

**\$2 Million  
Renovation  
Underway!**

~ Conceptual Photo ~

**FOR  
LEASE**

RETAIL / OFFICE  
SPACE

## TANGLEWOOD MARKETPLACE

4910 TAMiami TRAIL N, NAPLES, FL 34103

### PROPERTY FEATURES

- **Plaza Undergoing a Complete \$2M Exterior Renovation, Including New Seal Coat, Parking Lot Striping, New Roof, Freshly Painted Buildings, & New Landscaping!**
- Prime Park Shore Location in Central Naples
- Less Than ½ Mile South of Pine Ridge Road
- Excellent Visibility and High Daily Traffic Counts on US 41
- Strong, Diverse Tenant Mix
- Pylon Signage
- 194 Parking Spaces (4.16/1,000 SF)

### AVAILABILITY

| SUITE              | 114        | 122        | 206        |
|--------------------|------------|------------|------------|
| SIZE (SF)          | 983        | 1,004      | 1,200      |
| LEASE RATE (PSF)   | \$35.00    | \$35.00    | \$40.00    |
| MONTHLY BASE RENT  | \$2,867.08 | \$2,928.33 | \$4,000.00 |
| CAM (PSF)          | \$10.06    | \$10.06    | \$10.06    |
| MONTHLY CAM        | \$824.08   | \$841.69   | \$1,006.00 |
| TOTAL MONTHLY RENT | \$3,691.17 | \$3,770.02 | \$5,006.00 |

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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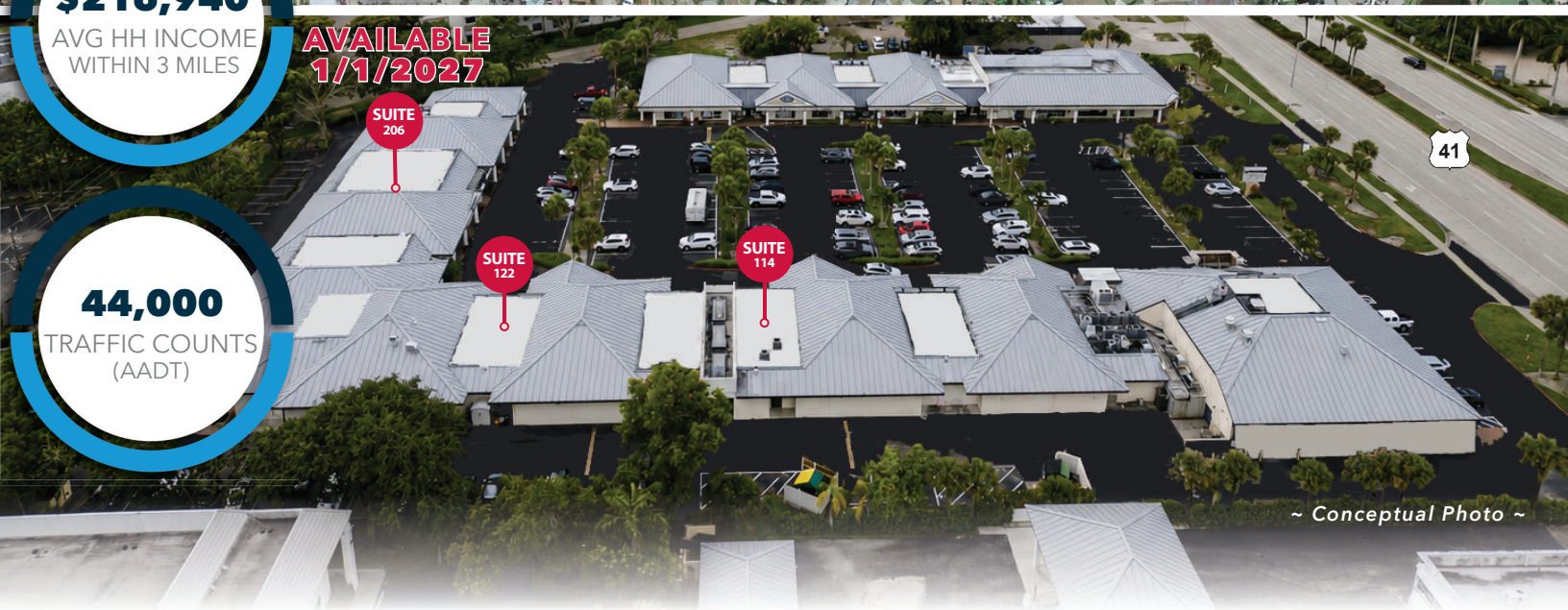
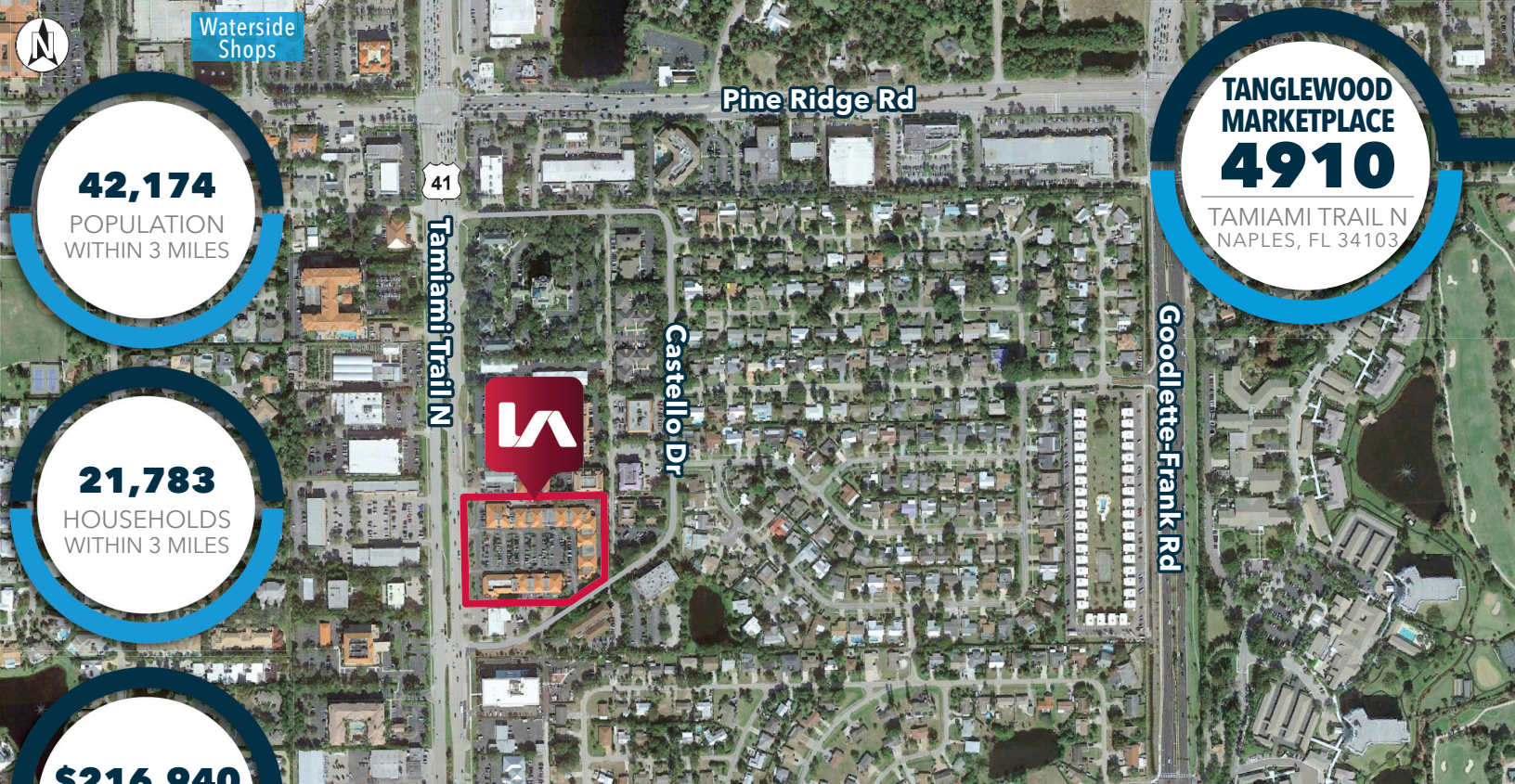
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YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com







## LOCATION DEMOGRAPHICS

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| 2025 POPULATION         | 7,497     | 42,174    | 90,360    |
| HOUSEHOLDS              | 3,542     | 21,783    | 45,113    |
| MEDIAN HOUSEHOLD INCOME | \$118,448 | \$120,444 | \$111,014 |
| AVG. HOUSEHOLD INCOME   | \$198,498 | \$216,940 | \$196,265 |

## TRAFFIC COUNTS

| VOLUME (AADT) | YEAR |
|---------------|------|
| 44,000        | 2025 |





# CURRENT VIEW

TANGLEWOOD  
MARKETPLACE  
**4910**

TAMIAMI TRAIL N  
NAPLES, FL 34103

## EXTERIOR

RENOVATIONS  
ARE CURRENTLY  
UNDERWAY!

# UPDATES UNDERWAY

PAINTING  
ALL  
EXTERIOR

NEW  
SEAL  
COAT

NEW  
PARKING LOT  
STRIPING

UPDATING  
ALL  
LANDSCAPE

NEW  
METAL  
ROOF

41

~ Conceptual Photo ~





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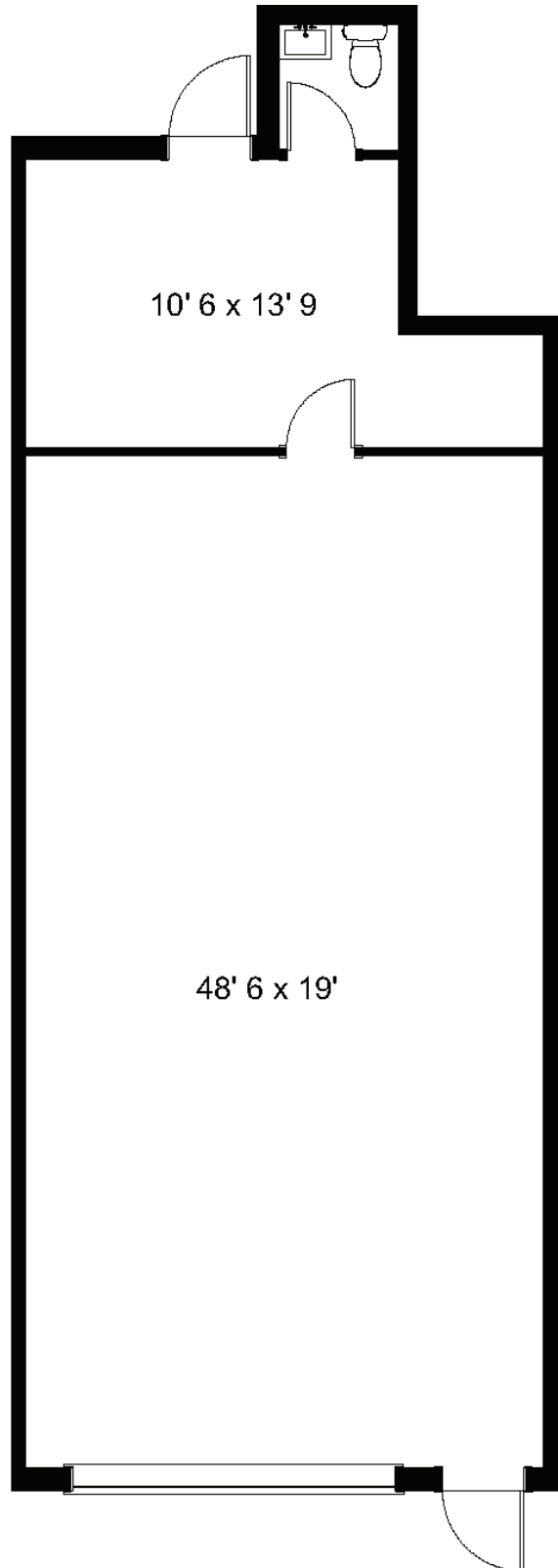
# FLOOR PLAN

983 SF

TANGLEWOOD  
MARKETPLACE

**4910**

UNIT  
114

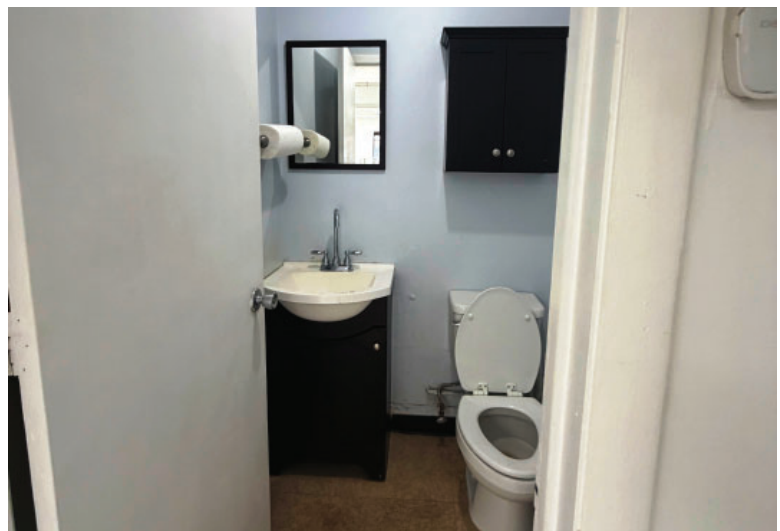
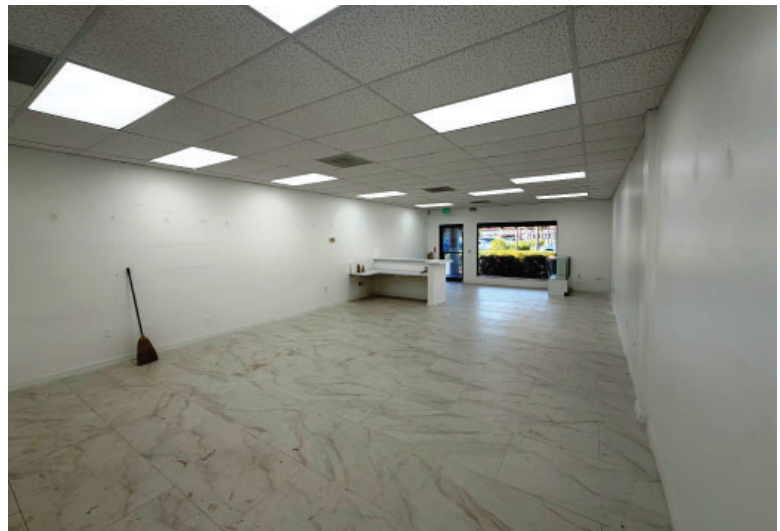




# UNIT PHOTOS

TANGLEWOOD  
MARKETPLACE  
**4910**

UNIT  
114





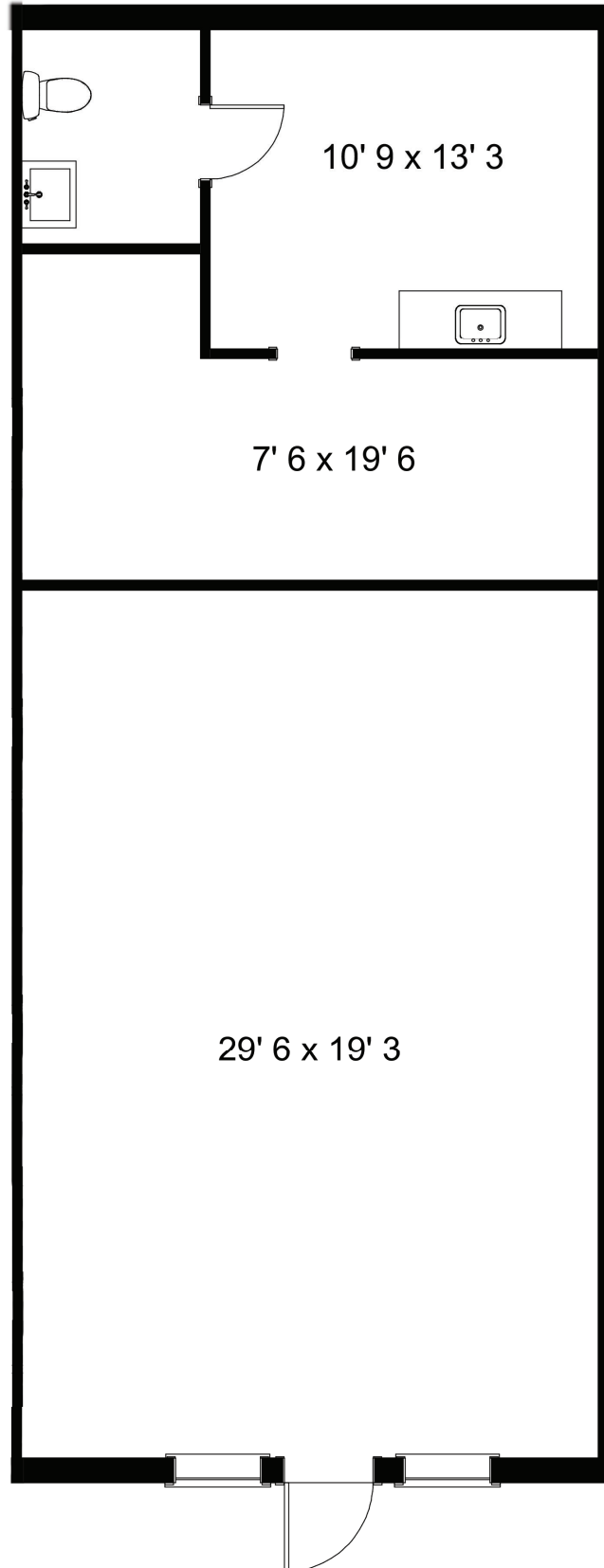
# FLOOR PLAN

1,004 SF

TANGLEWOOD  
MARKETPLACE

**4910**

UNIT  
122





# UNIT PHOTOS





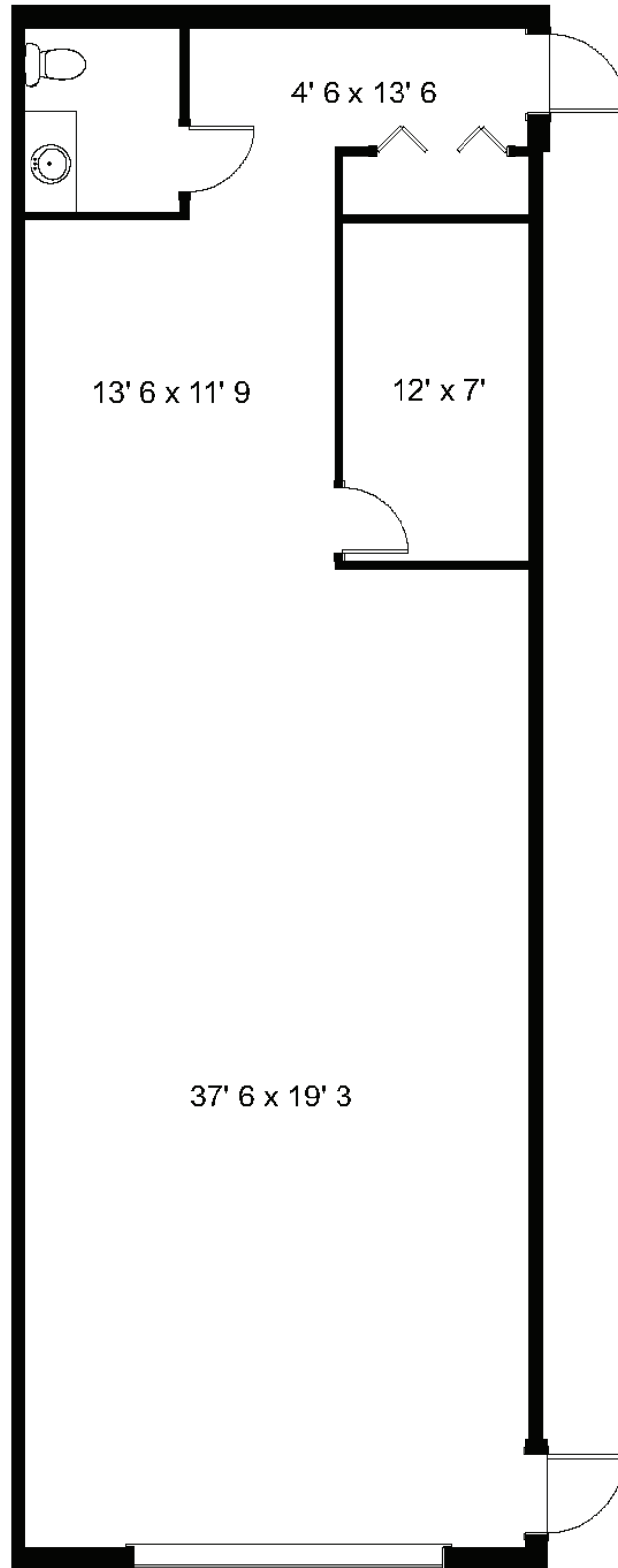
# FLOOR PLAN

1,200 SF

TANGLEWOOD  
MARKETPLACE

**4910**

UNIT  
206





# UNIT PHOTOS

TANGLEWOOD  
MARKETPLACE  
**4910**

UNIT  
206

