



Investment
Properties
Corporation

F O R L E A S E

SHARON'S CORNER RETAIL



Corner of Tamiami Trail East & Habitat Drive

12003 Habitat Drive | Naples, FL 34113



UNDER CONSTRUCTION, DECEMBER 2026 DELIVERY

Perfectly situated at the corner of Tamiami Trail East & Habitat Drive. Sharon's Corner Retail Center brings a fresh, modern retail experience to one of Southwest Florida's fastest growing areas. This beautifully designed plaza offers opportunities for shopping, dining, and lifestyle services.



Google
Maps

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Investment Properties Corporation of Naples

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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.



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AVAILABILITY

SUITE	SIZE/SF	BASE RENT PSF/YR	EST. 2026 CAM PSF/YR	SPACE USE	AVAILABILITY
1	2,726	\$40.00	TBD	Restaurant	December 2026
2	2,030	\$35.00	TBD	Retail	December 2026
3	2,010	\$35.00	TBD	Retail	December 2026
4	2,010	\$35.00	TBD	Retail	December 2026
5	2,030	\$35.00	TBD	Retail	December 2026
6	1,614	\$55.00	TBD	Restaurant with drive-thru	December 2026

Suite 1:

Grey Shell w/ Concrete slab & exposed banjoist & roof deck above.
 (2) 2.5" Conduits for (2) Future 120/208v, 3 phase 400a Electric services.
 (2) 2" Conduits for Telecommunication Service.
 4" Sanitary Stub in.
 4" Grease stub in. With (2), 1,250gal grease traps.
 1-1/2" potable stub in.

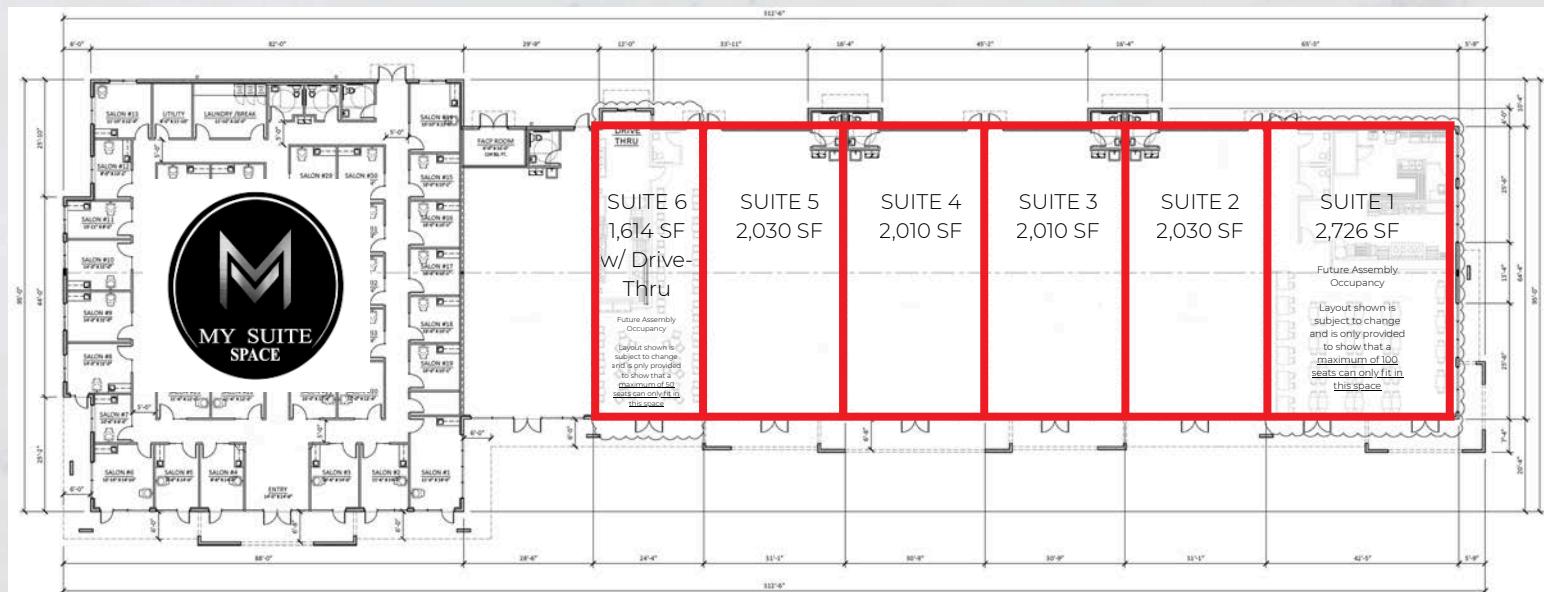
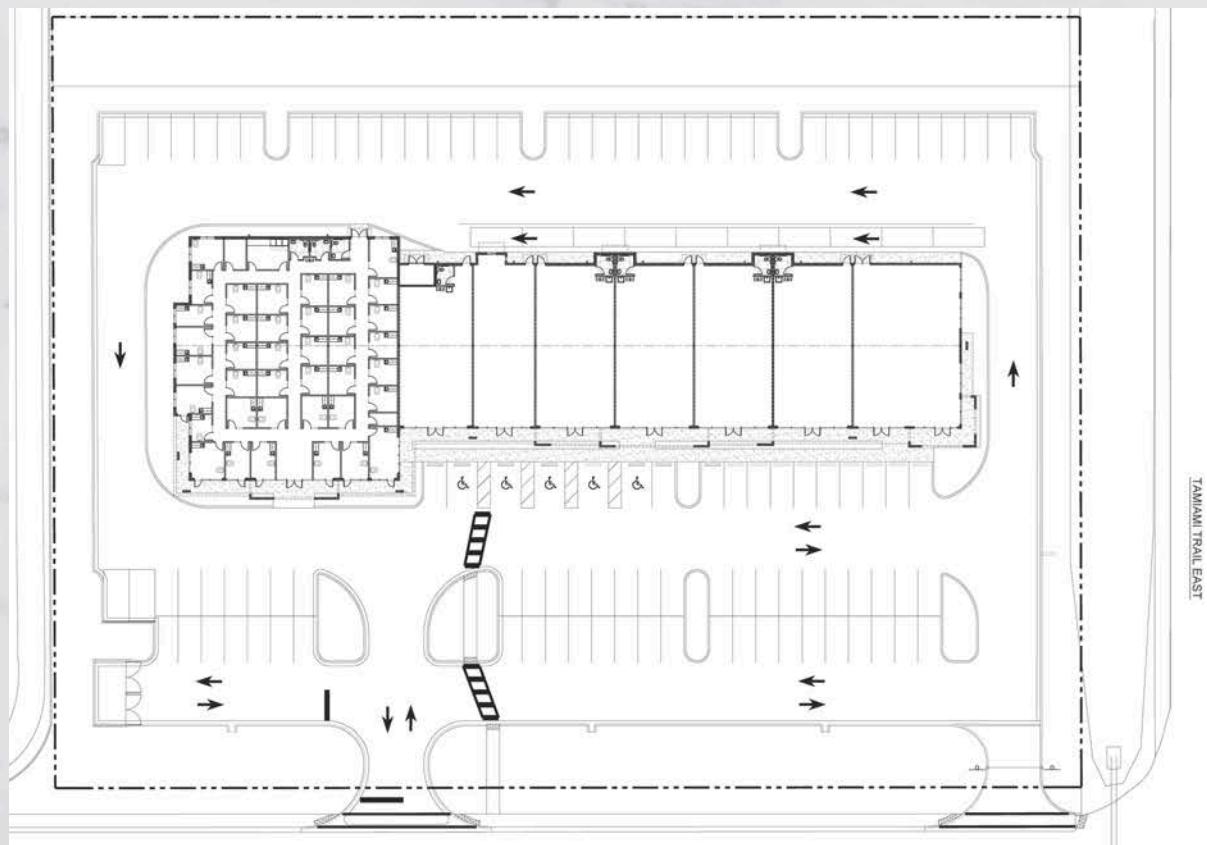
Suite 6:

Grey Shell w/ Concrete slab & exposed banjoist & roof deck above.
 (2) 2.5" Conduits for (2) Future 120/208v, 3 phase 400a Electric services.
 (2) 2" Conduits for Telecommunication Service.
 4" Sanitary Stub in.
 4" Grease stub in. With (1) 1,250gal grease trap.
 1-1/2" potable stub in.

Suite 2-5:

Vanilla Shells w/ Concrete slab, Acoustical ceiling tiles in metal grid, lighting, HVAC, Paint ready drywall.
 120/208v, 3 phase, 200a per suite.
 ADA Toilet Room per Suite.
 1" Potable Water Services.
 7.5 tons AC per Suite.

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FLOOR PLANSITE PLAN



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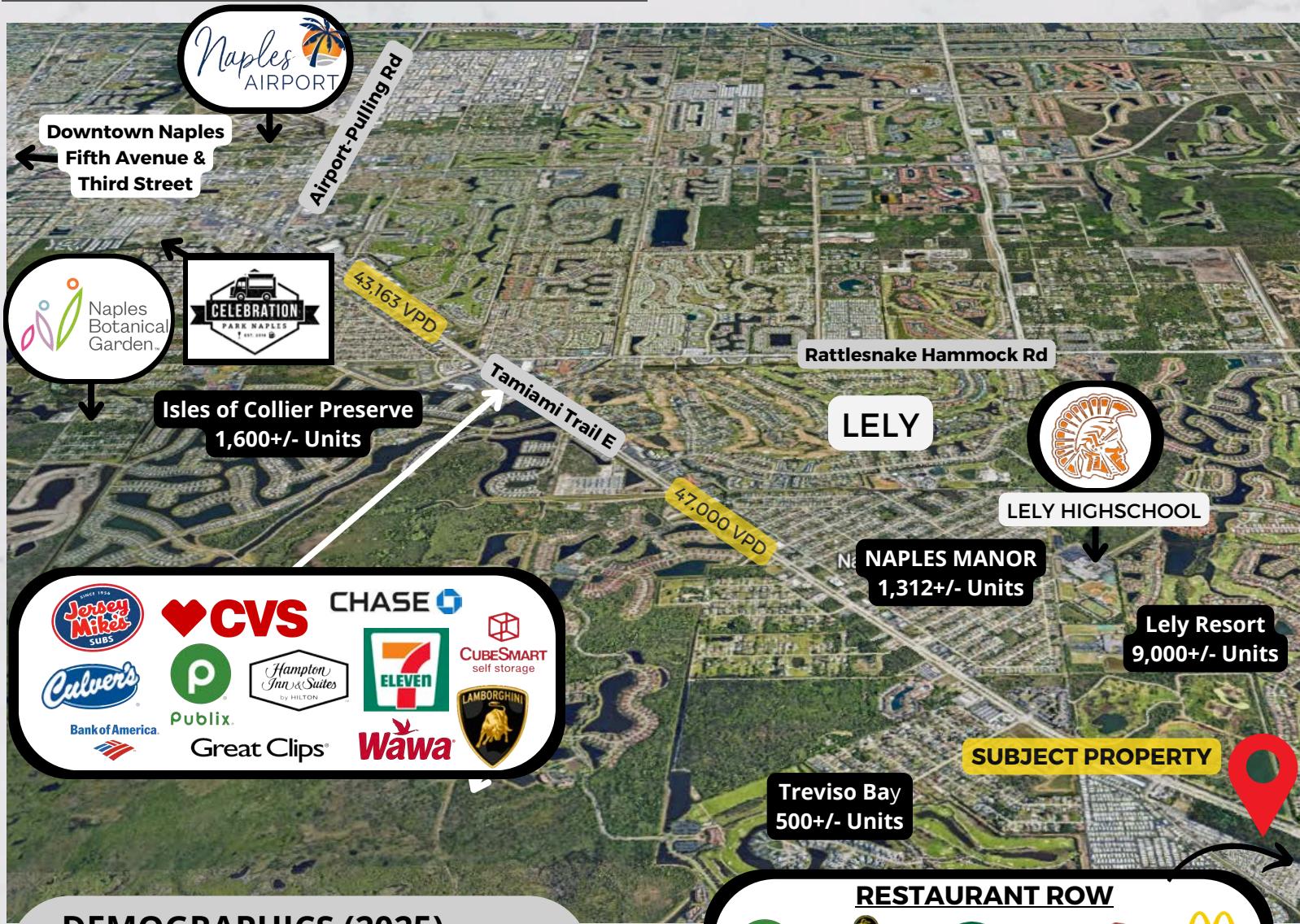
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LOCATION HIGHLIGHTS



DEMOGRAPHICS (2025)

1 MILE 3 MILES 5 MILES

POPULATION

4,813 31,378 64,155

AVG. INCOME

\$155,814 \$129,358 \$130,455

HOUSING UNITS

2,299 14,776 30,976

RESTAURANT ROW



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