

3558 Plover Ave

Naples, FL 34117



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

PROPERTY TYPE	Industrial Condo
YEAR BUILT	2021
ZONING	IL
CLEAR HEIGHT	18'
SUBMARKET	Naples

Property Highlights

- Suitable for a wide range of light industrial & service-oriented users
- High visibility location within established commercial corridor with Immediate I-75 frontage
- Unit features 480 SF office and 2,595 SF of warehouse with private restroom
- Fully air-conditioned

Unit	Size	Lease Rate	CAM	Monthly Rent
1	3,075 SF	\$20.00 NNN	\$4.75	\$6,342.19*
4	3,088 SF	\$20.00 NNN	\$4.75	\$6,369.00*

*\$1/SF annual increases starting after Year 1.

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Better never settles

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2024 Demographics	1-Miles	5-Miles	10-Miles
Total Population	1,556	85,758	289,210
Total Households	640	35,337	123,615
Annual Population Growth 2024-2029	2.9%	2.4%	2.8%
Average Household Income	\$72,726	\$90,205	\$108,924
Median Age	43.5	49.3	53.0

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