

10353 TAMAMI TRAIL N  
PLAZA PARK CENTER  
NAPLES, FL 34108



FOR LEASE

RETAIL/SHOWROOM  
75' FRONTAGE ON US 41

# AVAILABILITY: **4,725± SF**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1 & 2	4,725	\$38.25	\$15,060.94	\$8.25	\$3,248.44	\$18,309.38

LEASE RATE: **\$38.25 PSF NNN**

CAM: **\$8.25 PSF**

ZONING: **C3 - COMMERCIAL**

## PROPERTY FEATURES

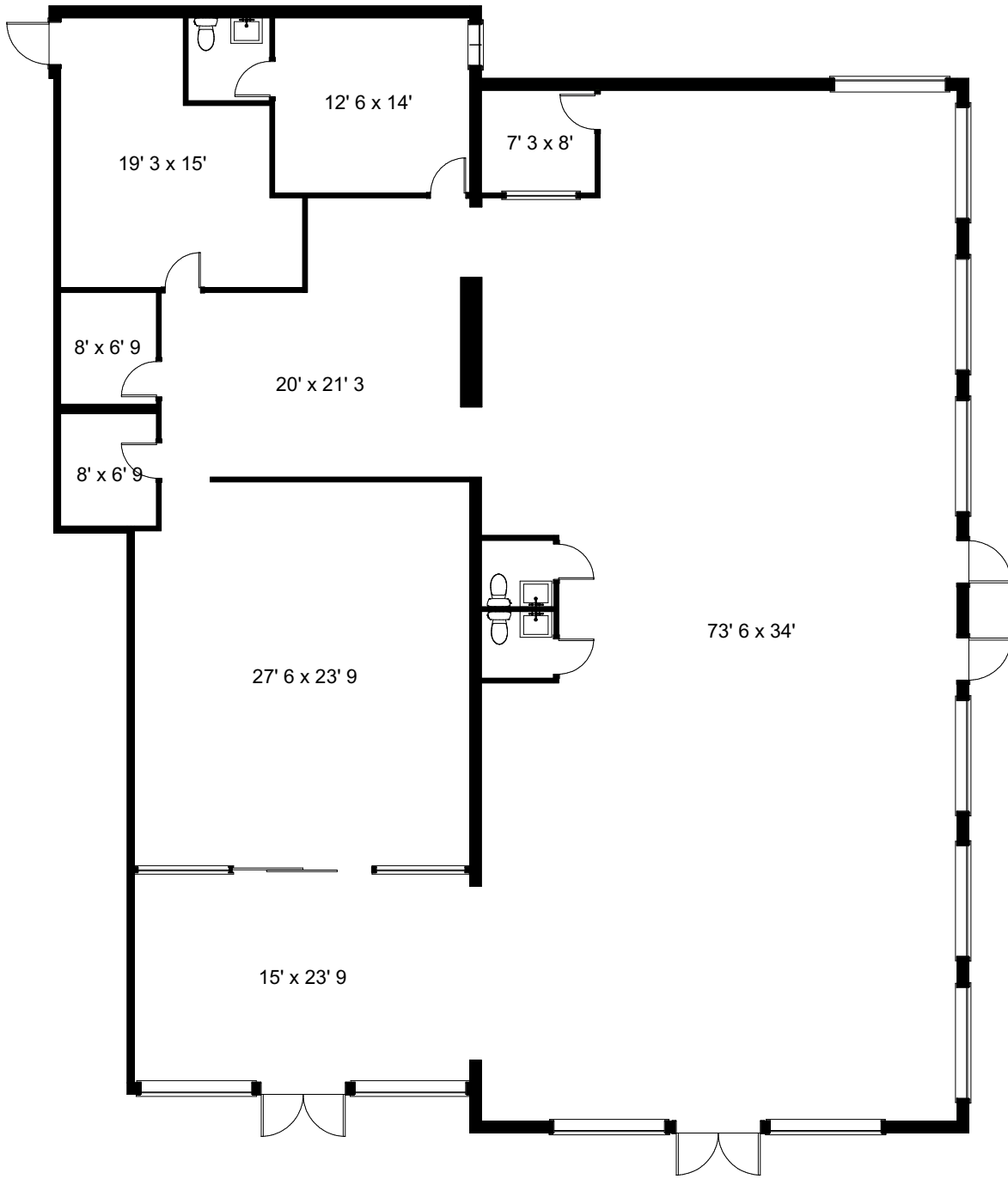
- 75' of direct frontage on Tamiami Trail N (US 41)
- Showroom space with visibility to over 56,500 vehicles per day
- Freshly painted, well-maintained building in excellent condition
- Building and pylon signage available
- Ideal for peptides clinic, IV therapy, or similar wellness use

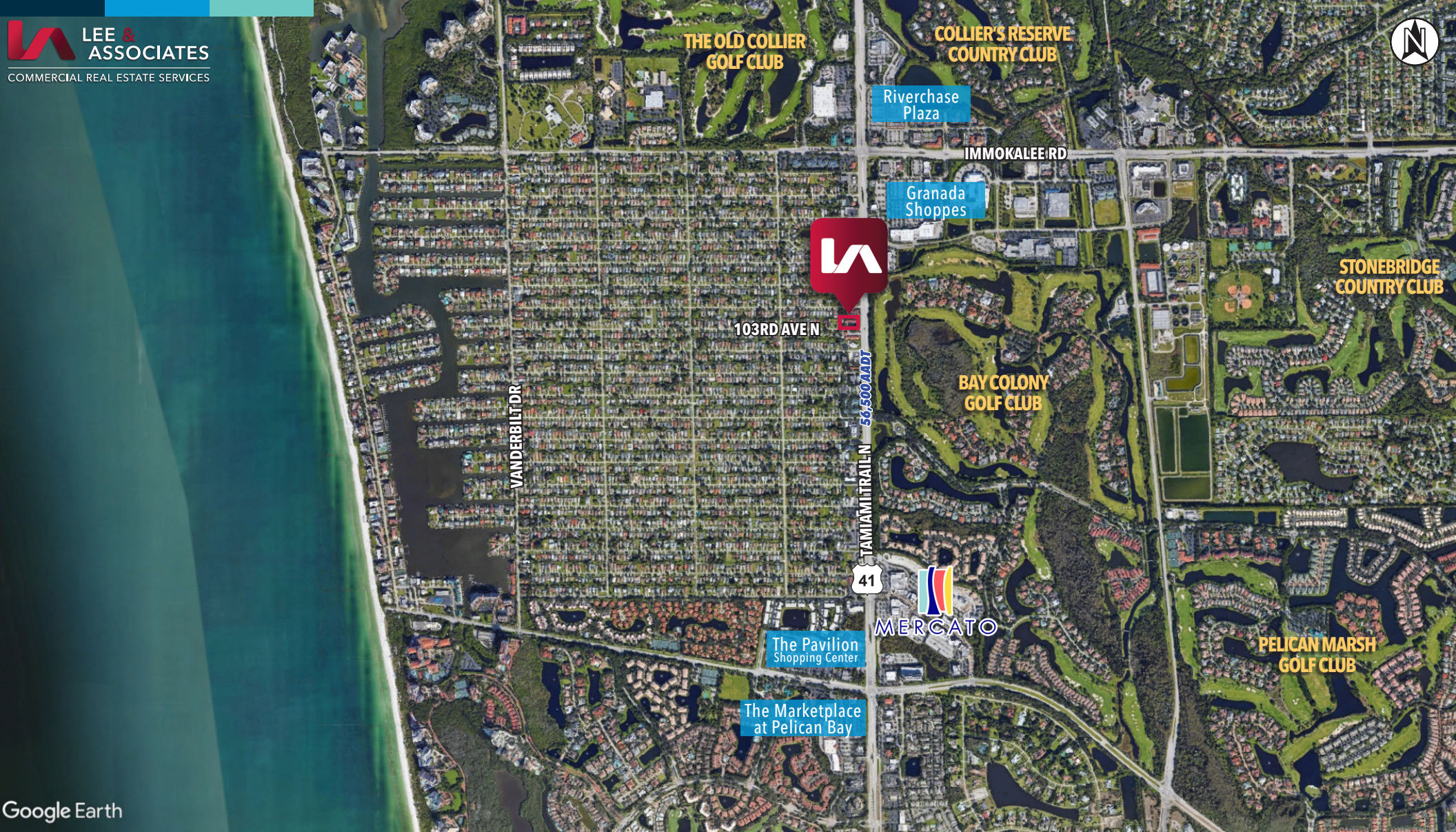
Plaza Park Center is a professionally managed neighborhood retail center in Naples, located directly on the west side of Tamiami Trail N between Immokalee Road and Vanderbilt Beach Road. The center serves the established residential communities of Pelican Marsh, Pelican Bay, and Naples Park and features a strong mix of long-standing tenants, including Sushi Thai (25 years). The property is located approximately 0.5± miles north of Mercato and 4± miles north of Waterside Shops, home to national retailers including Williams-Sonoma and Restoration Hardware. The center offers convenient access via a designated turning lane from Tamiami Trail N onto 103rd Avenue North.



# AVAILABILITY

UNIT 1 & 2 | 4,725± SF





Google Earth

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,979	40,017	96,863
HOUSEHOLDS	2,994	20,239	48,963
MEDIAN HOUSEHOLD INCOME	\$86,428	\$115,467	\$106,992
AVG. HOUSEHOLD INCOME	\$129,661	\$189,339	\$178,156

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
56,500 (Tamiami Trail N - US 41)	2024
61,000 (Immokalee Road)	

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## EXCLUSIVE LEASING AGENTS:

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