



Investment
Properties
Corporation

FREE-STANDING RESTAURANT BUILDING

FOR LEASE



4335 Tamiami Trail East | Naples, FL 34112

Retail / Restaurant Location

5,854 +/- square foot retail/restaurant property conveniently located on Tamiami Trail East (US 41), in Naples, Florida. Great visibility and close to Downtown and 5th Avenue. Surrounded by medical, retail, and residential communities. Please call for details.



BUILDING SIZE: 5,854 SF +/-

**BASE RENT: \$30.75 PSF NNN
(\$180,000)**

ZONING: C-3

LAND SIZE: 1.84 acres

CONTACT 📞 (239) 261-3400 x 179 **Clint Sherwood, CCIM ext. 179, clint@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

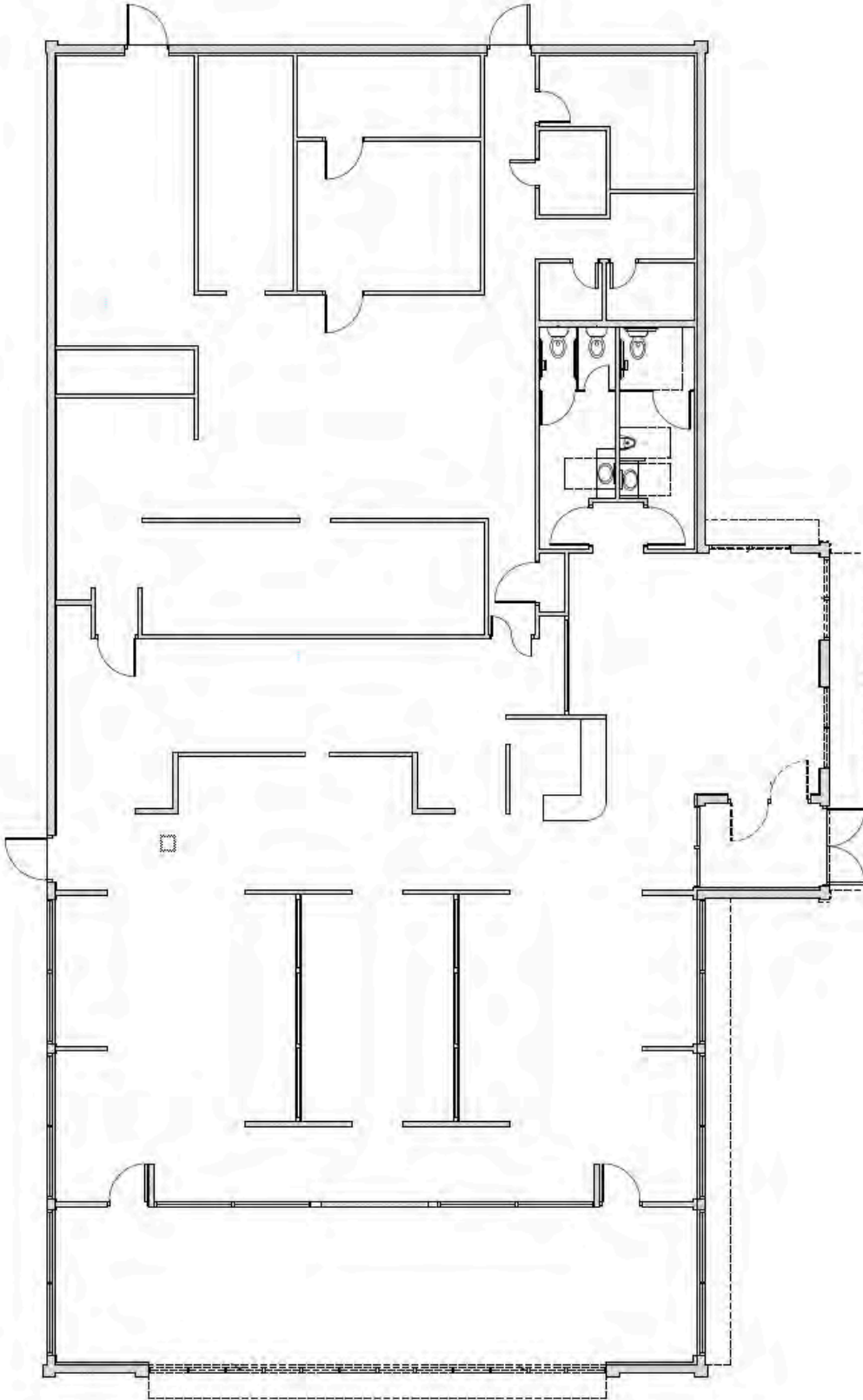
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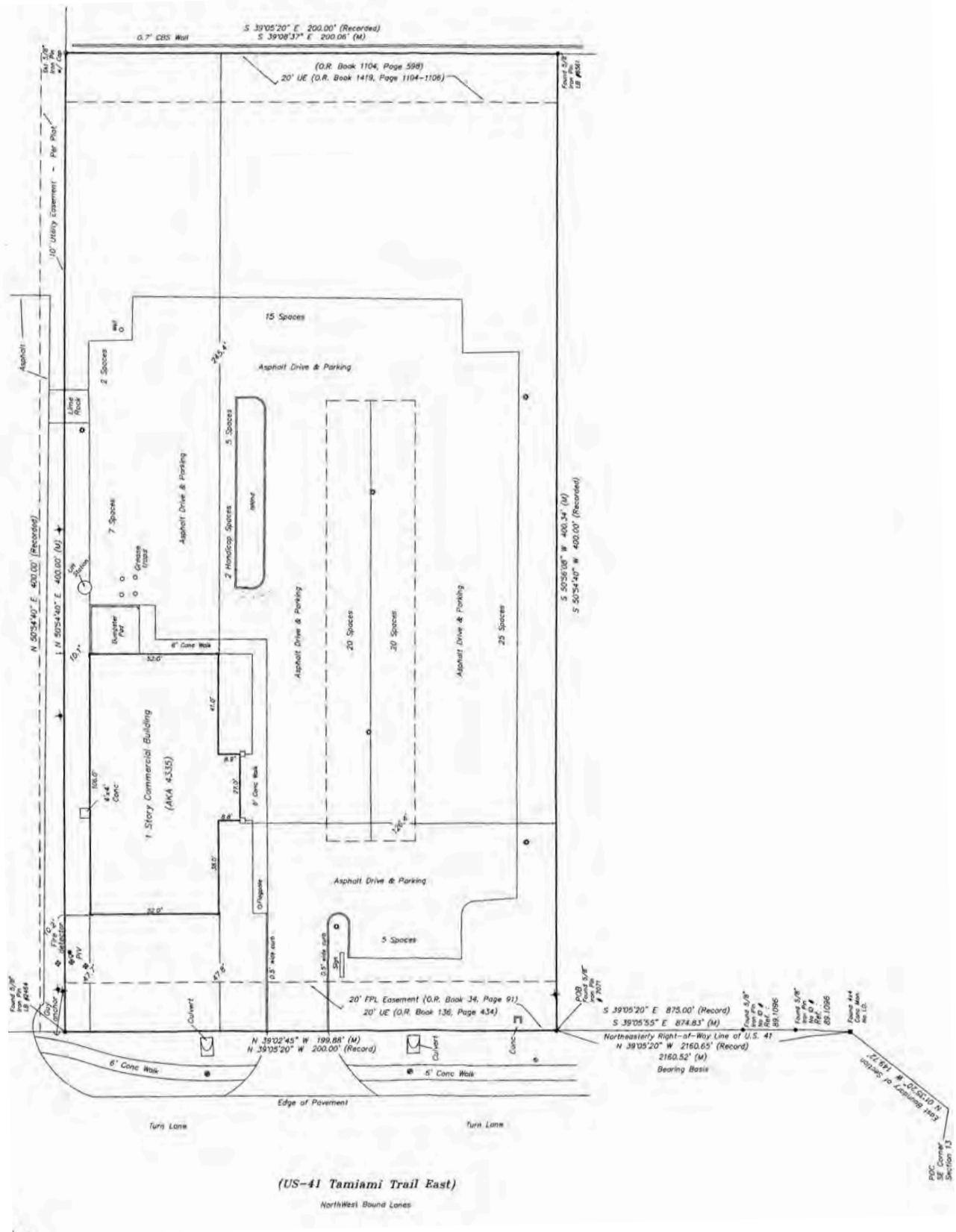


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DEMOGRAPHICS (2024)

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	9,403	53,373	100,838
AVG. INCOME	\$90,679	\$108,480	\$118,974
HOUSING UNITS	3,881	24,684	46,930



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