

# 1,600 SQUARE FOOT END CAP UNIT AVAILABLE FOR LEASE

3100 Tamiami Trail N  
Naples, FL 34103



FOR LEASE



## INFORMATION

Lease Rate:	\$38.00 SF/yr (NNN)
Building Size:	17,530 SF
Available SF:	1,600 SF
Year Built:	2022
Zoning:	C-4
Market:	Naples
Submarket:	Southwest Florida

## OVERVIEW

Immerse your business in the allure of this prestigious property on Tamiami Trail in Naples, Florida. This property boasts prime visibility and high foot traffic, the site offers an unparalleled opportunity for retail success. The modern and inviting storefront provides an ideal canvas for showcasing merchandise and captivating customers. Ample parking and full access to Tamiami Trail enhance the property's appeal, ensuring a seamless shopping experience for visitors.

## FEATURES

- Great opportunity to lease a space located on Tamiami Trail in Naples with high traffic count and exposure. Full access on Tamiami Trail. Zoning is C4 which allows for Office, Retail and Medical uses. Centrally located a few blocks North of The Coastland Center Mall between Old Naples and Pine Ridge Road.

**Felipe Arcila**  
Senior Advisor  
239.315.7097  
239.692.1097  
[felipearcila@kovacg.com](mailto:felipearcila@kovacg.com)

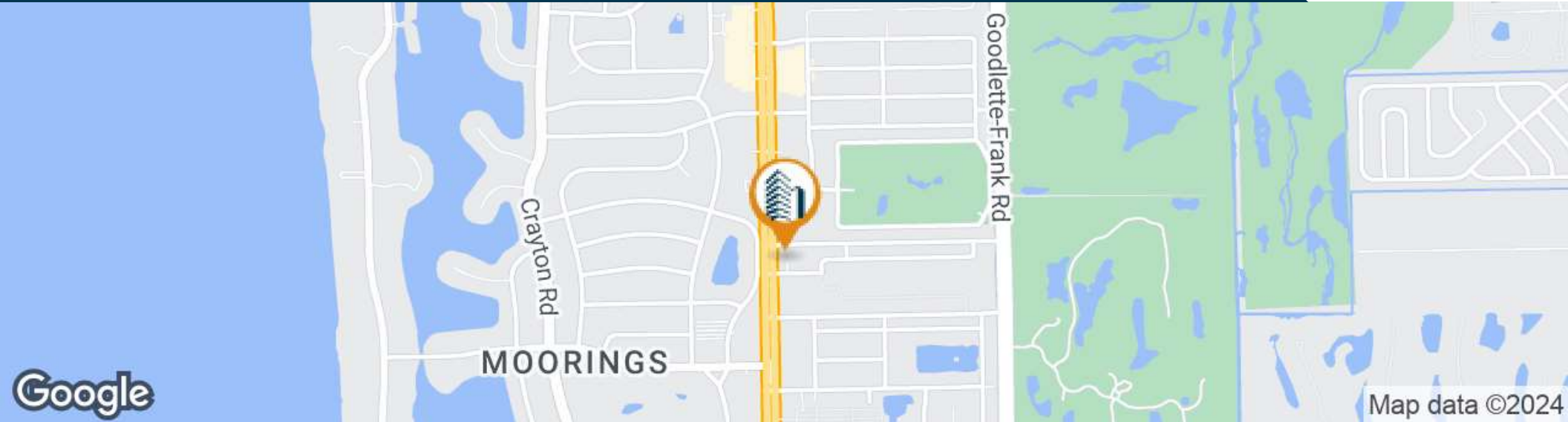
**KOVA Commercial Group**  
9130 Galleria Court, Suite 100 | Naples, FL 34109  
239.261.2627

[www.kovacg.com](http://www.kovacg.com)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# 1,600 SQUARE FOOT END CAP UNIT AVAILABLE FOR LEASE

3100 Tamiami Trail N  
Naples, FL 34103



SPACES	SPACE USE	LEASE RATE	LEASE TYPE	SPACE SIZE	TERM	COMMENTS	POPULATION	0.3 MILES	0.5 MILES	1 MILE
3100 Tamiami Trail	Strip Center	\$38.00 SF/yr	NNN	1,600 SF	Negotiable		Total Population	591	2,096	6,635
							Average age	61	59	60
							Average age (Male)	0	0	0
							Average age (Female)	0	0	0
							<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
							Total households	322	1,088	3,399
							# of persons per HH	1.8	1.9	2
							Average HH income	\$145,188	\$151,799	\$169,424
							Average house value	\$859,279	\$878,633	\$970,285

**Felipe Arcila**  
Senior Advisor  
239.315.7097  
239.692.1097  
felipearcila@kovacg.com

**KOVA Commercial Group**  
9130 Galleria Court, Suite 100 | Naples, FL 34109  
239.261.2627

[www.kovacg.com](http://www.kovacg.com)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.