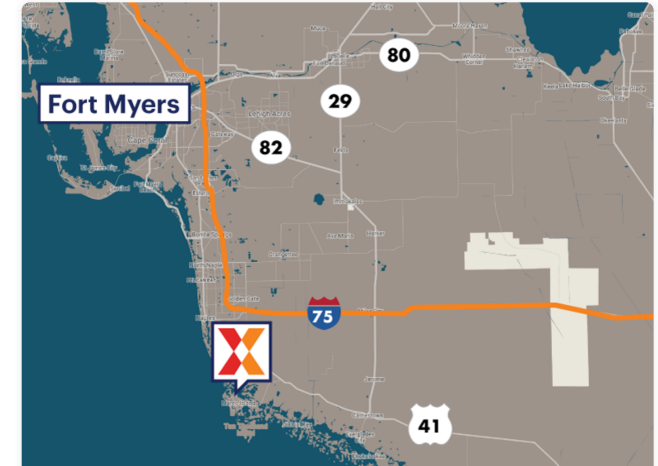
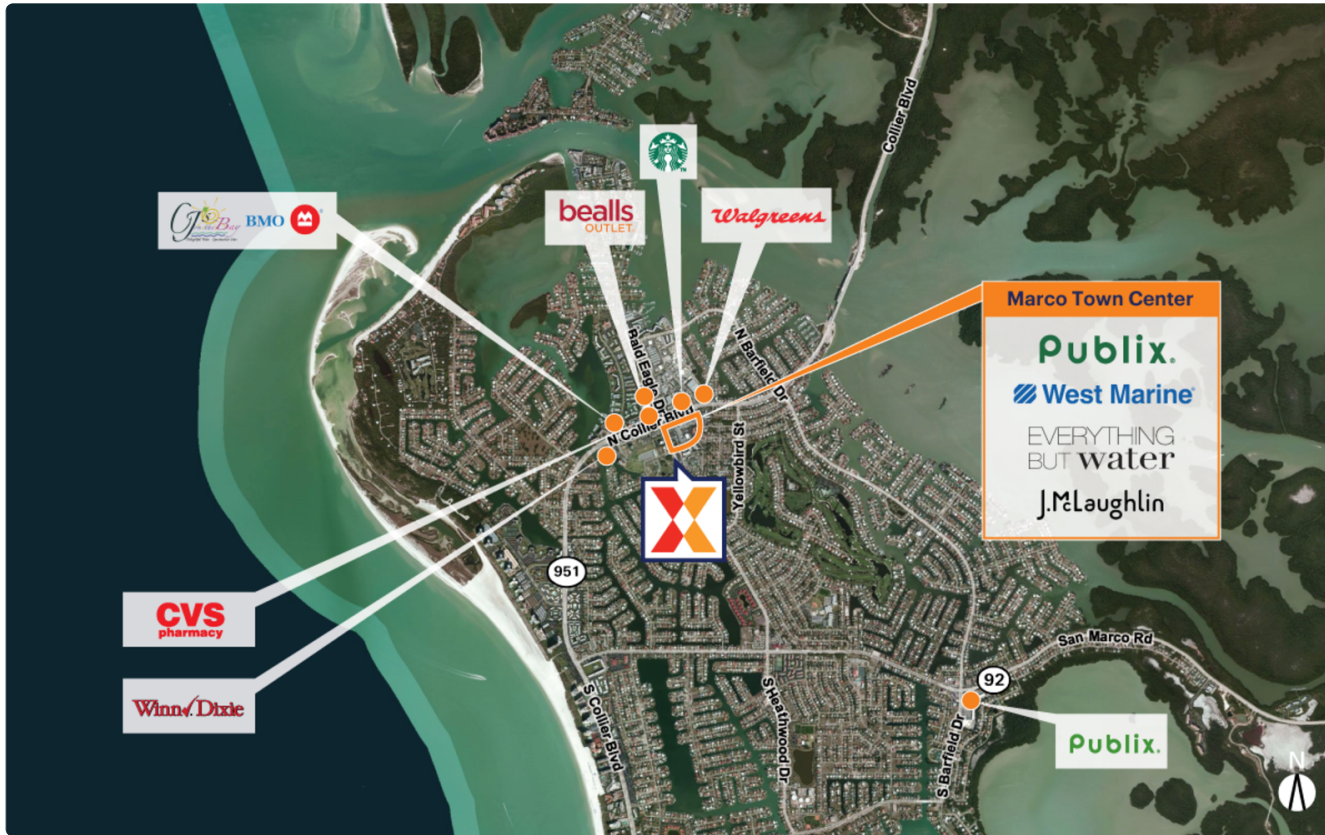


Marco Town Center

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



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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	42/43	Island Time	1,350
02/03	West Marine	4,956	44	Marco's Cuban Café	675
06	The UPS Store	1,740	45	Marco Island Technology	675
07/08	J.McLaughlin	1,200	46	Mr. Bentley's Ice Cream	681
09	Tina Stephens	960	47	Coton Frais	1,344
09A	Everything But Water	3,000	48/49	OMG That's Chic	2,200
10-14	Charles Schwab	2,250	50	Thai Thai Sushi Bowl	1,000
15/16	Noire the Nail Bar	1,911	51/52	Thai Thai Sushi Bowl	2,300
17	Southern Tide	1,410	53-56	Margarita's	3,200
17A	The Lykos Group, Inc.	800	57-59	Café Marquise	2,400
18A	William Raveis Real Estate	1,400	60/61	Kava Culture Kava Bar	1,600
19/20	Marco Island Dance Academy	2,400	62	Pink Hibiscus	800
21	A Better Solution	1,200	64-66	Beachworks	3,550
22	Domino's Pizza	1,200	67-71	Sandpiper Loft	2,600
23	Marco Island Center For The Ar	2,028	72/73	Cocomo's Grill	3,400
24	Home Sweet Home	2,242	74	Tropical Smoothie Cafe	1,671
25-29	Marco Island Brewery	5,480	76	Island Cigars	720
26	Jackie's Chinese Restaurant	1,200	77	Publix Liquor	1,600
32	Supercuts	960	GROUND	United States Postal Service	400
33	Blue Mangrove Gallery	1,150	NAP01	United States Postal Service	400
35	Dunkin'	1,505	NAP02	Fifth Third Bank	0
36	Premier Plus Realty	831	NAP03	Chevron	0
37	Jersey Mike's	1,530	NAP04	Alvin's Island	0
38	Paddy Murphy's Irish Pub	3,060	NAP05	First Horizon Bank	0
39/41	Crazy Flamingo	2,250			

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

