



**FOR  
LEASE**

RETAIL  
SPACE

# WIGGINS PASS CROSSING

## 13514 TAMIAMI TRAIL N

NAPLES, FL 34108

### AVAILABILITY

SUITE	13510 - 2
SIZE (SF)	1,558
LEASE RATE (PSF)	\$25.00 NNN
MONTHLY BASE RENT	\$3,245.83
OPEX (PSF)	\$6.32
MONTHLY OPEX	\$820.55
TOTAL MONTHLY RENT	\$4,066.38

**WIGGINS PASS CROSSING** is at the signalized corner of Wiggins Pass Road and heavily traveled Tamiami Trail North (US 41) in North Naples, between downtown Naples and Bonita Springs. The center is shadow anchored by national retailers and features a balanced mix of local and national tenants.

Please Contact:

**Bill Young**  
Senior Vice President

**239.402.3848**  
byoung@lee-associates.com

**Biagio Bernardo**  
Senior Vice President

**239.402.3847**  
bbernardo@lee-associates.com

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. 2/3/26

YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





## PROPERTY FEATURES

- Signalized intersection of Wiggins Pass Rd & Tamiami Trail N (US 41)
- Excellent visibility with multiple access points
- Strong tenant mix
- Immediate availability
- Zoning: PUD (Collier County)

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,834	40,949	104,183
HOUSEHOLDS	3,177	20,302	50,908
MEDIAN HOUSEHOLD INCOME	\$86,938	\$103,477	\$102,584
AVG. HOUSEHOLD INCOME	\$152,020	\$167,652	\$164,665
MEDIAN AGE	68.9	62.1	62.1

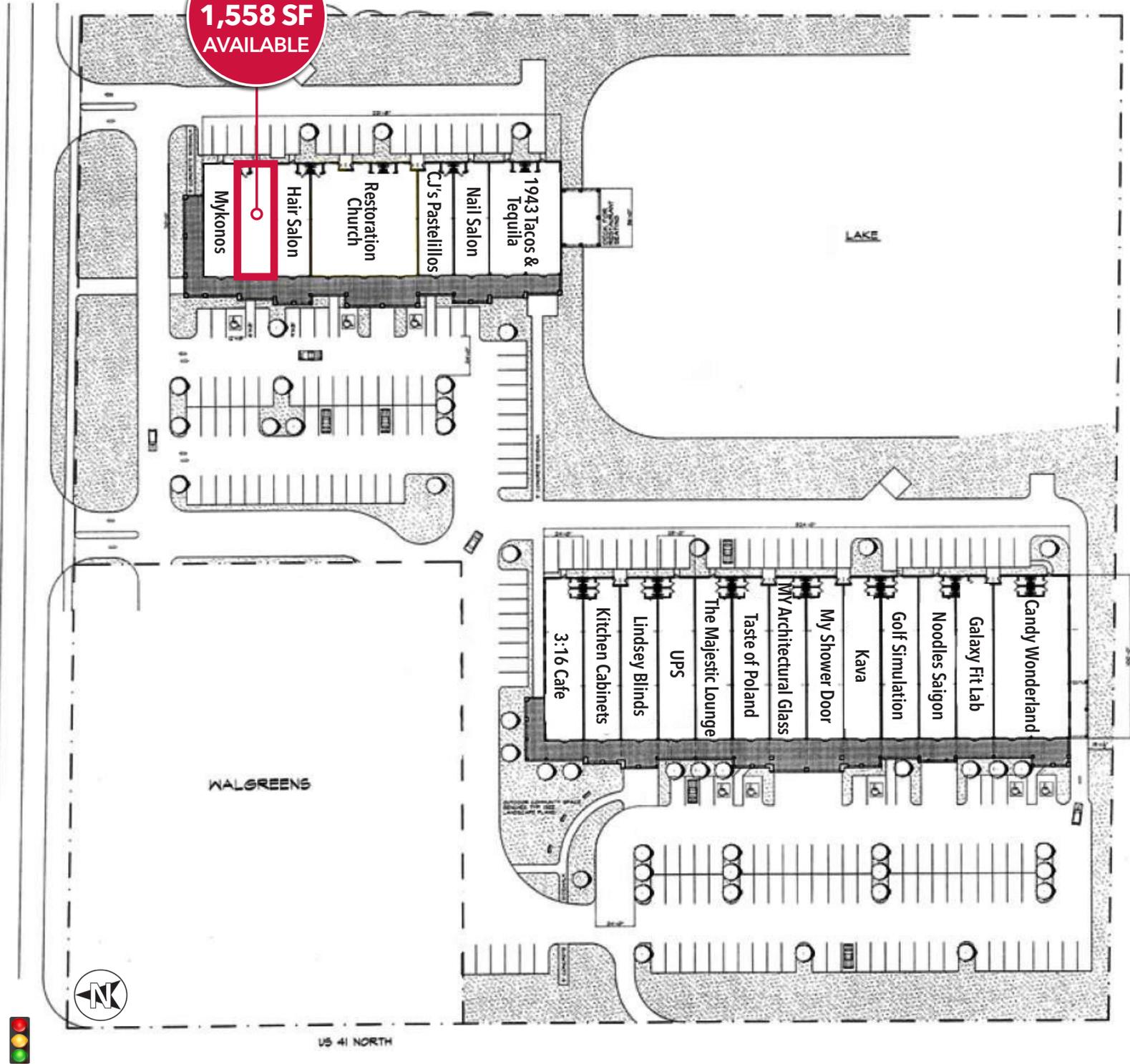
## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
62,000	2024

**WIGGINS PASS  
CROSSING**

13514 TAMAMIAMI TRAIL N  
NAPLES, FL 34108

**SUITE 2  
1,558 SF  
AVAILABLE**



YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



# WIGGINS PASS CROSSING

# 13514

TAMIAMI TRAIL N  
NAPLES, FL 34110

**Bill Young**  
Senior Vice President  
**239.402.3848**  
byoung@lee-associates.com

**Biagio Bernardo**  
Senior Vice President  
**239.402.3847**  
bbernardo@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2/3/26