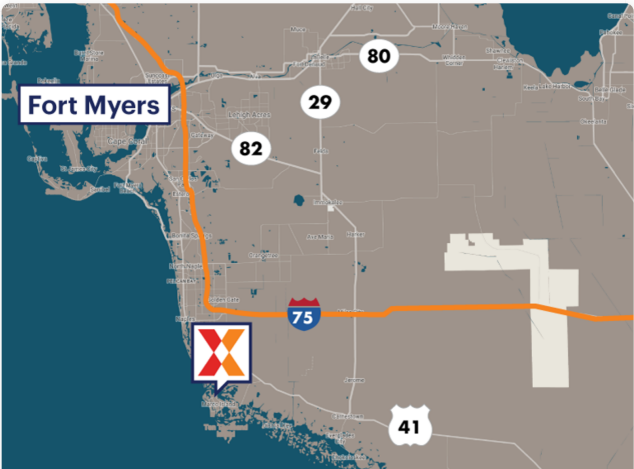
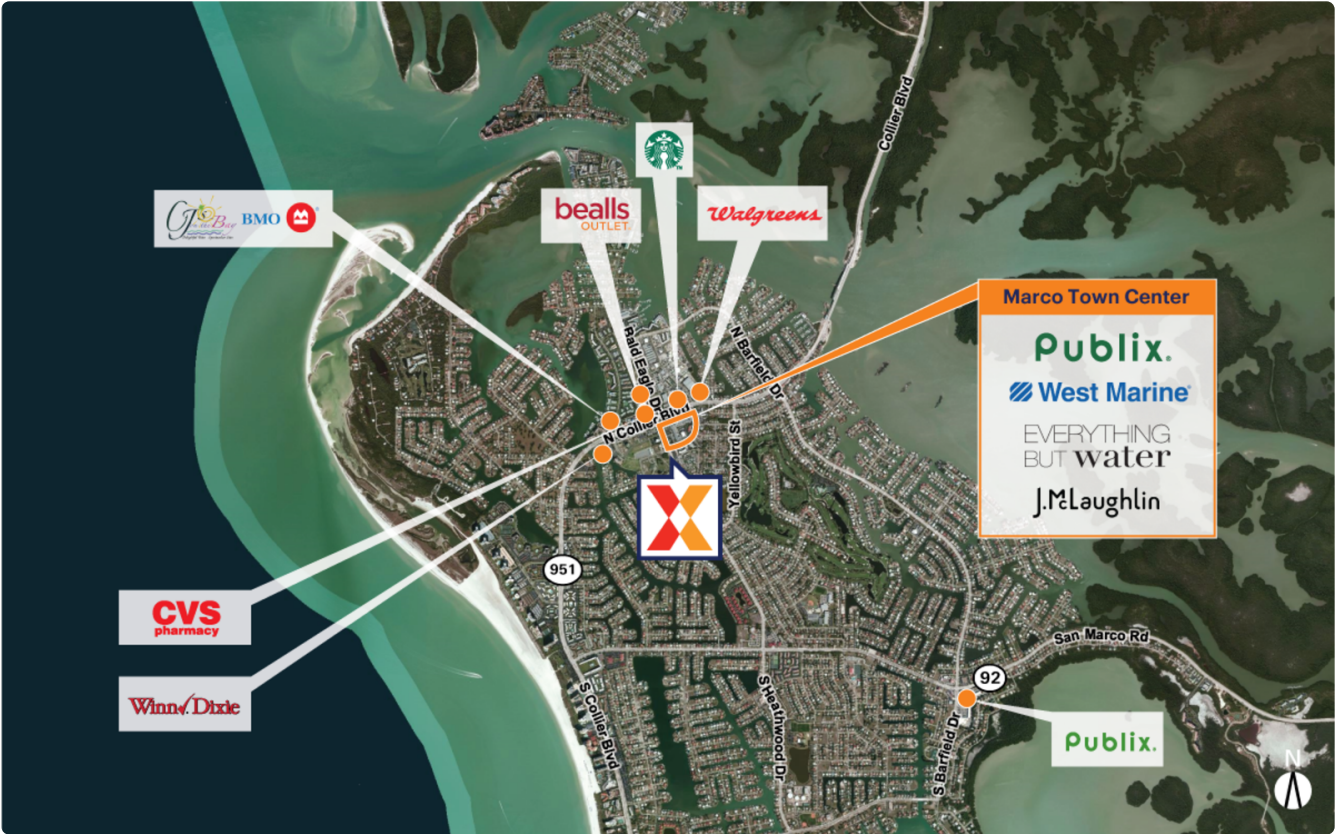


Marco Town Center

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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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

Available Spaces

18B 1,299 Sq Ft 360° 37B 1,530 Sq Ft 360°

Current Tenants

01	Publix	27,887	42/43	Island Time	1,350
02/03	West Marine	4,956	44	Marco's Cuban	675
06	The UPS Store	1,740		Café	
07/08	J.McLaughlin	1,200	45	Marco Island	675
09	Tina Stephens	960		Technology	
09A	Everything But	3,000	46	Mr. Bentley's Ice	681
	Water			Cream	
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	1,000
17A	The Lykos Group,	800		Bowl	
	Inc.		51/52	Thai Thai Sushi	2,300
18A	William Raveis Real	1,400		Bowl	
	Estate		53-56	Margarita's	3,200
19/20	Marco Island	2,400	57-59	Café Marquise	2,400
	Dance Academy		60/61	Kava Culture Kava	1,600
21	A Better Solution	1,200		Bar	
22	Domino's Pizza	1,200	62	Pink Hibiscus	800
23	Marco Island	2,028	64-66	Beachworks	3,550
	Center For The Ar		67-71	Sandpiper Loft	2,600
24	Home Sweet Home	2,242	72/73	Cocomo's Grill	3,400
25-29	Marco Island	5,480	74	Tropical Smoothie	1,671
	Brewery			Cafe	
26	Jackie's Chinese	1,200	76	Island Cigars	720
	Restaurant		77	Publix Liquor	1,600
32	Supercuts	960	GROUND	United States	400
33	Blue Mangrove	1,150		Postal Service	
	Gallery		NAP01	United States	400
35	Dunkin'	1,505		Postal Service	
36	Premier Plus Realty	831	NAP02	Fifth Third Bank	0
37	Jersey Mike's	1,530	NAP03	Chevron	0
38	Paddy Murphy's	3,060	NAP04	Alvin's Island	0
	Irish Pub		NAP05	First Horizon Bank	0
39/41	Crazy Flamingo	2,250			

