

15495 TAMAMI TRAIL N
SHOPPES AT AUDUBON
NAPLES, FL 34112

15495

Hello COFFEE

CASUAL LIVING
Patio • Barrels • Furniture

FOR LEASE

HIGH-END RETAIL

IDEAL SHOWROOM | GYM | PILATES

AVAILABILITY: 800 - 2,400± SF

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
102	800	\$35.00	\$2,333.33	\$7.25	\$483.33	\$2,816.67
103	800	\$35.00	\$2,333.33	\$7.25	\$483.33	\$2,816.67
104	800	\$35.00	\$2,333.33	\$7.25	\$483.33	\$2,816.67
102-104	2,400	\$27.00	\$5,400.00	\$7.25	\$1,450.00	\$6,850.00

LEASE RATE: **\$27.00 - \$35.00 PSF NNN**

CAM: **\$7.25 PSF (2026 Est.)**

ZONING: **PUD**

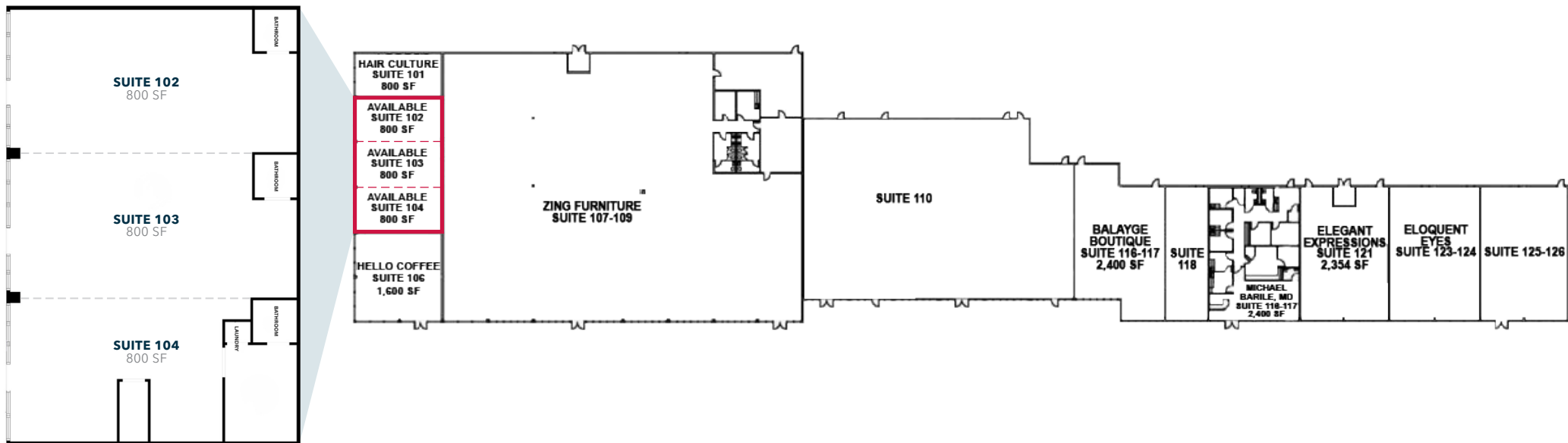
YEAR BUILT: **2000**

PROPERTY FEATURES

- High-end retail space ideal for showroom, fitness, Pilates, gym, physical therapy, wellness, and specialty retail uses
- Located at Shoppes at Audubon, a prime retail destination along US 41 (Tamiami Trail N) at the Collier / Lee County line
- 600± linear feet of frontage along US 41 (Tamiami Trail N) providing exceptional visibility and brand exposure
- Exposure to over 41,500 vehicles per day
- Ample surface parking with convenient ingress and egress



LAYOUT





LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,456	38,229	94,510
HOUSEHOLDS	3,061	18,922	45,870
MEDIAN HOUSEHOLD INCOME	\$94,616	\$96,413	\$102,339
AVG. HOUSEHOLD INCOME	\$153,396	\$160,354	\$160,588

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
41,500 (Tamiami Trail N - US 41)	2024
17,600 (Old US 41)	

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02/17/26

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