

# FOR LEASE - RETAIL

3100 Tamiami Trail N.  
Naples, FL 34103



## OFFERING SUMMARY

Available SF:	800 SF
Asking Rent:	\$15.00 SF/yr (NNN)
Estimated CAM:	\$6.50 PSF
Year Built:	1974
Building Size:	6,600 SF
Zoning:	C-4

## PROPERTY OVERVIEW

An opportunity to lease one of the few units available in this retail center in North Naples. This centrally located building has direct frontage on US 41/ Tamiami Trail N. at the intersection of Ridge Street. This is a prime area on Naples' main traffic thoroughfare, about 2 miles north of 5th Avenue & just 1 mile from the Beach.

## PROPERTY HIGHLIGHTS

- Ideal location for Retail or Office Space
- 2 miles North of 5th Avenue and Approximately 1 mile from the Beach

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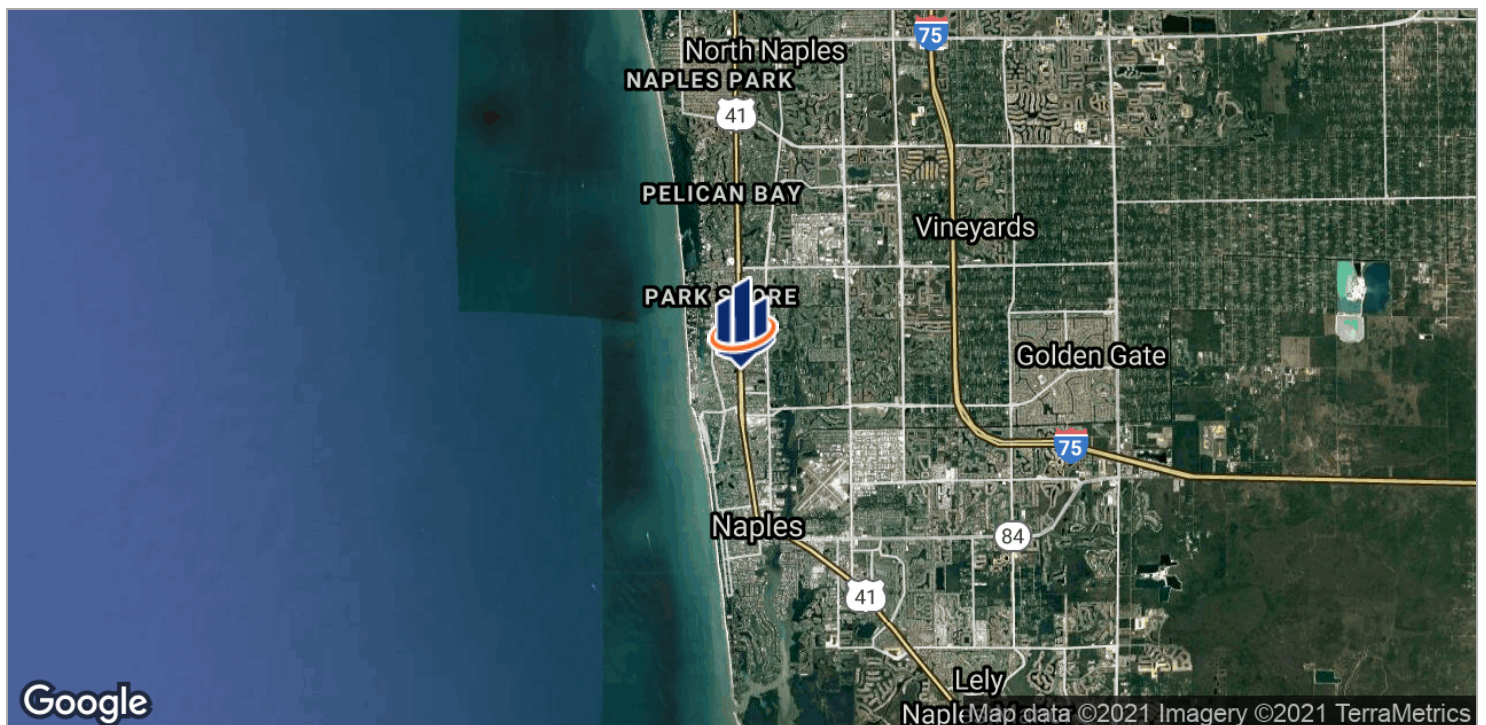
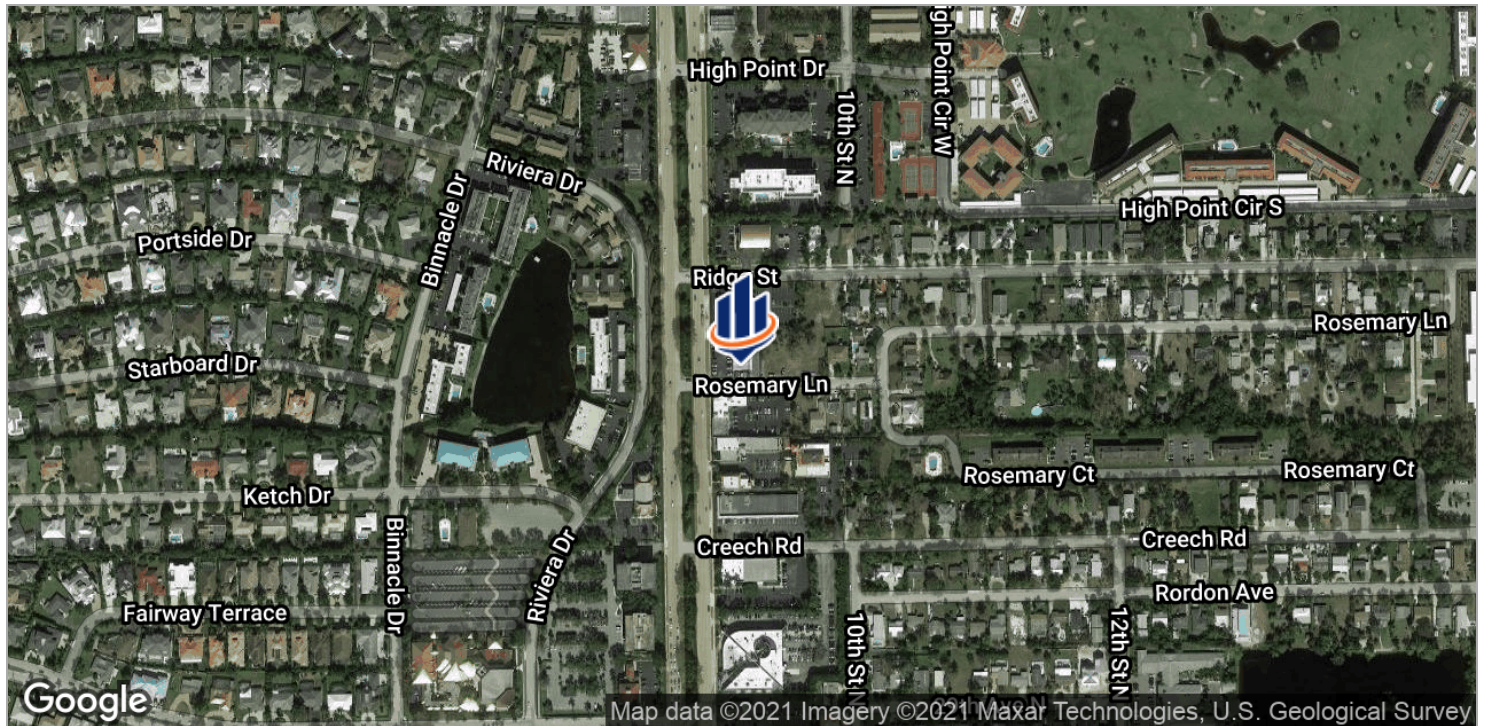
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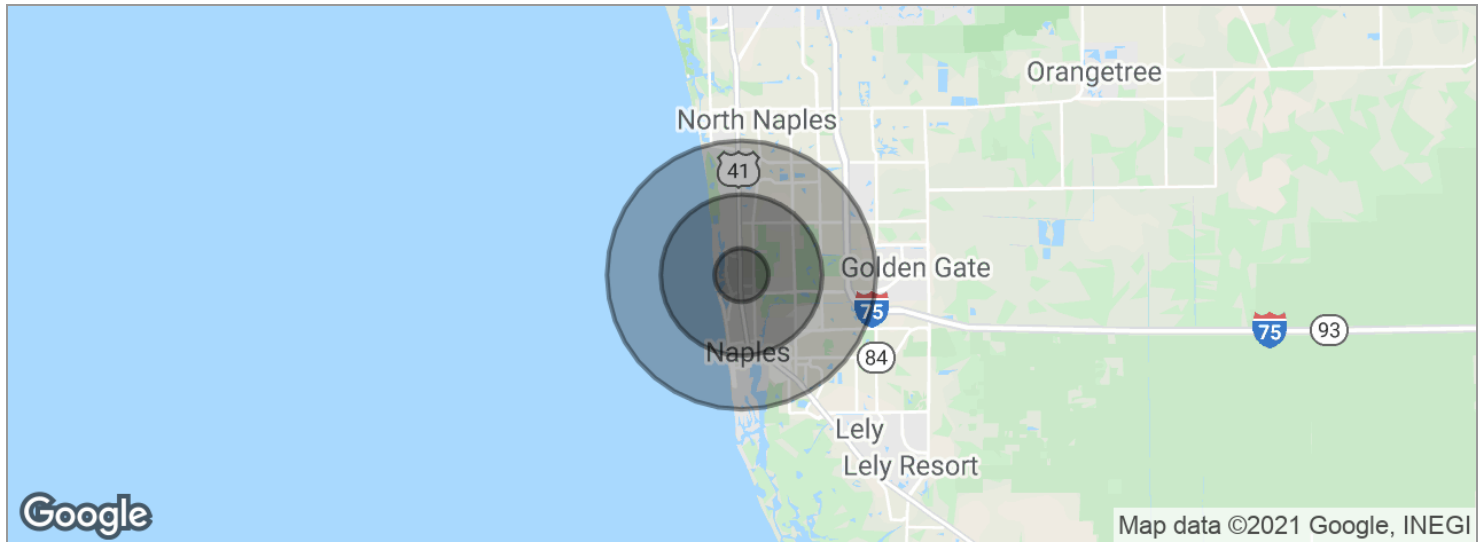
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,302	36,352	87,741
Median age	51.6	53.0	50.9
Median age [Male]	50.2	51.8	48.8
Median age [Female]	53.1	54.5	52.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,167	16,363	38,020
# of persons per HH	2.3	2.2	2.3
Average HH income	\$100,422	\$111,575	\$107,556
Average house value	\$607,576	\$651,142	\$573,648

\* Demographic data derived from 2010 US Census

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