



Investment Properties Corporation

# LAND LEASE

## LAND LEASE OR BUILD TO SUIT

📍 Located directly off of Tamiami Trail East

5101 Tamiami Trail E | Naples, Florida 34113



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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.



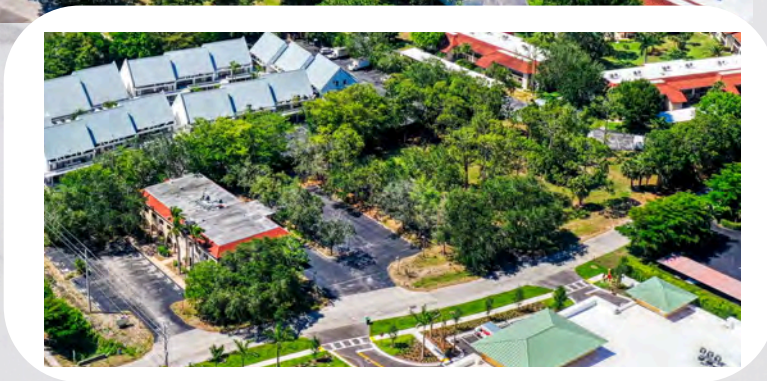
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Annual Rent:        \$200,000, NNN  
Parcel 1:             .96 acres  
Parcel 2:             .89 acres  
Total:                1.85 acres  
Zoning:                C4  
Property Type:     Retail, Office, or Medical



*With EXISTING  
11,800 SF Office  
Building to be Used  
or Demolished*

**Almost two acres in the middle of the rapidly growing area of East Naples. Located just east of the major intersection of Tamiami Trail East & Rattlesnake Hammock Road. Highway frontage with an access road to Rattlesnake Hammock. The property has an existing 11,800 SF former bank building that can be used or scraped for new development. Owner will entertain a land lease or build-to-suit and will split the property as needed.**



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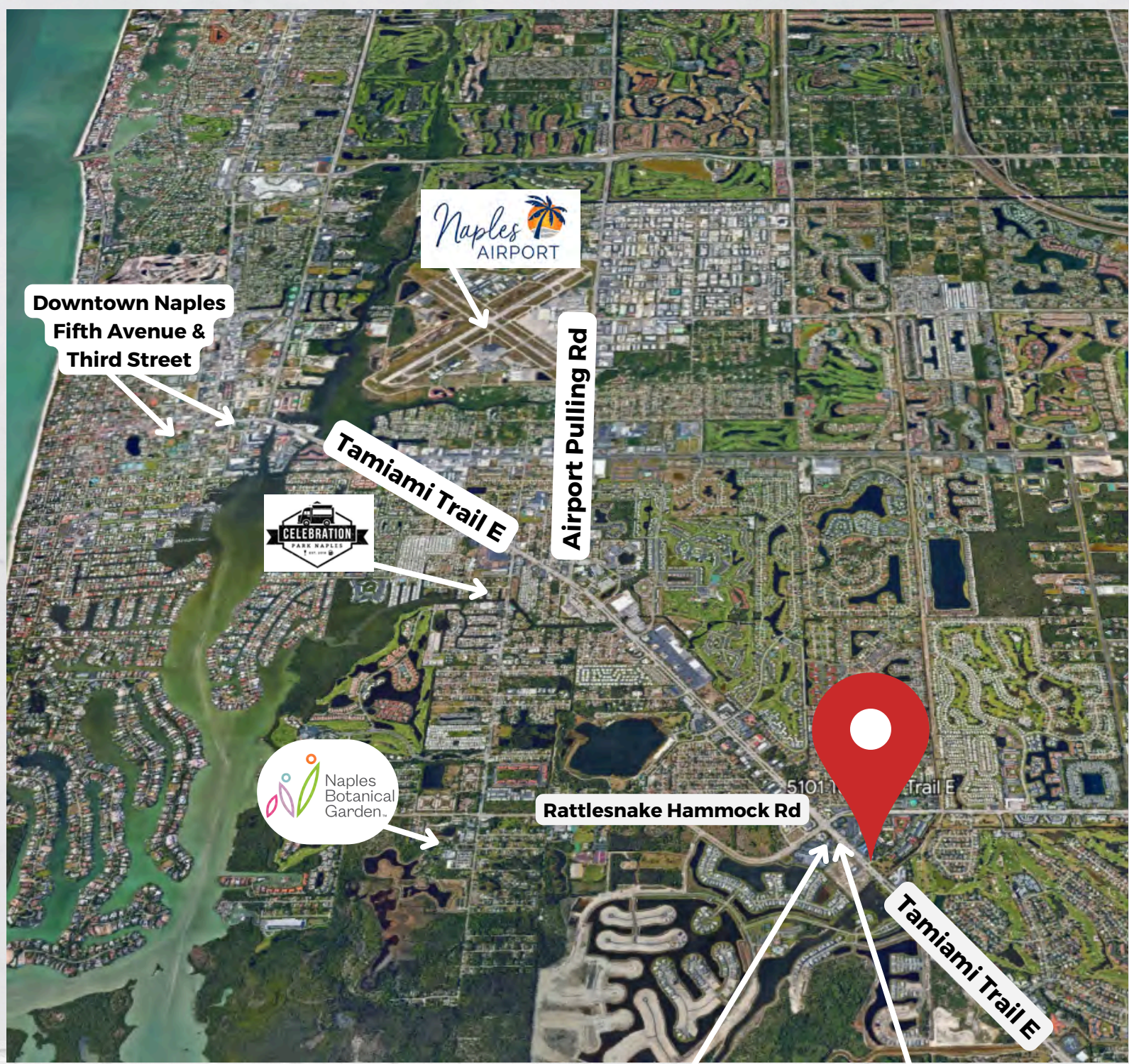
<b>DEMOGRAPHICS (2024)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Est. Population	7,572	50,447	100,549
Est. Avg. Household Income	\$106,130	\$104,207	\$116,172
2023 AADT Traffic Count	47,000 cars on Tamiami Trail East, 21,500 cars on Rattlesnake Hammock Road daily.		



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