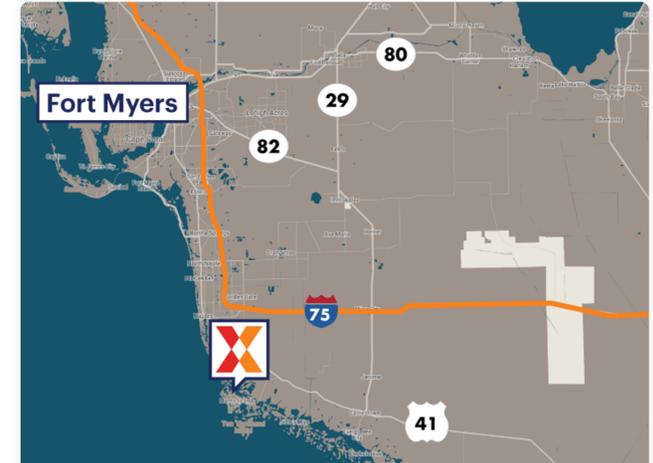


Marco Town Center

1017 N. Collier Blvd. | Marco Island, FL 34145

Collier County | Naples-Marco Island, FL | 109,545 Sq Ft

25.9537, -81.7229



Demographics	1 Mile	3 Miles	5 Miles
Population	4,462	16,099	18,746
Daytime Pop.	8,093	20,033	23,061
Households	2,178	8,124	9,504
Income	\$176,686	\$191,673	\$193,817

Source: Synergos Technologies, Inc. 2024

Anchored by Publix, the area’s dominant grocer, along with a diverse mix of retail, dining, and services, the center is ranked in the top 12% of the most-visited neighborhood centers in the market (Placer.ai 2025)

Benefits from a swell in seasonal visitors, increasing the population within a 3-mile radius by an average of 189% over the course of the year

Strategically located on the main thoroughfare Collier Blvd highly visible to 15K+ vehicles daily (Kalibrate 2022)

\$11.5M center redevelopment completed in 2023



Marco Town Center

1017 N. Collier Blvd. | Marco Island, FL 34145

Collier County | Naples-Marco Island, FL | 109,545 Sq Ft

25.9537, -81.7229



Available Spaces

18B 1,299 Sq Ft 360°

37B 1,530 Sq Ft 360°

Current Tenants Space size listed in square feet

01	Publix	27,887	38	Paddy Murphy's Irish Pub	3,060
02/03	West Marine	4,956	39/41	Crazy Flamingo	2,250
06	The UPS Store	1,740	42/43	Island Time	1,350
07/08	J. McLaughlin	1,200	44	Marco's Cuban Café	675
09	Tina Stephens	960	45	Marco Island Technology	675
09A	Everything But Water	3,000	46	Mr. Bentley's Ice Cream	681
10-14	Charles Schwab	2,250	47	Coton Frais	1,344
15/16	Noire the Nail Bar	1,911	48/49	OMG That's Chic	2,200
17	Southern Tide	1,410	50	Thai Thai Sushi Bowl	1,000
17A	The Lykos Group, Inc.	800	51/52	Thai Thai Sushi Bowl	2,300
18A	William Raveis Real Estate	1,400	53-56	Margarita's	3,200
19/20	Marco Island Dance Academy	2,400	57-59	Café Marquise	2,400
21	A Better Solution	1,200	60/61	Kava Culture Kava Bar	1,600
22	Domino's Pizza	1,200	62	Pink Hibiscus	800
23	Marco Island Center For The Ar	2,028	64-66	Beachworks	3,550
24	Home Sweet Home	2,242	67-71	Sandpiper Loft	2,600
25-29	Marco Island Brewery	5,480	72/73	Cocomo's Grill	3,400
26	Jackie's Chinese Restaurant	1,200	74	Tropical Smoothie Cafe	1,671
32	Supercuts	960	76	Island Cigars	720
33	Blue Mangrove Gallery	1,150	77	Publix Liquor	1,600
35	Dunkin'	1,505	NAPO1	United States Postal Service	400
36	Premier Plus Realty	831	NAPO2	Fifth Third Bank	0
37	Jersey Mike's	1,530	NAPO3	Chevron	0
			NAPO4	Alvin's Island	0
			NAPO5	First Horizon Bank	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1817

