,500 AADT
- 6 schools are located within a 1-mile radius of the subject site.

Felipe Arcila  
Advisor  
239.692.1097  
felipe.arcila@svn.com



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.

# 4 Parcels On Golden Gate Pkwy



LEASE RATE:	N/A	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE
5208 Golden Gate Pkwy	Negotiable	Ground Lease	0.34 Acres
5216 Golden Gate Pkwy	Negotiable	Ground Lease	0.34 Acres
5220 Golden Gate Pkwy	Negotiable	Ground Lease	0.34 Acres
5224 Golden Gate Pkwy	Negotiable	Ground Lease	0.38 Acres
5208-5224 Golden Gate Pkwy	Negotiable	Ground Lease	1.30 Acres

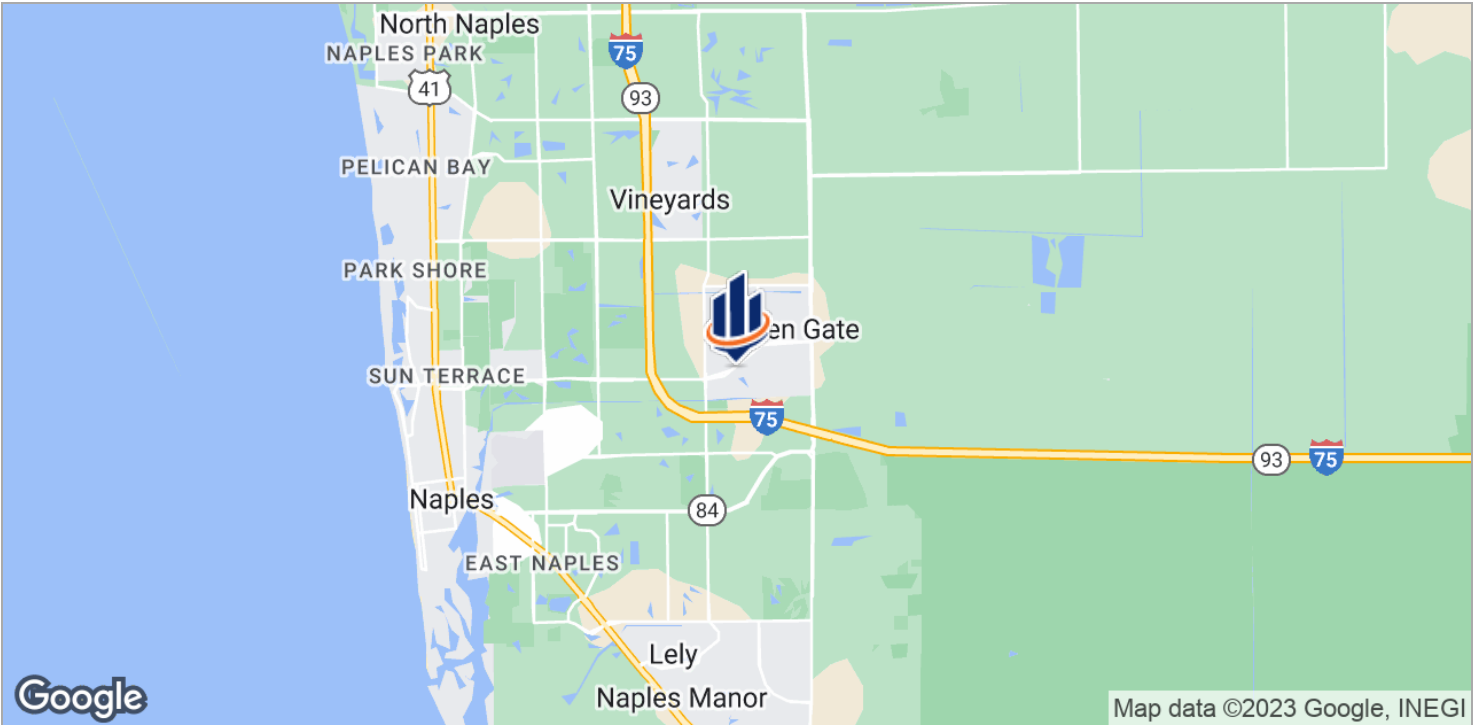
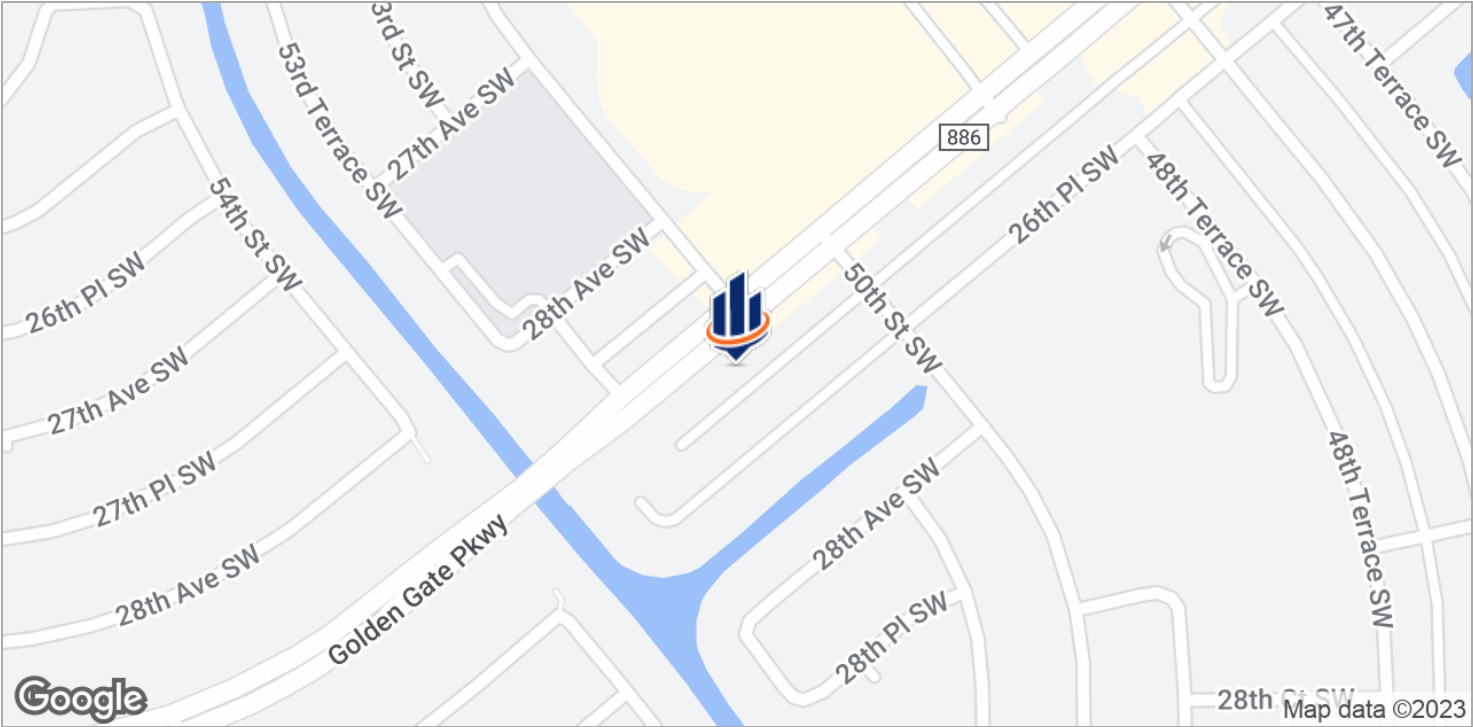
**Felipe Arcila**  
 Advisor  
 239.692.1097  
 felipe.arcila@svn.com



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.



# Ground Lease- 4 Parcels On Golden Gate Pkwy

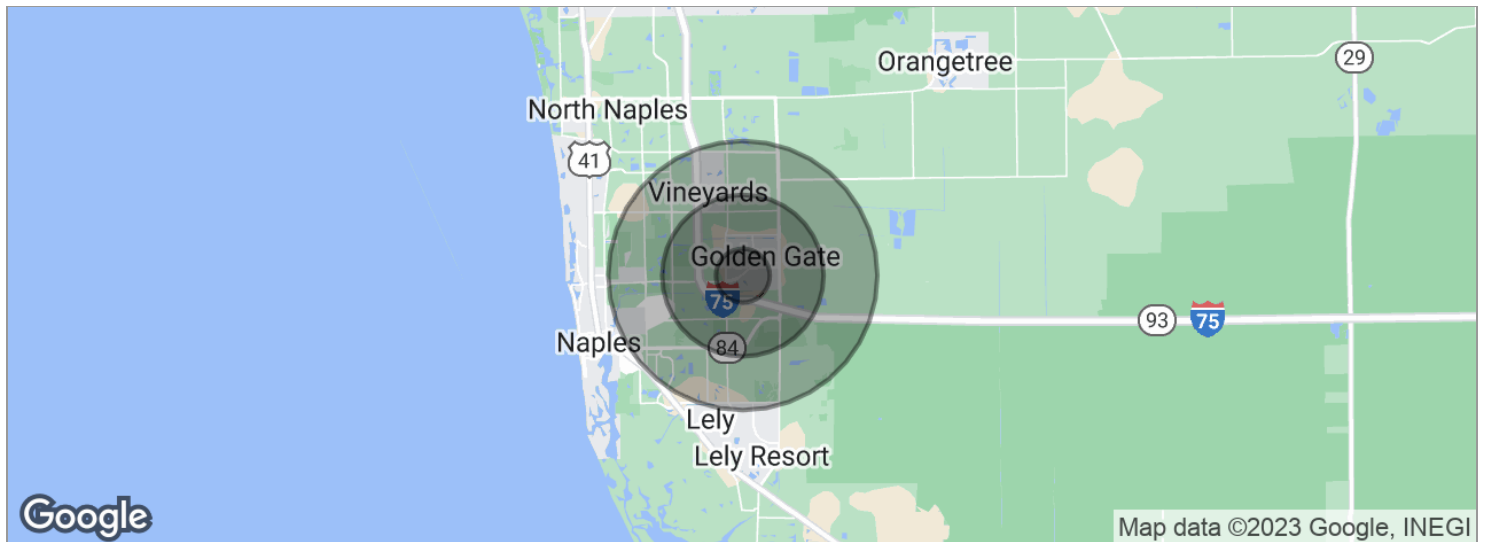


Felipe Arcila  
Advisor  
239.692.1097  
felipe.arcila@svn.com



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.

# Ground Lease- 4 Parcels On Golden Gate Pkwy



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,605	56,408	108,375
Median age	32.1	37.7	43.4
Median age [Male]	30.8	36.7	41.8
Median age [Female]	34.5	39.5	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,079	18,872	39,892
# of persons per HH	3.3	3.0	2.7
Average HH income	\$54,384	\$65,957	\$75,399
Average house value	\$230,465	\$294,406	\$291,727

\* Demographic data derived from 2020 ACS - US Census