



FOR SALE OR LEASE

4628 Tamiami Trail East, Naples FL 34112

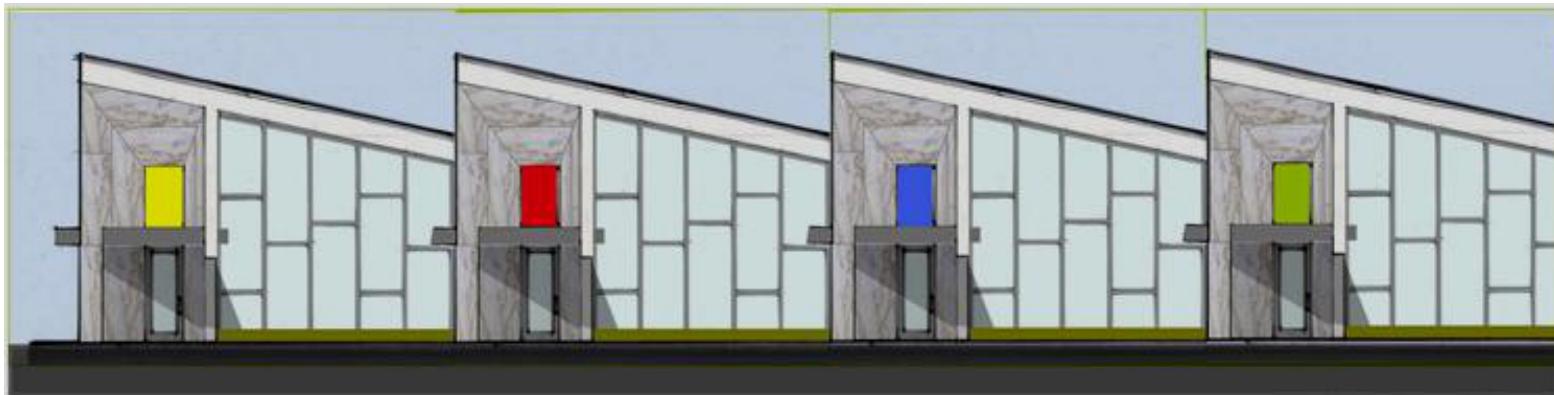
MAJOR
PRICE
IMPROVEMENT

\$550,000

~~\$875,000~~

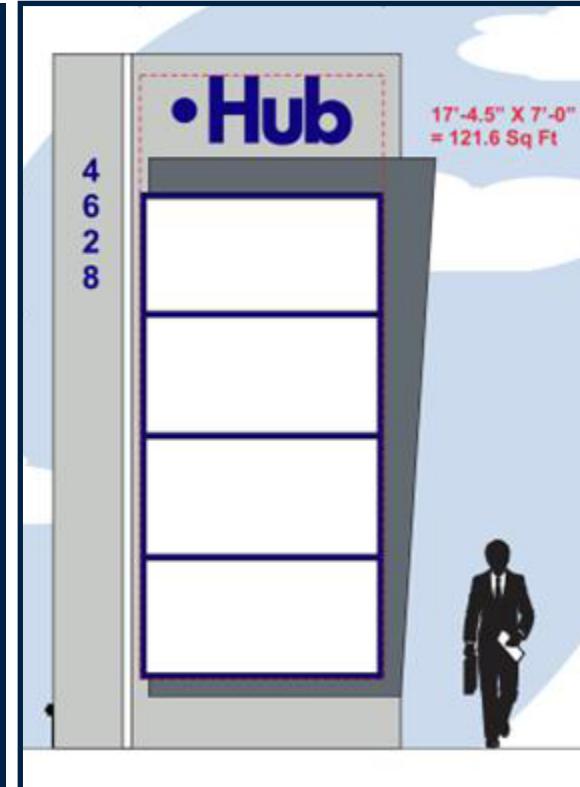
PRIME COMMERCIAL REAL ESTATE AVAILABLE

LEASE RATE \$35-\$40PSF PLUS NNN



This Naples FL site fronts US 41 East with close proximity to downtown Naples, the government center, many retail establishments and residential rooftops. Perfect for a business looking to own its own NEW building and design the interior features that best suit their business. Also available for lease from 800sf +/- and up. Call for more information.

- Shovel ready site with approved plans
- Seller is a GC who can finish building for owner/user
- Impact fees credits attached with property
- Available pylon sign
- Up to 4 units approximately 800sf each
- 0.48 acres zoned C-3



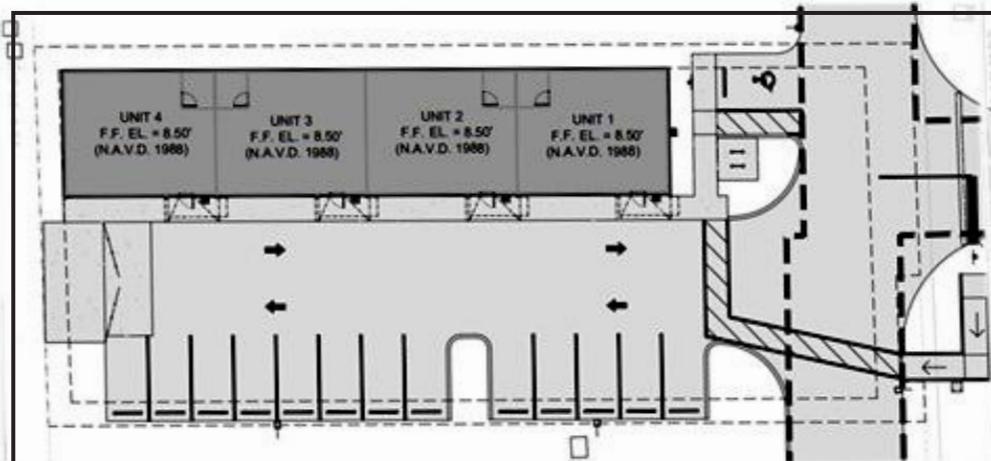
Point of contact:

✉ Toddsabinpa@gmail.com ☎ 239-207-2658 (Mobile) ⌂ 3219 Atlantic Circle, Naples FL 34119

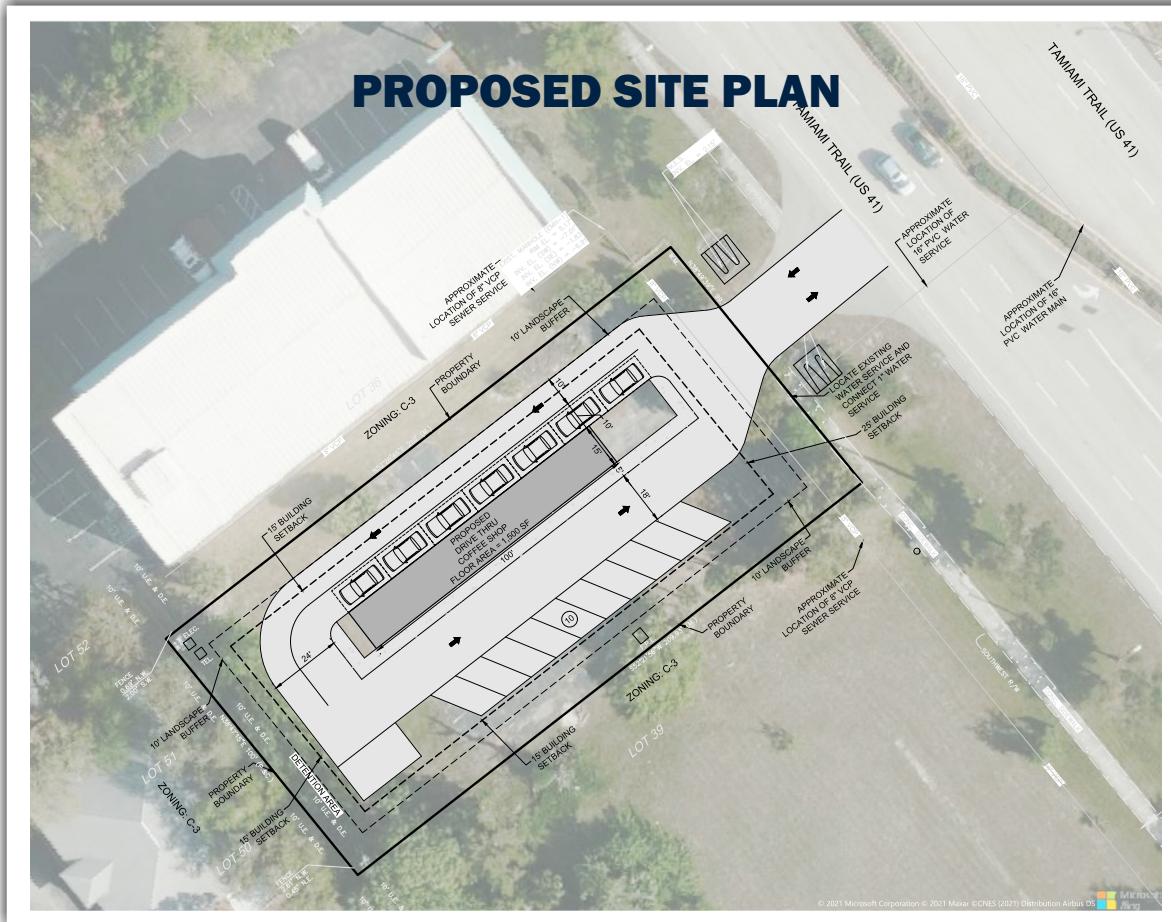
The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right to withdraw or modify terms at any time.



APPROVED SITE PLAN



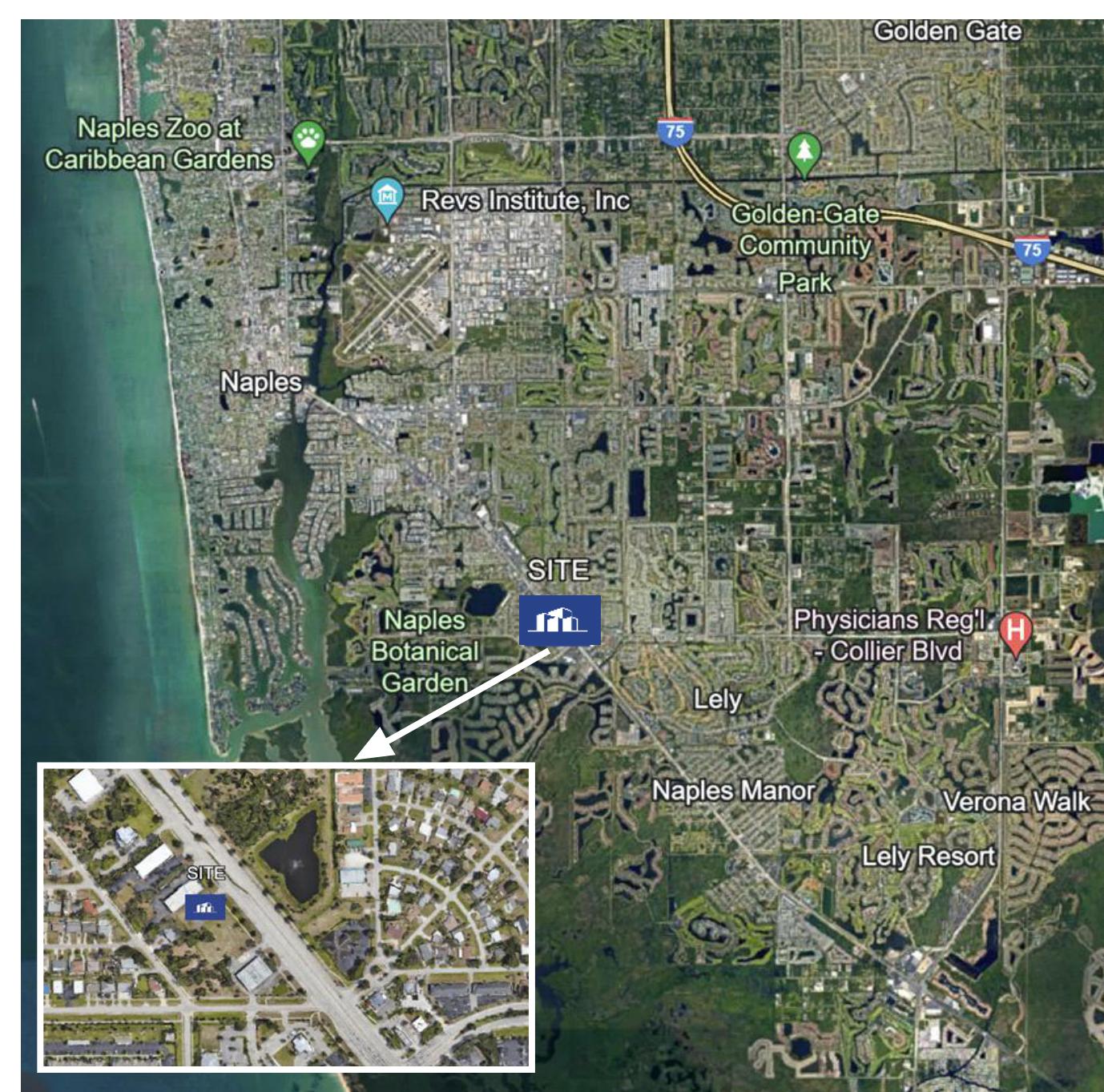
PROPOSED SITE PLAN



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