



**Investment  
Properties  
Corporation**

**F O R L E A S E**

**LARGE OFFICE SPACE**

# ANGELINA'S PLAZA

 Corner of 41 and Pelican Colony Blvd. Near Coconut Point

24031 S Tamiami Trail | Bonita Springs, FL.34134



SUITE	SIZE	RENT PSF/YR	Est. CAM PSF/YR	AVAILABLE
301	3,582 - 12,134 SF	\$15	\$6.43	IMMEDIATELY

**CONTACT**  **(239) 261-3400**

**John Cheffy ext. 182 [john@ipcnaples.com](mailto:john@ipcnaples.com)**

*click  
here!* 



**Google  
Maps**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*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.

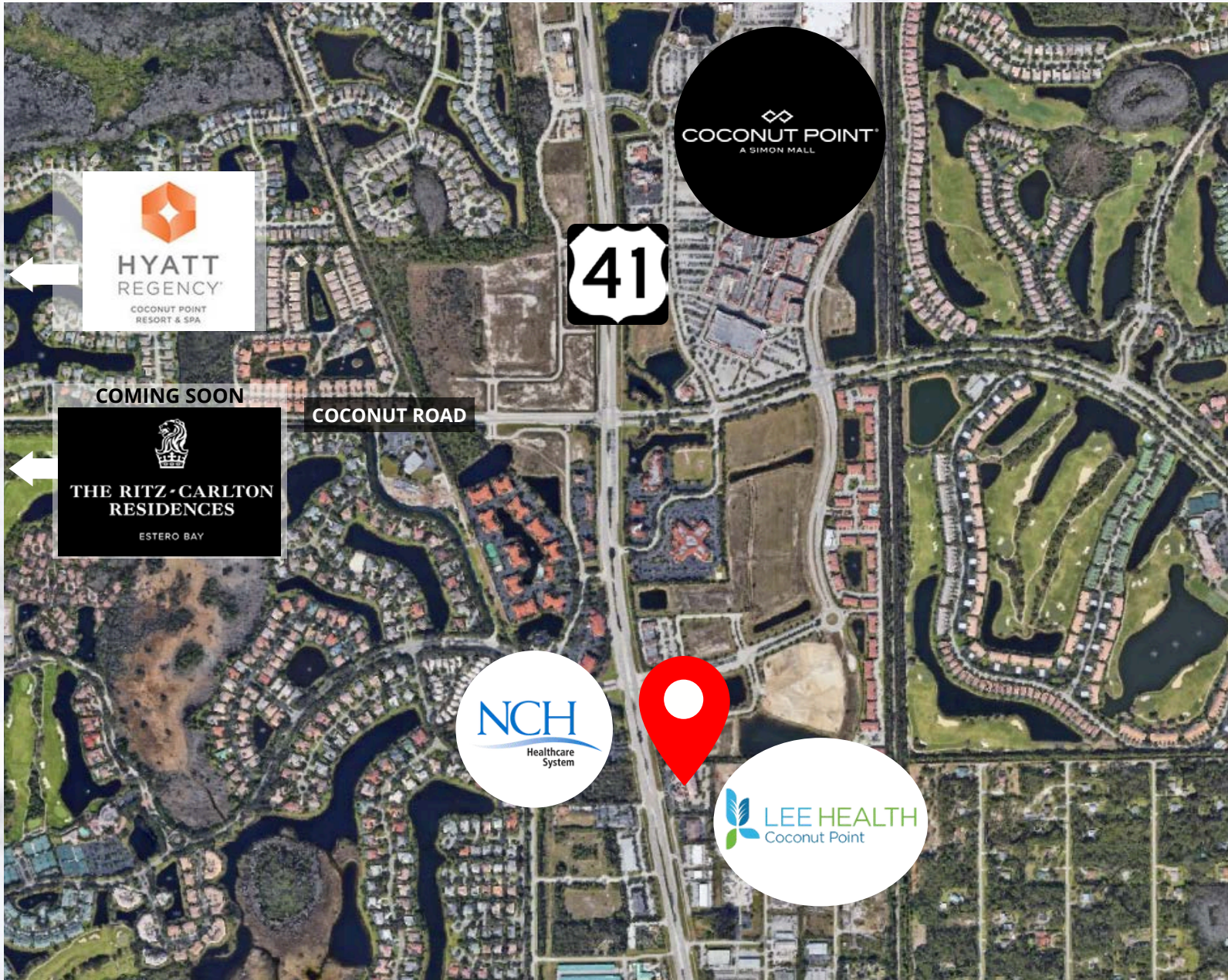




Investment  
Properties  
Corporation

# Angelina's Plaza

## 24031 S Tamiami Trail #301



click here!



Google  
Maps

DEMOGRAPHICS 2025	1 Mile	3 Miles	5 Miles
Total Population	4,053	32,553	86,442
Average HH Income	\$158,512	\$162,658	\$138,648
2025 Avg. Daily Traffic Count	57,000 vehicles per day on S Tamiami Trl 13,000 vehicles per day on Coconut Rd		

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*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.