



**Investment
Properties
Corporation**

PARK SHORE RETAIL SPACE

 4200 Tamiami Trail North | Naples, FL 34103



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Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

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Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

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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BASE RENT: \$30.00 PSF NNN

CAM (2026): \$2.61 PSF

BUILDING: 7,000 +/- SF

YEAR BUILT: 1968

DEMOGRAPHICS (2026)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	9,734	39,418	92,226
Est. Avg. Household Income	\$213,121	\$202,542	\$186,574
2025 AADT Traffic Count	44,000 Cars on Tamiami Trail North		

click
here!



Google
Maps



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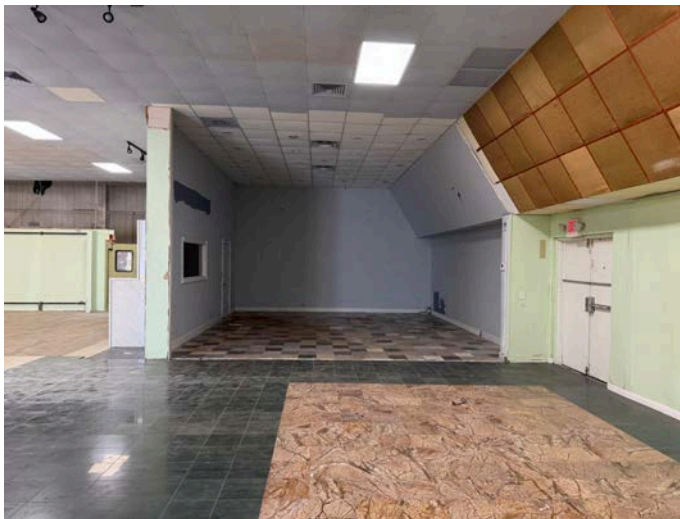
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WATERSIDESHOPS

ONLY 1.6 MILES FROM
PROPERTY!



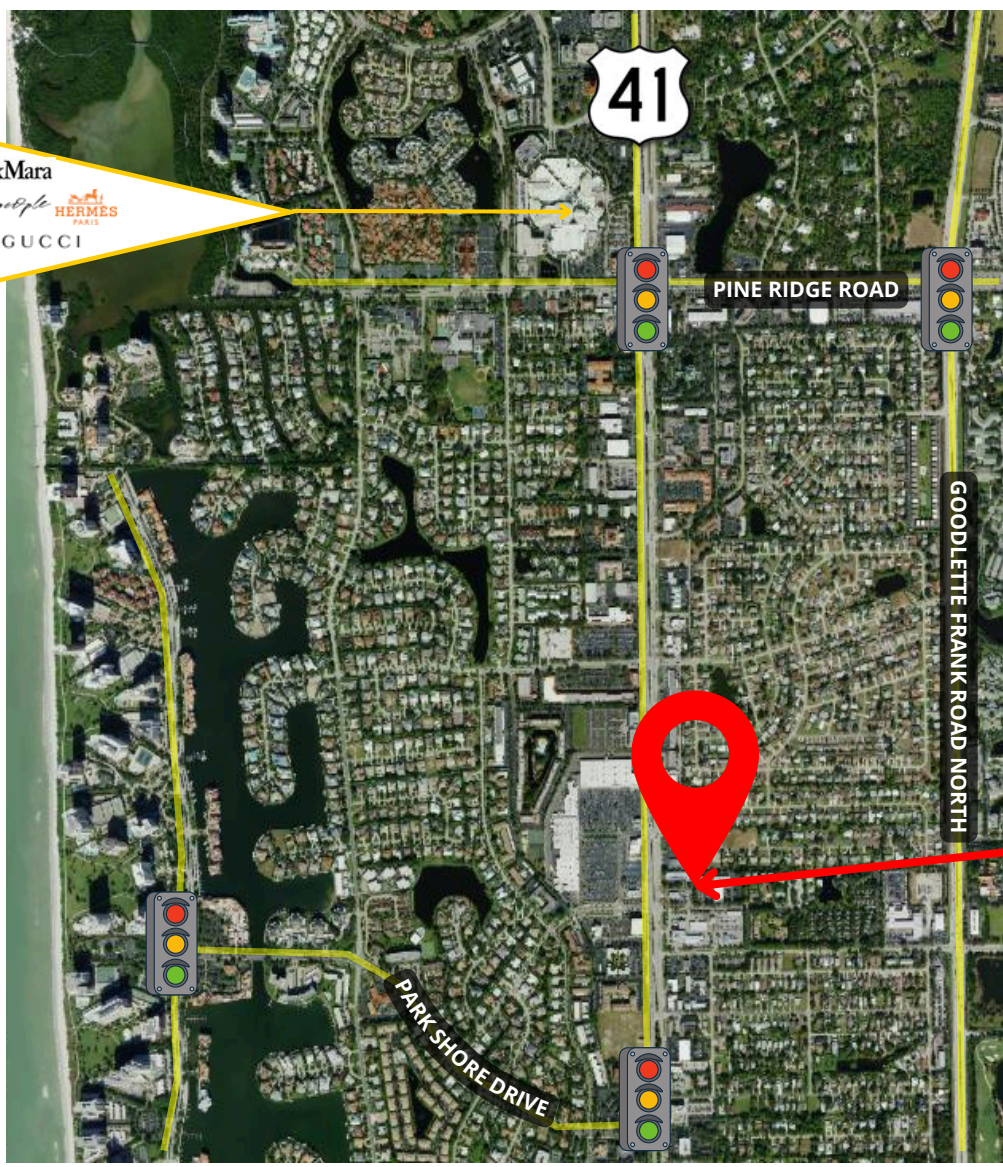
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



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