



**Investment
Properties
Corporation**

F O R L E A S E

NORTH NAPLES RETAIL PLAZA

 South of Old 41 Rd on Tamiami Trail North

13560 Tamiami Trail North | Naples, FL 34110



RECENTLY RE-PAINTED!



Spacious retail area available for lease in a prominent shopping center facing Tamiami Trail N, directly opposite Gateway Shoppes at North Bay. This prime location benefits from high traffic volumes, being near the Old 41 access point.

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Investment Properties Corporation of Naples
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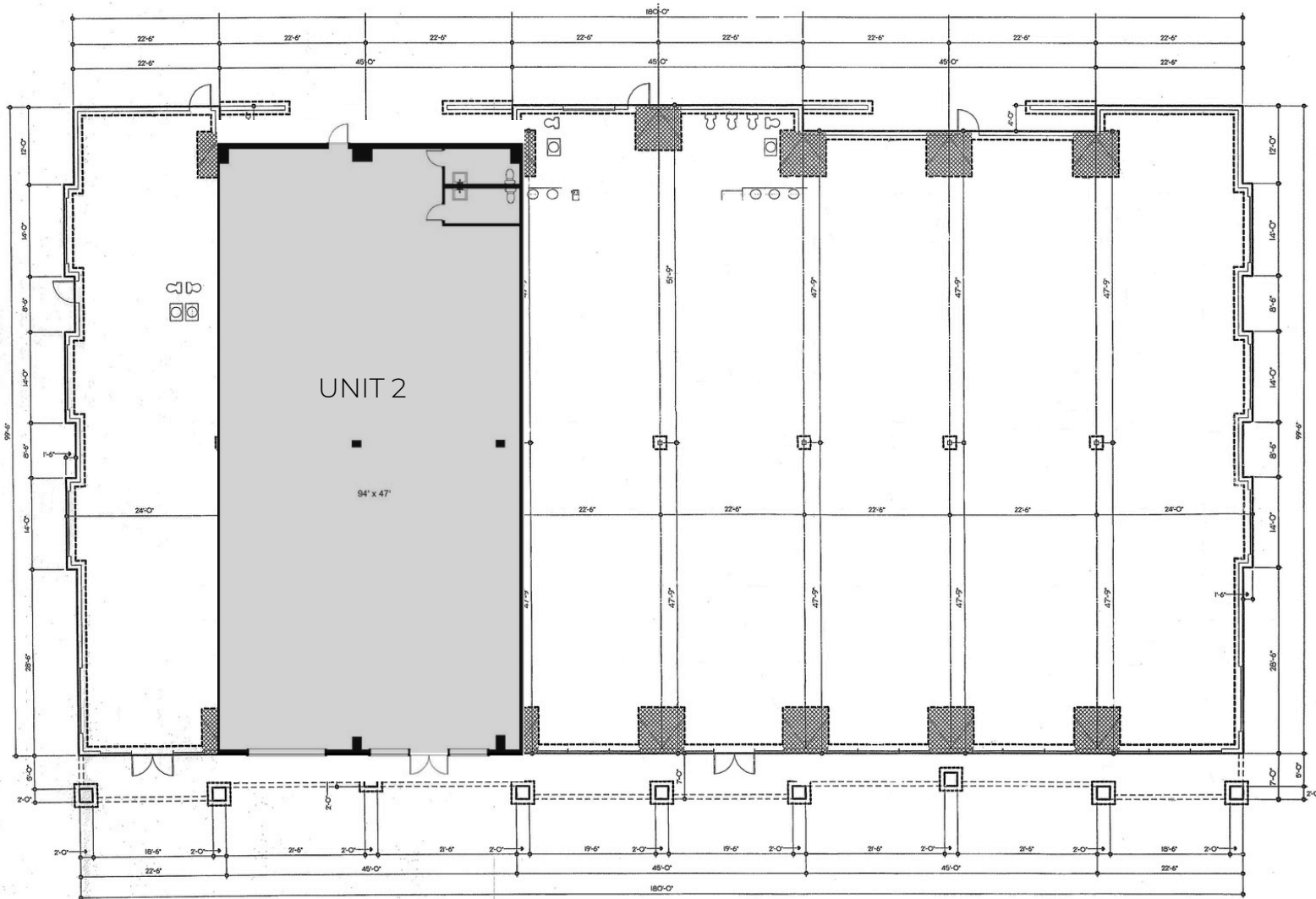
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



OFFERING SUMMARY

<u>UNIT:</u>	2
<u>SIZE:</u>	4,543 SF
<u>BASE RENT:</u>	\$16.00 PSF
<u>EST. CAM:</u> (2023)	\$8.36 PSF
<u>EST. MONTHLY TOTAL:</u> (+ Sales Tax)	\$9,222.29





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click here!



**Google
Maps**

Demographics (2023)	1 mile	3 miles	5 miles
Est. Population	5,826	40,938	103,140
Est. Average Household Income	\$130,247	\$135,512	\$143,474
2023 Daily Traffic Count	53,000 Cars Daily on Tamiami Trail N.		

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LOCATOR MAP



TARPON COVE
+224 units

BED BATH & BEYOND
BEALLS
STAPLES
 Zeppe's
 tropical SMOOTHIE CAFE
 Panera BREAD
 Guitar Center
 FIFTH THIRD BANK
 FIVE GUYS
 MAGURO

COLLIERS RESERVE
+224 units

THE BAY HOUSE

DOUBLE TREE
by Hilton

COOPER'S HAWK
WINERY & RESTAURANTS

OLD COLLIER GOLF CLUB

Ferrari

B M W

WATERMARK GRILLE
 Starbucks
 BANK OF AMERICA
 Publix
 Tijuana FLATS
 FIREHOUSE SUBS
 ABC FINE WINE & SPIRITS

GRANADA SHOPPES
 COFFEE BAR
 DOLLAR TREE
 P.F. CHANG'S
 FIRST WATCH THE DAYTIME CAFE
 HAVERTYS FURNITURE
 HOBBY LOBBY
 Marshalls

Walmart

Arthrex

Immokalee Road