

FOR LEASE

SHOPPES AT AUDUBON

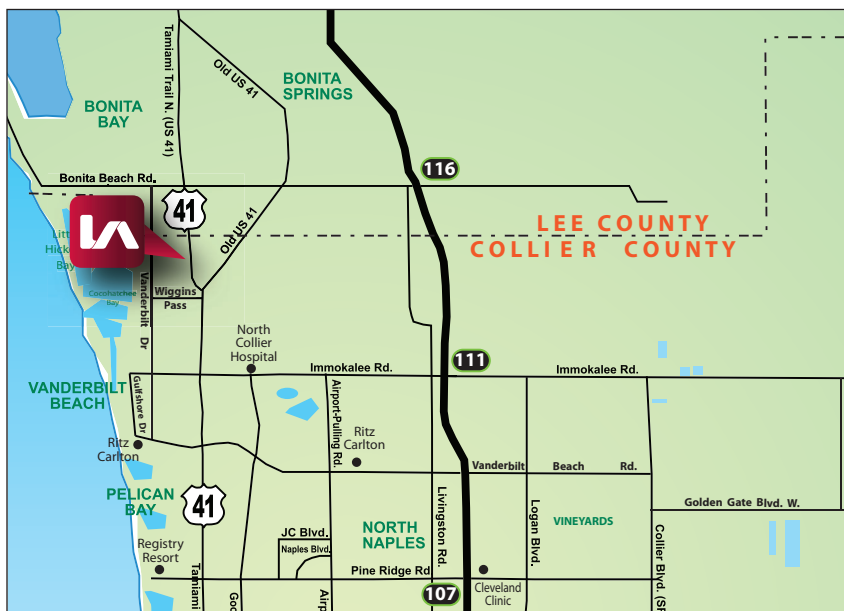
15495 TAMIAMI TRAIL N, SUITES 102-104, NAPLES, FL 34112



- **AVAILABLE:** 2,400 SF
- **LEASE RATE:** \$27.00 / SF NNN
- **CAM:** \$7.25 / SF (2025)

PROPERTY FEATURES

- High-End Showroom Space Available For Lease
- Located at the Collier / Lee County Line
- The Center Boasts 600 Linear Feet of Frontage Along US 41 (Tamiami Trl)
- Excellent Location with Exposure to Over 40,000 Vehicles Per Day



Please Contact:

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Principal

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Senior Vice President

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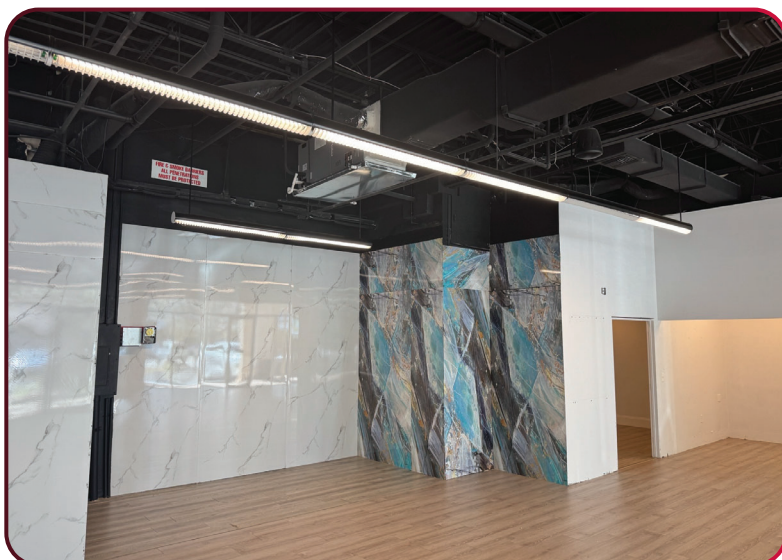
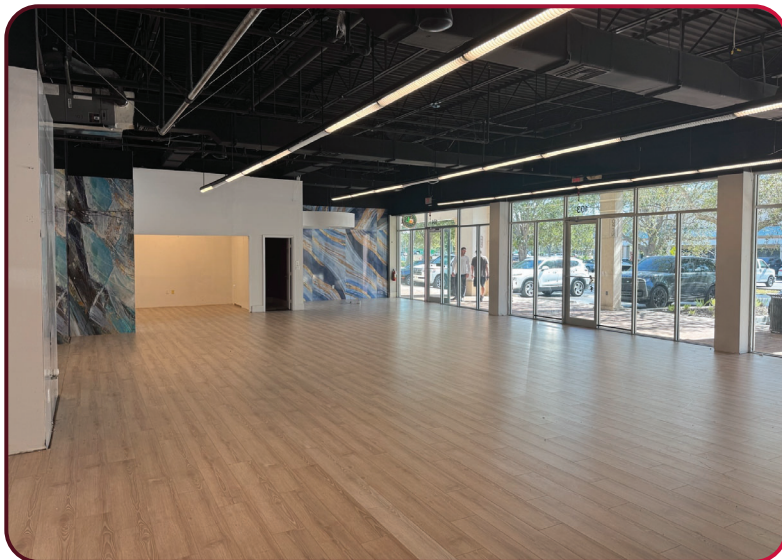


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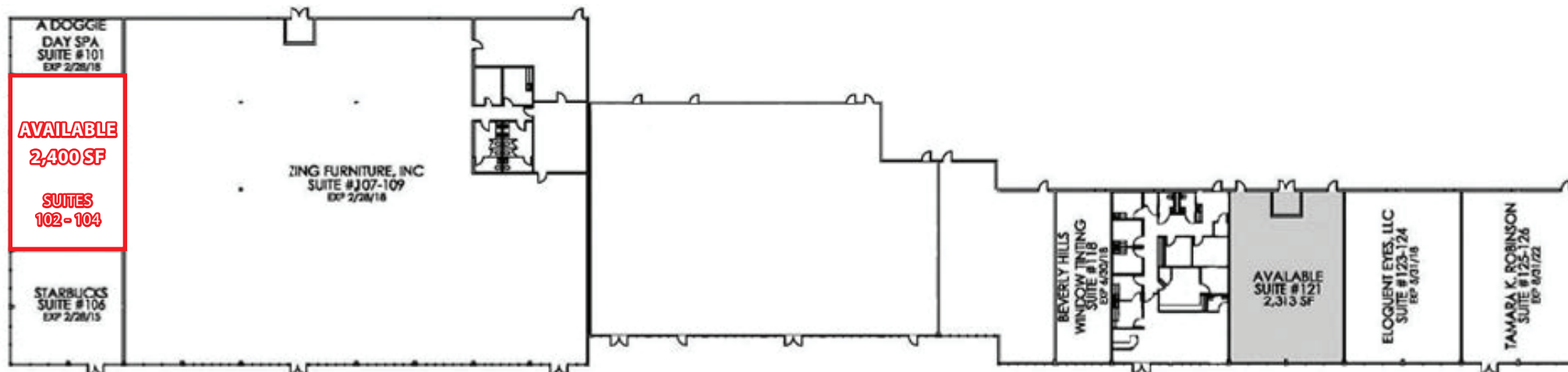
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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	5,456	38,229	94,510
Est. Households	3,061	18,922	45,870
Est. Average HH Income	\$153,396	\$160,354	\$160,588

TRAFFIC COUNTS

Tamiami Trail N (US 41)	41,500
Old US 41	17,600

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