

WIGGINS PASS CROSSING

RETAIL SPACE FOR LEASE

13500 TAMIAMI TRAIL N, NAPLES, FL 34110



- **SIZE:** Suite 9 2,300 SF Suite 10 2,300 SF
- **RATE:** \$25.00 / SF NNN
- **CAM:** \$6.32 / SF
- **LOCATION:** SEC of Wiggins Pass Rd & Tamiami Trail N (US 41)
- **YEAR BUILT:** 2001
- **ZONING:** PUD (Collier County)
- **AVAILABLE:** Immediately



SUITE #	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OpEx (PSF)	MONTHLY OpEx	SALES TAX	MONTHLY TOTAL
9	2,300	\$25.00	\$4,791.67	\$6.32	\$1,211.33	\$120.06	\$6,123.06
10	2,300	\$25.00	\$4,791.67	\$6.32	\$1,211.33	\$120.06	\$6,123.06

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PROPERTY FEATURES

- Highly Visible, Signalized Intersection of Wiggins Pass Road & Tamiami Trail (US 41)
- Best Small Shopping Destination at this Intersection
- Excellent Mix of Local & National Tenants
- Immediate Availability
- Affordable Lease Rate

PROPERTY DESCRIPTION

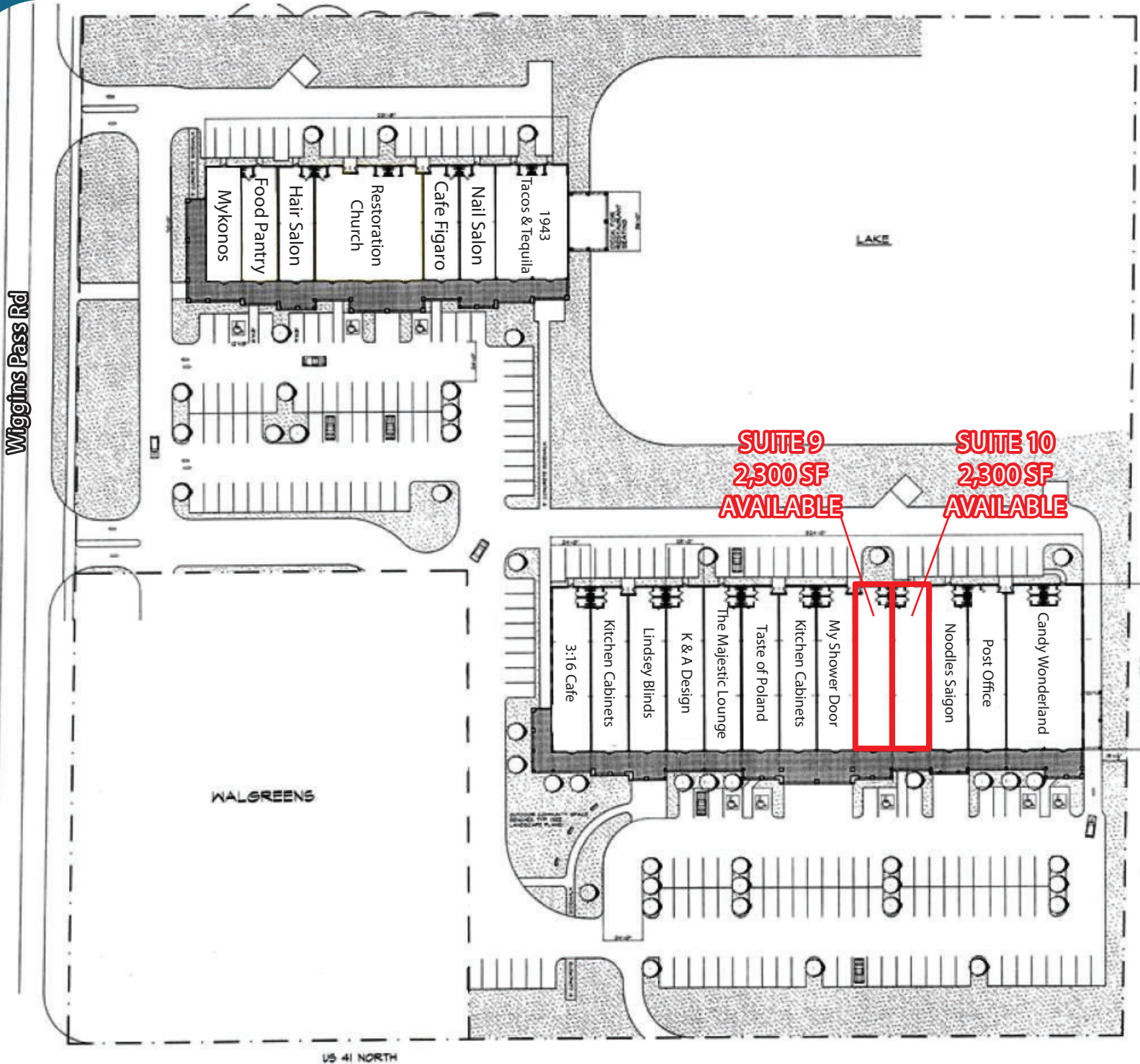
Excellent location on highly traveled Tamiami Trail North (US 41) in North Naples between downtown Naples and Bonita Springs, shadow anchored by big box national tenants. Prime location with a mix of local and national tenants, immediately available.



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TRAFFIC COUNTS	
Tamiami Trail N (US 41)	63,000
Wiggins Pass Rd	7,100

2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	5,879	41,243	105,113
Est. Households	3,129	20,087	50,451
Est. Average HH Income	\$133,845	\$147,165	\$151,370