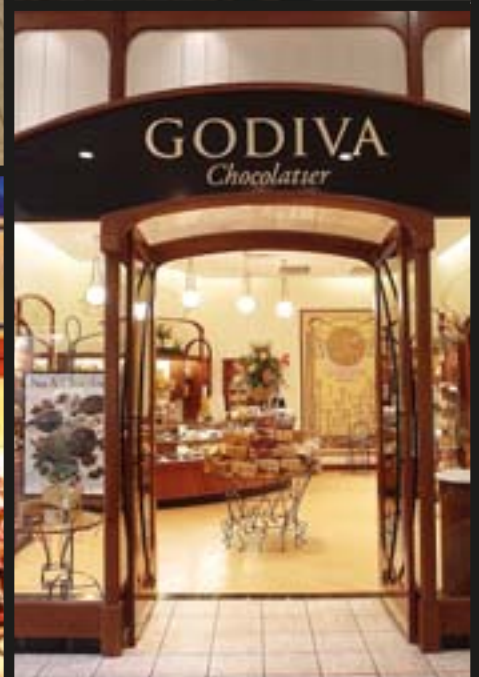




# Coastland Center

NAPLES, FLORIDA



# Coastland Center NAPLES, FLORIDA

## EXCELLENT LOCATION

- Centrally located in Naples, the trade area's commerce hub.
- Minutes from Interstate 75.
- Bordering streets, US 41 and Golden Gate Parkway, average 90,380 vehicles per day.

## NEW STREETScape AND INTERIOR RENOVATION

- New pedestrian friendly streetscape with nationally known restaurants: The Cheesecake Factory, Kona Grill, Ruth's Chris Steak House, and Ted's Montana Grill, all with outdoor seating.
- Multi-million dollar renovation (completed in Spring 2007) includes:
  - Updated lighting treatments, new flooring and soft seating areas.
  - Lush tropical landscaping and fountains enhance the center's ambiance
  - Renovated food court and mall entrances
  - Re-merchandising and enhanced storefronts
  - New Amenities: valet parking, soft play area, family restrooms

## PROMINENT NATIONAL RETAILERS

- Abercrombie & Fitch
- Build-A-Bear Workshop
- abercrombie kids
- Hollister
- Forever 21
- Godiva

## STRONG POPULATION & HOUSING GROWTH

- Naples is projected to have the #1 growth rate in the nation, at 5.25% per year, for 2005 - 2010. (IRR-Viewpoint 2006).
- Naples-Marco Island, Florida had a 7.5% increase, 2004 to 2005, in personal income and per capita income, and ranked 9th in the nation. (U.S. Bureau of Economic Analysis. September 2006)
- Collier County's population is projected to increase by more than 18%, and households are projected to increase 22%, from 2005 to 2010. (University of Florida, Bureau of Economic and Business Research, Florida Long-term Economic Forecast 2004.)
- Naples hosts 310,000 year-round residents, 130,000 seasonal residents and 1.7 million tourists annually.

## STRONG SHOPPING HABITS

- 56% of primary trade area households earn \$50,000+, 36% earn \$75,000+, and 24% earn \$100,000+.
- Customers spend an average of \$135 per visit.
- 98% of all shoppers make a purchase.
- Food-court sales average over \$1000 per square foot.
- Consumers visit 53 times a year and stay 112 minutes per visit.

## MALL INFORMATION

### LOCATION

U.S. 41 North and Golden Gate Parkway

### DESCRIPTION

Only enclosed regional center in area; single-level

### ANCHORS

Dillard's, JCPenney, Macy's, Sears, The Cheesecake Factory, Ruth's Chris Steak House, Kona Grill

TOTAL RETAIL SQUARE FOOTAGE 960,000

PARKING SPACES 4,354

OPENED 1977

EXPANDED 1985, 1996

RENOVATED 1985, 1996, 2007 (Interior renovation, exterior streetscape redevelopment, and small shop re-merchandising)

OUTPARCEL OPPORTUNITIES Street facing retail and restaurants

## TRADE AREA PROFILE

2007 POPULATION 352,351

2012 PROJECTED POPULATION 419,476

2007 HOUSEHOLDS 151,224

2012 PROJECTED HOUSEHOLDS 180,151

2007 MEDIAN AGE 46.0

2007 AVERAGE HH INCOME \$88,787

2012 PROJECTED AVERAGE HH INCOME \$97,551

## 20-MILE RADIUS PROFILE

2007 POPULATION 369,680

2012 PROJECTED POPULATION 439,838

2007 HOUSEHOLDS 160,061

2012 PROJECTED HOUSEHOLDS 190,576

2007 MEDIAN AGE 46.8

2007 AVERAGE HH INCOME \$88,585

2012 PROJECTED AVERAGE HH INCOME \$97,450

## DAYTIME EMPLOYMENT

3-MILE RADIUS 74,626

5-MILE RADIUS 114,660

SOURCE: CLARITAS, INC.