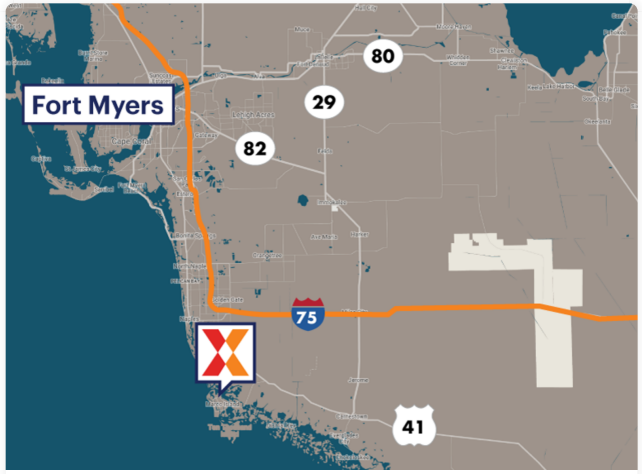
# Marco Town Center

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

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

**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

**Josh Durigan** 407.903.7939 Josh.Durigan@brixmor.com

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## Available Spaces

| | | | | |
|---|---|---|---|---|
| 37B | 1,530 Sq Ft | 360° | 48/49 | 2,200 Sq Ft |

## Current Tenants

Space size listed in square feet

| | | |
|---|---|---|
| 01 | Publix | 27,887 |
| 02/03 | West Marine | 4,956 |
| 06 | The UPS Store | 1,740 |
| 07/08 | J.McLaughlin | 1,200 |
| 09 | Tina Stephens | 960 |
| 09A | Everything But Water | 3,000 |
| 10-14 | Charles Schwab | 2,250 |
| 15/16 | Noire the Nail Bar | 1,911 |
| 17 | Southern Tide | 1,410 |
| 17A | The Lykos Group, Inc. | 800 |
| 18A | William Raveis Real Estate | 1,400 |
| 19/20 | Marco Island Dance Academy | 2,400 |
| 21 | A Better Solution | 1,200 |
| 22 | Domino's Pizza | 1,200 |
| 23 | Marco Island Center For The Ar | 2,028 |
| 24 | Home Sweet Home | 2,242 |
| 25-29 | Marco Island Brewery | 5,480 |
| 26 | Jackie's Chinese Restaurant | 1,200 |
| 32 | Supercuts | 960 |
| 33 | Blue Mangrove Gallery | 1,150 |
| 35 | Dunkin' | 1,505 |
| 36 | Premier Plus Realty | 831 |
| 37 | Jersey Mike's | 1,530 |
| 38 | Paddy Murphy's Irish Pub | 3,060 |
| 39/41 | Crazy Flamingo | 2,250 |
| 42/43 | Island Time | 1,350 |
| 44 | Marco's Cuban Café | 675 |
| 45 | Marco Island Technology | 675 |
| 46 | Mr. Bentley's Ice Cream | 681 |
| 47 | Coton Frais | 1,344 |
| 50 | Thai Thai Sushi Bowl | 1,000 |
| 51/52 | Thai Thai Sushi Bowl | 2,300 |
| 53-56 | Margarita's | 3,200 |
| 57-59 | Café Marquise | 2,400 |
| 60/61 | Kava Culture Kava Bar | 1,600 |
| 62 | Pink Hibiscus | 800 |
| 64-66 | Beachworks | 3,550 |
| 67-71 | Sandpiper Loft | 2,600 |
| 72/73 | Cocomo's Grill | 3,400 |
| 74 | Tropical Smoothie Cafe | 1,671 |
| 76 | Island Cigars | 720 |
| 77 | Publix Liquor | 1,600 |
| NAP01 | United States Postal Service | 400 |
| NAP02 | Fifth Third Bank | 0 |
| NAP03 | Chevron | 0 |
| NAP04 | Alvin's Island | 0 |
| NAP05 | 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**

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