



Investment
Properties
Corporation

F O R L E A S E

NORTH NAPLES RETAIL PLAZA

South of Old 41 Rd on Tamiami Trail North

13560 Tamiami Trail North | Naples, FL 34110



Spacious retail area available for lease in a prominent shopping center facing Tamiami Trail N, directly opposite Gateway Shoppes at North Bay. This prime location benefits from high traffic volumes, being near the Old 41 access point.

CONTACT (239) 261-3400

Tara L. Stokes, Ext. 176 | tara@ipcnaples.com

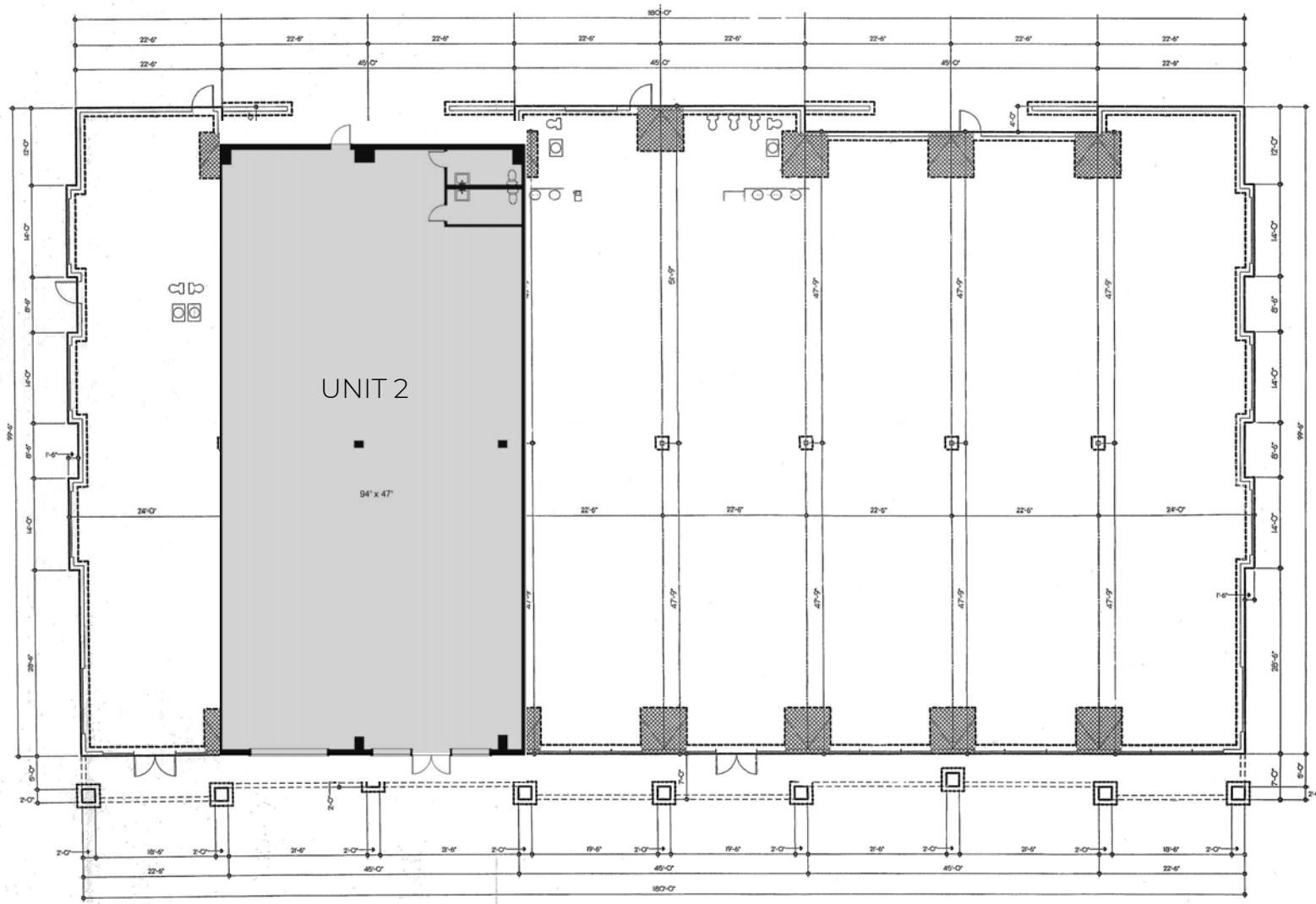
Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



OFFERING SUMMARY

<u>UNIT:</u>	2
<u>SIZE:</u>	4,543 SF
<u>BASE RENT:</u>	\$16.00 PSF
<u>EST. CAM:</u>	\$8.36 PSF
<u>EST. MONTHLY TOTAL:</u>	\$9,222.29





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Demographics (2025)	1 mile	3 miles	5 miles
Est. Population	5,316	40,686	103,277
Est. Average Household Income	\$147,862	\$166,102	\$163,150
2024 Daily Traffic Count	62,000 Cars Daily on Tamiami Trail N.		

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LOCATOR MAP



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