

# TANGLEWOOD MARKETPLACE

## RETAIL SPACE FOR LEASE

4910 TAMIAMI TRAIL N, NAPLES, FL 34103



- **SIZE:** 983 SF
- **RATE:** \$29.00 / SF NNN
- **LOCATION:** Tamiami Trail N (US 41) South of Pine Ridge Rd
- **YEAR BUILT:** 1985
- **ZONING:** C4 (Collier County)
- **Excellent Opportunity for a Small Retail Location**
- **Excellent Parking**

### PROPERTY FEATURES

Nationally anchored, well maintained shopping center located in the Park Shore district of Naples. Conveniently positioned less than half a mile south of Pine Ridge Road and slightly more than half a mile north of Park Shore Plaza. Easy access to either direction on Tamiami Trail N (US 41). Diverse tenant mix and ample parking ratio of 4.16/1,000 SF makes this an ideal site for your new location.

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
114	983	\$29.00	\$2,375.58	\$9.18	\$752.00	\$62.55	\$3,190.13

Please Contact:

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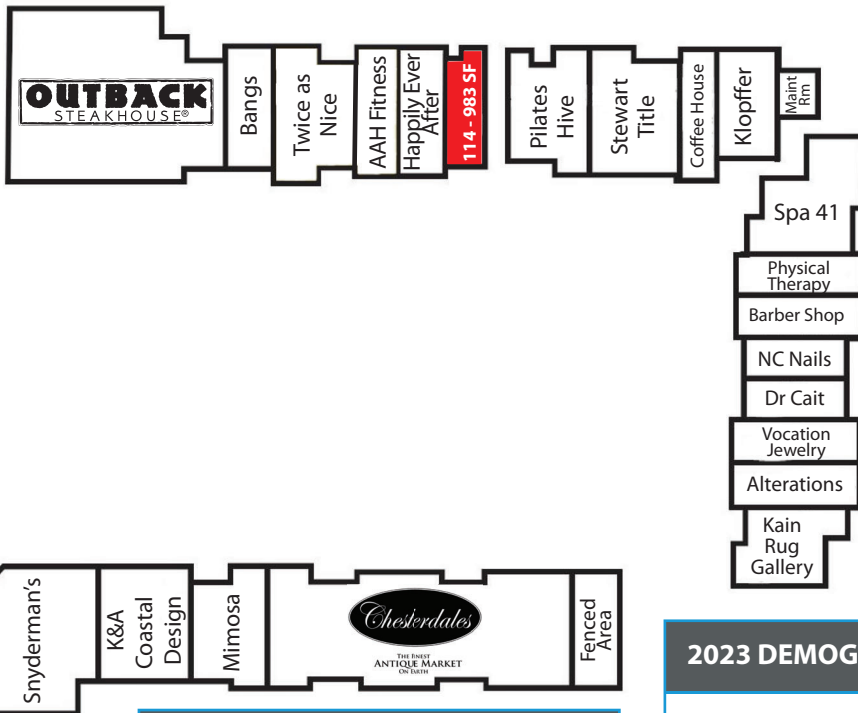
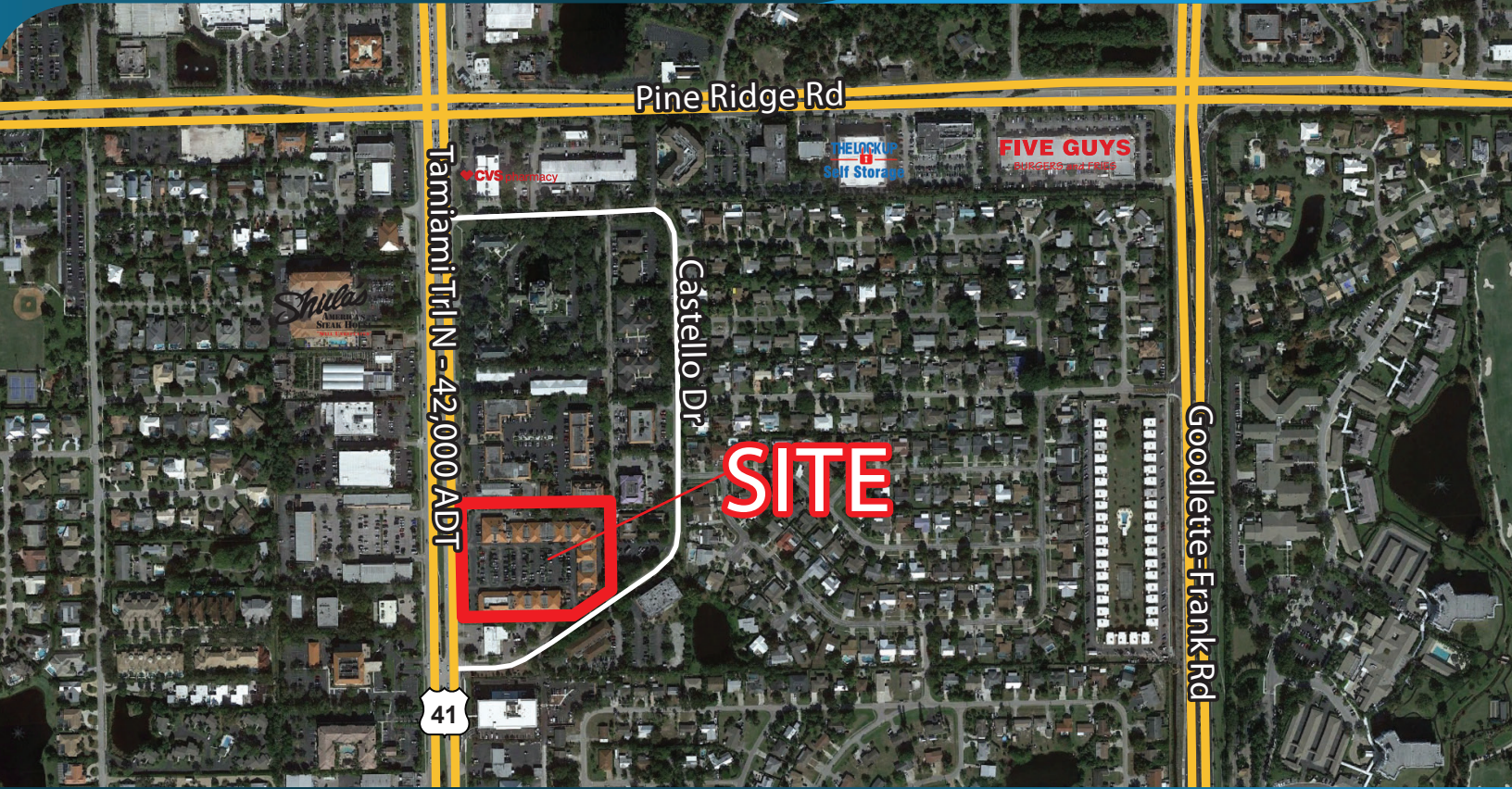
YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

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### PROPERTY FEATURES

- Flexible Floor Plan
- Nationally Anchored Center
- Excellent Visibility
- Pylon Signage
- 194 Parking Spaces
- High Traffic Volume on Tamiami Trail N (US 41)

TRAFFIC COUNTS	
Tamiami Trail N (US 41)	42,000
Pine Ridge Rd	33,500

2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,258	41,815	92,680
Est. Households	3,285	20,989	45,003
Est. Average HH Income	\$178,628	\$203,273	\$182,386