

FOR LEASE BUILT OUT RESTAURANT SPACE

9995 TAMIAMI TRAIL, NAPLES, FL 34113



**INCENTIVES
AVAILABLE**

**500 - 1,000 CARS PER DAY USE
THE GAS & CAR WASH SERVICES**



- **SIZE: 1,200 SF W/ INSIDE & OUTSIDE DINING**
- **RATE: \$3,000/Mo Gross**

PROPERTY DESCRIPTION

This property is located directly on US 41 in front of Treviso Bay with 42,000 cars passing by each day. The space is currently built out as a restaurant and is equipped with two hood systems, freezer and cooler area, grease trap and proper floor draining. Located inside of The Flash Car Wash and Gas Station. You have built in customers!



For more information please contact:

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- PROPERTY FEATURES:**
- Built-out Restaurant Space
 - Located inside operating Gas Station/C-Store with Car Wash
 - Grease Traps, Hood Systems in Place
 - 500 - 1,000 Built in Customers That Use the Gas & Car Wash Services Daily
 - High Traffic Area on Tamiami Trail

TRAFFIC COUNTS	
Tamiami Trail E (US 41)	42,000
Rattlesnake Hammock Road	21,500

2020 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,046	46,033	92,492
Est. Households	2,550	19,580	41,408
Est. Average HH Income	\$75,628	\$83,953	\$86,438