

# ORANGE PINE RETAIL | OFFICE SPACE

2099 Pine Ridge Road  
Naples, FL 34103



FOR LEASE



## INFORMATION

Lease Rate:	\$32 / SF NNN
Building Size:	24,775 SF
Available SF:	1,000 SF
Year Built:	1968
Zoning:	C-5
Market:	Southwest Florida
Traffic Count:	64,083

## OVERVIEW

Excellent visibility retail opportunity located on Pine Ridge Road adjacent to the Speedway located at the corner of Pine Ridge Road & Yahl Street. The retail center is located between Airport Pulling Road and Goodlette Frank Road directly on Pine Ridge Road on the fringe of the Airport Industrial Park.

## FEATURES

- Former Metro PCS
- Central Naples location
- High traffic counts: 64,083 AADT
- CAM: \$8.86
- C-5 Zoning allowing for a multitude of uses

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### KOVA Commercial Group

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

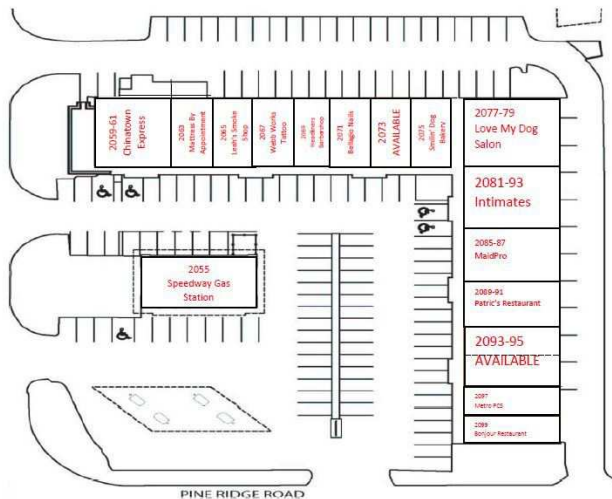
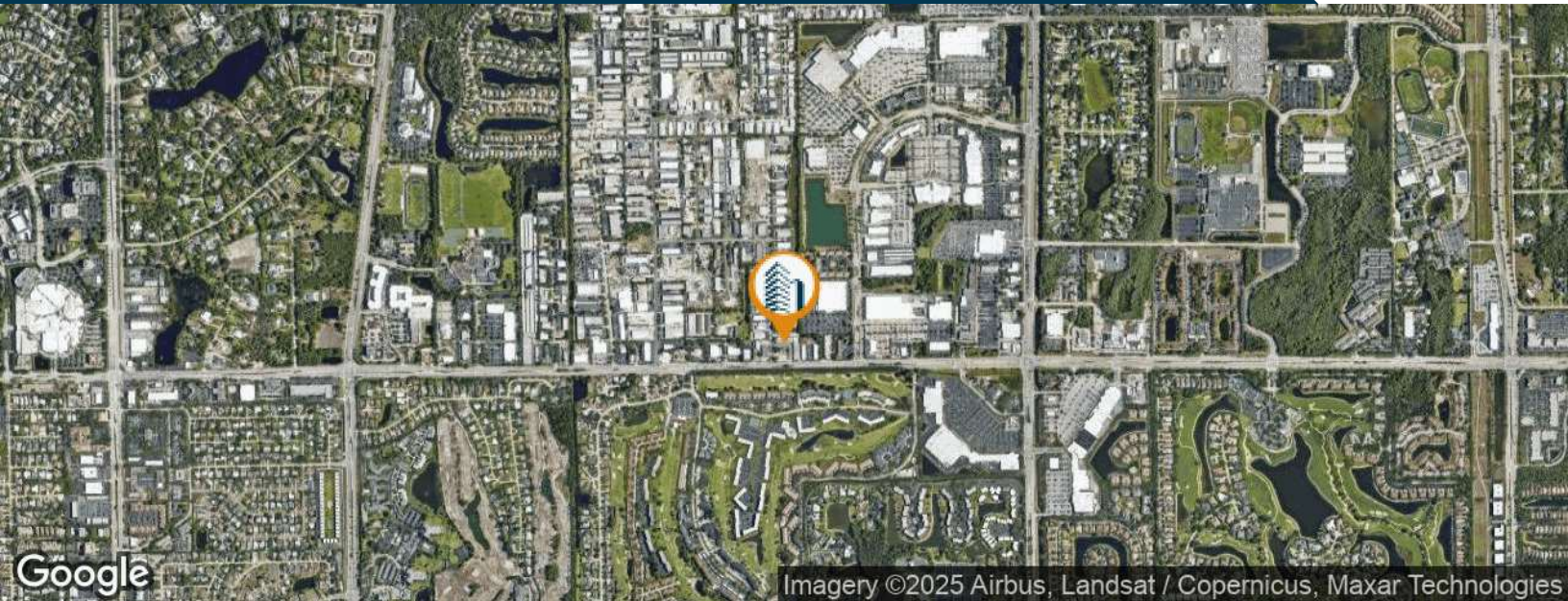
[www.kovacg.com](http://www.kovacg.com)

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	1 MILE	3 MILES	5 MILES
Total households	3,106	20,990	47,766
Total persons per hh	2.1	2.2	2.5
Average hh income	\$82,395	\$113,682	\$102,815
Average house value	\$258,213	\$552,690	\$525,244

	1 MILE	3 MILES	5 MILES
Total population	6,518	47,157	117,854
Median age	53.7	52.3	48.0
Median age (male)	50.4	50.0	46.6
Median age (female)	55.3	53.7	49.3



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