

# THE SHOPPES AT AUDUBON

15495 Tamiami Trail N  
Naples, FL 34110



FOR LEASE



## INFORMATION

Lease Rate:	\$30 / SF
CAM:	\$7.25 / SF
Available SF:	Suite 102-104   2,400 SF
Building Size:	96,699 SF
Year Built:	2000
Zoning:	PUD
Market:	Southwest Florida
Submarket:	North Naples

## OVERVIEW

The Shoppes at Audubon provides a tremendous retail opportunity to serve the North Naples & Bonita Springs market. Ideally positioned on US-41 with over 600 feet of frontage the center provides excellent exposure along with a convenient location within Naples' own "furniture row".

## FEATURES

- Excellent Frontage
- Monument Signage available
- High end showroom space
- Only one unit available
- Traffic Count: 35,600 ADT on US-41

## Bryan Flores

Senior Advisor  
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239.682.7444  
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## KOVA Commercial Group

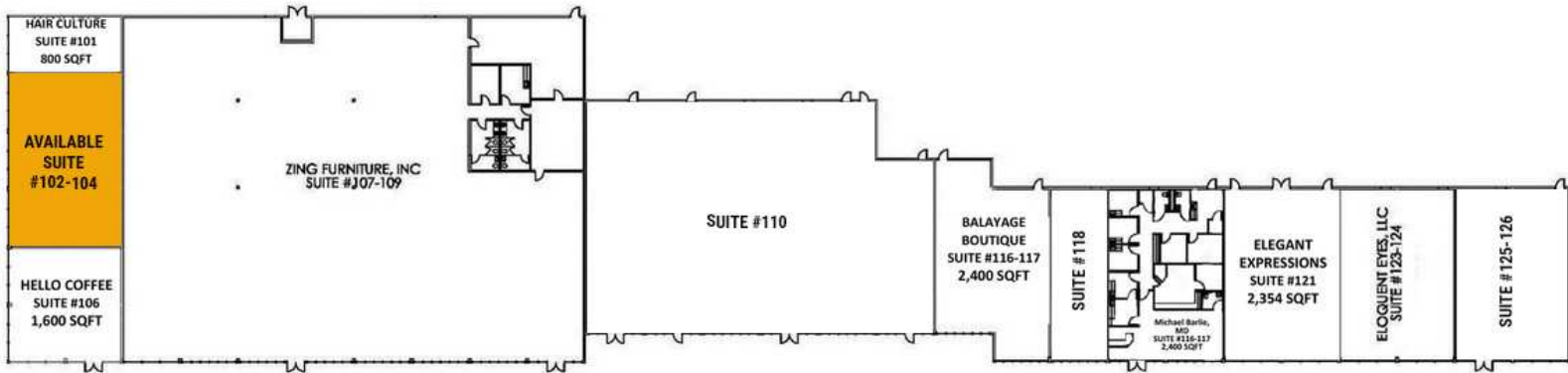
9130 Galleria Court, Suite 100 | Naples, FL 34109  
239.261.2627

[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 The submission may be modified or withdrawn at any time by the property owner.

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	1 MILE	5 MILES	10 MILES
Total households	2,073	34,497	88,312
Total persons per hh	2.1	2.3	2.3
Average hh income	\$91,530	\$102,661	\$104,774
Average house value	\$404,106	\$457,976	\$478,565

	1 MILE	5 MILES	10 MILES
Total population	4,260	79,393	201,432
Median age	59.6	51.7	52.4
Median age (male)	59.5	52.0	52.0
Median age (female)	60.2	51.9	52.8



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