CAPITAL MARKETS

HOBBY LOBBY

FREE STANDING 55,000 SF HOBBY LOBBY

PREMIUM SINGLE TENANT TROPHY ASSET

NAPLES, FLORIDA

TCG

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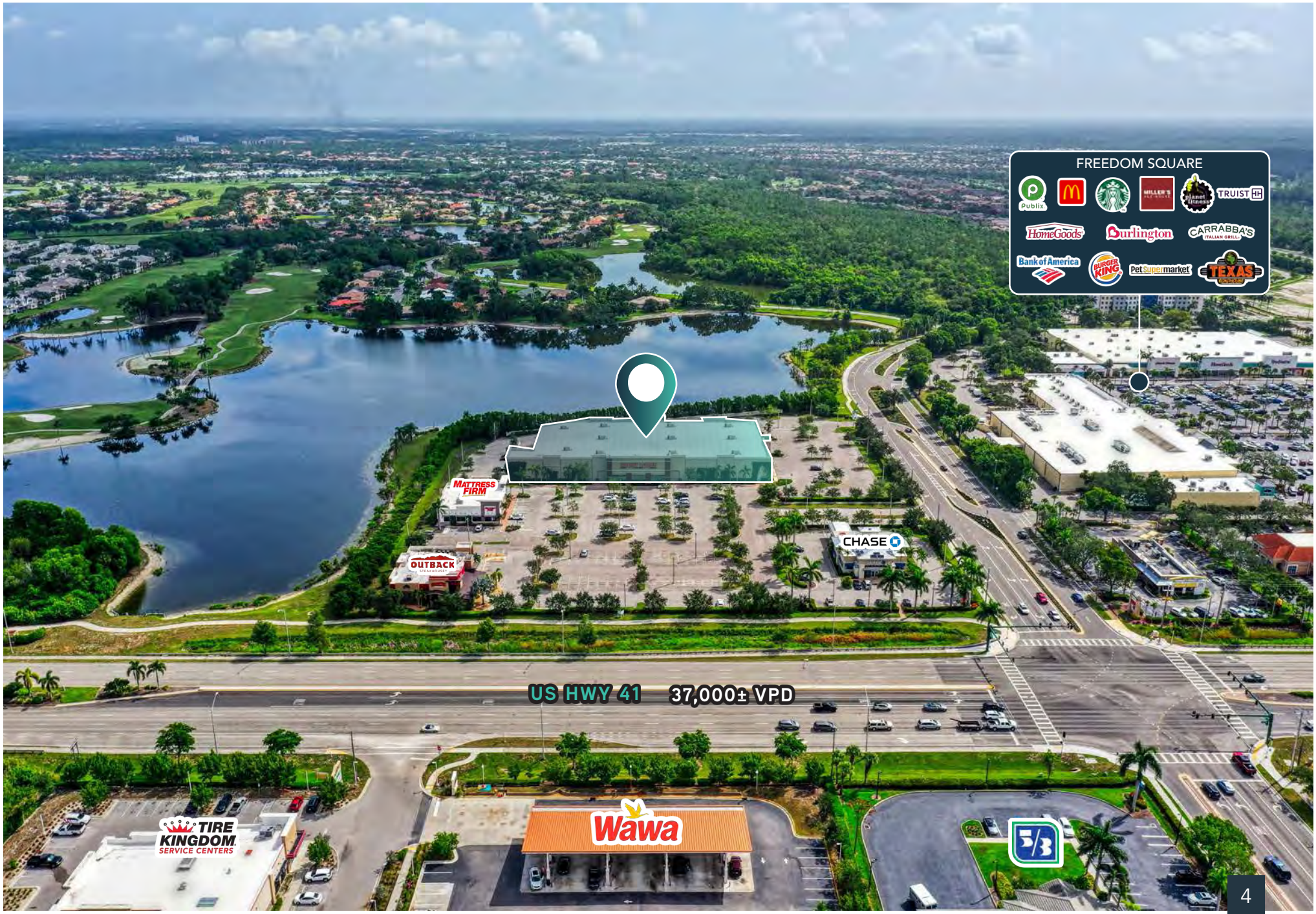
CAPITAL
MARKETS


FREEDOM SQUARE
Publix
TRUIST
HomeGoods
Burlington
CARRABBA'S
Bank of America
BURGER KING
PetSupermarket
TEXAS
MATTRESS FIRM
OUTBACK
CHASE
US HWY 41
37,000± VPD
TIRE KINGDOM
SERVICE CENTERS
Wawa

OFFERING SUMMARY

OFFERING

OFFERING PRICE	$9,900,000
CAP RATE	5.83%
NOI	$577,500
BASE TERM EXPIRATION	November 2031
BASE RENT	$10.50 psf
BASE RENT INCREASES	.50 psf every 5 years

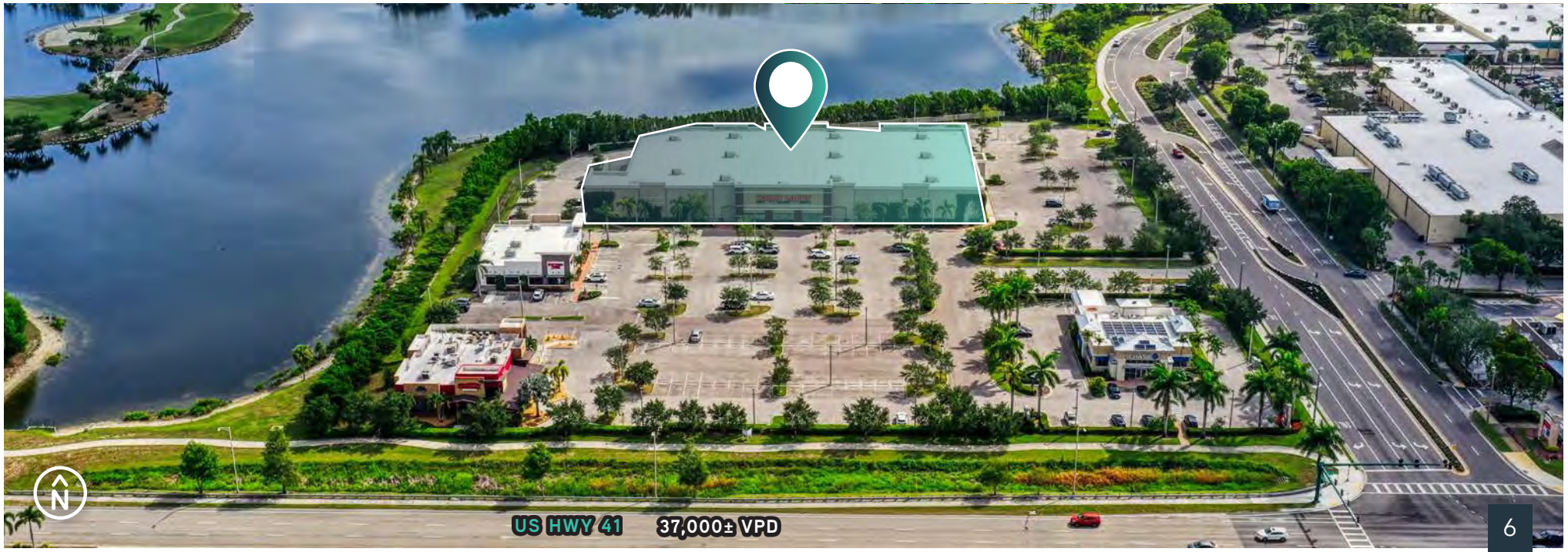
PROPERTY SPECIFICATIONS

ADDRESS	9955 Triangle Blvd, Naples, FL 34113
BUILDING	55,000 ± SF
TYPE	Fee Simple
ACREAGE	6.45± AC (Cross Parking)
YEAR BUILT	2016
PARKING	Cross Parking Rights
TRAFFIC COUNTS	**US HWY 41:** 37,000± VPD & **Collier Blvd:** 36,000± VPD

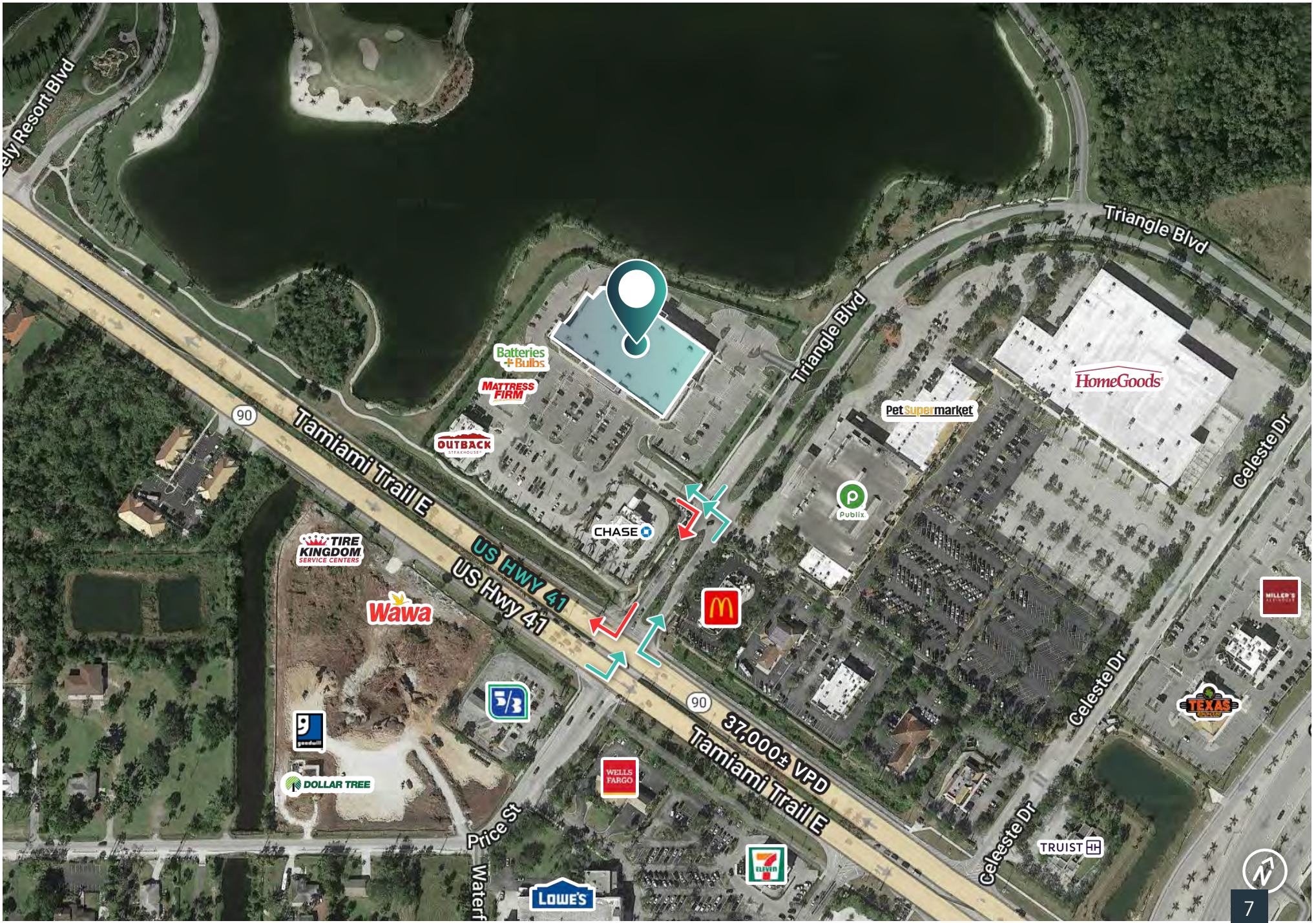
HIGHLIGHTS:

- Irreplaceable real estate in Naples, FL
- 15-year base term with over 8 years remaining
- Below market rent at $10.50 psf with increases every 5 years
- Phenomenally successful brand in Hobby Lobby
- Located in one of the top trade areas in Southwest, FL
- Strong demographics and incomes

PROPERTY PHOTOS



CLOSE UP MAP


Triangle Blvd
Triangle Blvd
Batteries + Bulbs
MATTRESS FIRM
OUTBACK
HomeGoods
Pet Supermarket
Celeste Dr
Publix
CHASE
90
Tamiami Trail E
US HWY 41
US Hwy 41
TIRE KINGDOM SERVICE CENTERS
Wawa
37,000± VPD
Tamiami Trail E
90
Celeste Dr
Celeste Dr
TEXAS
DOLLAR TREE
WELLS FARGO
Price St
TRUIST
LOWE'S

MARKET MAP

TCG

ELEVATIONS

FRONT ELEVATION

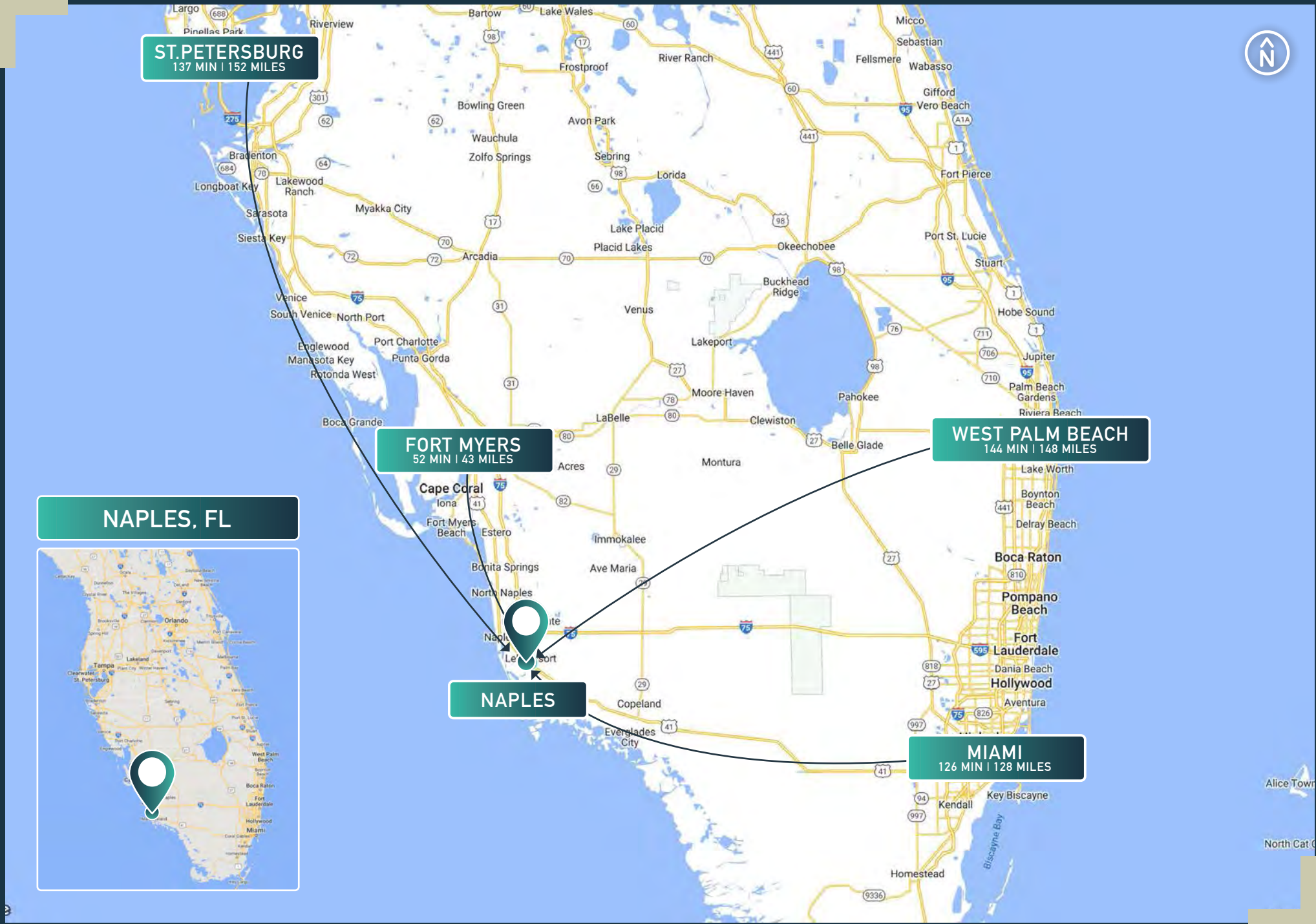
SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

REGIONAL LOCATION

TCG



NAPLES, FLORIDA

"HAPPIEST AND HEALTHIEST CITY"
– GALLUP RANKINGS

"2ND HIGHEST MILLIONAIRES PER CAPITA"

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest are of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country. It isn't a surprise that Naples has outpaced growth trends around the country. With a 2023 population of 19,969, it is the 116th largest city in Florida and the 1881st largest city in the United States. Naples is currently growing at a rate of 1.53% annually and its population has increased by 4.66% since the most recent census, which recorded a population of 19,080 in 2020.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.

RENT ROLL

TENANT	SQUARE FEET	PSF BASE RENT	BASE RENT	TERM	LEASE COMMENCEMENT	BASE TERM EXPIRATION	LEASE TYPE
HOBBY LOBBY	55,000± SF	$10.50/SF	$577,500	15 YEAR BASE TERM	NOV 1, 2016	OCT 31, 2031	NN - LL RESPONSIBLE FOR ROOF, STRUCTURE, AND EXTERIOR
TOTAL:			**$577,500**				

TERM	YEARS	ANNUAL RENT	PSF
PRIMARY TERM	1 - 5	$550,000	$10.00
PRIMARY TERM	6 - 10	$577,500	$10.50
PRIMARY TERM	11 - 15	$605,000	$11.00
1ST RENEWAL TERM	16 - 20	$632,500	$11.50
2ND RENEWAL TERM	21 - 25	$660,000	$12.00
3RD RENEWAL TERM	26 - 30	$687,500	$12.50

DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	5,377	32,752	60,364
2028 Projected Population	5,650	35,082	64,762
2020 Census Population	4,994	31,860	57,792
2010 Census Population	3,514	21,975	41,665
Projected Annual Growth 2023 to 2028	1.0%	1.4%	1.5%
Historical Annual Growth 2010 to 2023	4.1%	3.8%	3.5%
2023 Median Age	54.6	52.4	54.0
HOUSEHOLDS			
2023 Estimated Households	2,374	14,328	27,042
2028 Projected Households	2,535	15,516	29,464
2020 Census Households	2,206	13,842	25,716
2010 Census Households	1,379	8,503	17,889
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	5.6%	5.3%	3.9%
INCOME			
2023 Estimated Average Household Income	$103,987	$115,969	$116,968
2023 Estimated Median Household Income	$85,617	$83,475	$87,669
2023 Estimated Per Capita Income	$45,914	$50,856	$52,556
BUSINESS			
2023 Estimated Total Businesses	276	1,258	2,334
2023 Estimated Total Employees	3,774	8,532	14,352
2023 Estimated Employee Population per Business	13.7	6.8	6.2
2023 Estimated Residential Population per Business	19.5	26.0	25.9

KEY FACTS

32,752 POPULATION

52.4 MEDIAN AGE

$115,969 AVG HH INCOME

BUSINESSES

1,258 TOTAL BUSINESSES

8,532 TOTAL EMPLOYEES

INCOME

$83,475 MEDIAN HH INCOME

$50,856 PER CAPITA INCOME

HOBBY LOBBY

www.hobbylobby.com

Industry: Retail
Founded: 1972
Country: USA
CEO: David Green
CFO: Jon Cargill
Employees: 48,000
Annual Revenue: $5B
Headquarters: Oklahoma City, OK

BRAND INFO

In 1970, David and Barbara Green took out a $600 loan to begin making miniature picture frames out of their home. Two years later, the fledgling enterprise opened a 300-square-foot store in Oklahoma City, and Hobby Lobby was born. Today, with more than 900 stores and over $5B in annual revenue, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with over 43,000 employees and operating in forty-eight states. The chain offers over 70,000 items specializing in selling products and supplies for arts and crafts, home decor, seasonal decor, tableware, floral, fabric, jewelry making, hobbies and much more.

Always a family-owned operation, Hobby Lobby openly operates strictly on Christian-based principles, with stores closed on Sundays to allow employees time for “family and worship”. The company’s turnover rate is considered very low. Corporate headquarters include over 10 million-square-feet of manufacturing, distribution, and an office complex in Oklahoma City.

CAPITAL
MARKETS

$350,000,000+

INVESTMENT SALES TRANSACTIONS

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

TCG

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MEMBER OF: SITE SOURCE RETAIL BROKER NETWORK

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