



3920 Tollhouse Dr

Naples, FL 34114

Property Features

- New construction
- Prime Naples location with convenient access to major roadways
- Ample on-site parking
- Proximity to retail, dining, and residential communities
- Professionally managed
- Located within an established business park

For more information:

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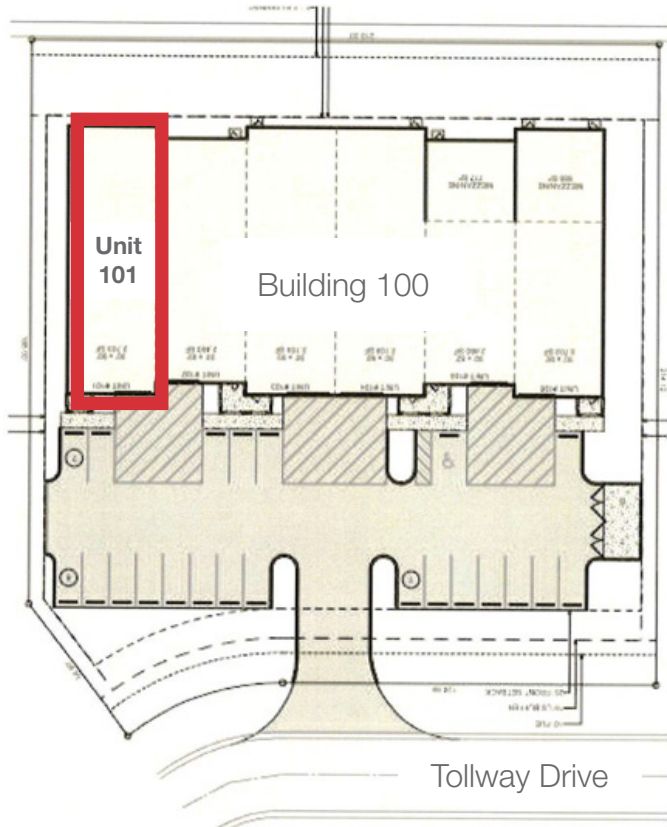
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Property Type	Industrial Flex Condos
Year Built	2025
Zoning	Industrial PUD
Submarket	Outlying Collier County
Lease type	NNN
Rate	\$20.00 PSF (\$1.00/SF annual increases after the first year)
CAM	\$5.70 PSF

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Unit Highlights

- Warehouse
- Fully air conditioned
- One roll-up door
- Vacant and available immediately
- Three reserved parking spaces
- LED lighting
- Epoxied floors

Unit	Size (SF)	Lease Rate	CAM	Monthly Rent
101	2,703 SF	\$20.00 NNN	\$5.70	\$5,788.93

(\$1.00/SF annual increases after the first year)

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2025 Demographics	1-Mile	5-Miles	10-Miles
Total Population	2,929	93,286	293,920
Total Households	1,295	38,928	125,754
Annual Population Growth 2025-2030	1.5%	1.5%	1.8%
Average Household Income	\$100,267	\$101,946	\$121,001
Median Age	52.6	50.7	53.5

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