



# 3558 Plover Ave

Naples, FL 34117

## Property Features

- 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

Property Type	Industrial Condo
Year Built	2021
Zoning	IL
Clear Height	18'
Submarket	Naples

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.

### For more information:

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2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	1,616	36,556	89,056
Total Households	670	13,914	36,717
Annual Population Growth 2025-2030	1.3%	1.2%	1.4%
Average Household Income	\$95,954	\$95,490	\$102,211
Median Age	45.1	44.6	49.7

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