



**LEASE INCENTIVE**  
\$20 PSF  
\$1/SF ANNUAL  
INCREASES  
AFTER YR 1

## 3920 Tollhouse Dr

Naples, FL 34114

### Property Features

- New construction
- Prime Naples location with convenient access to major roadways
- Ample on-site parking
- Proximity to retail, dining, and residential communities
- Professionally managed
- Located within an established business park

### For more information:

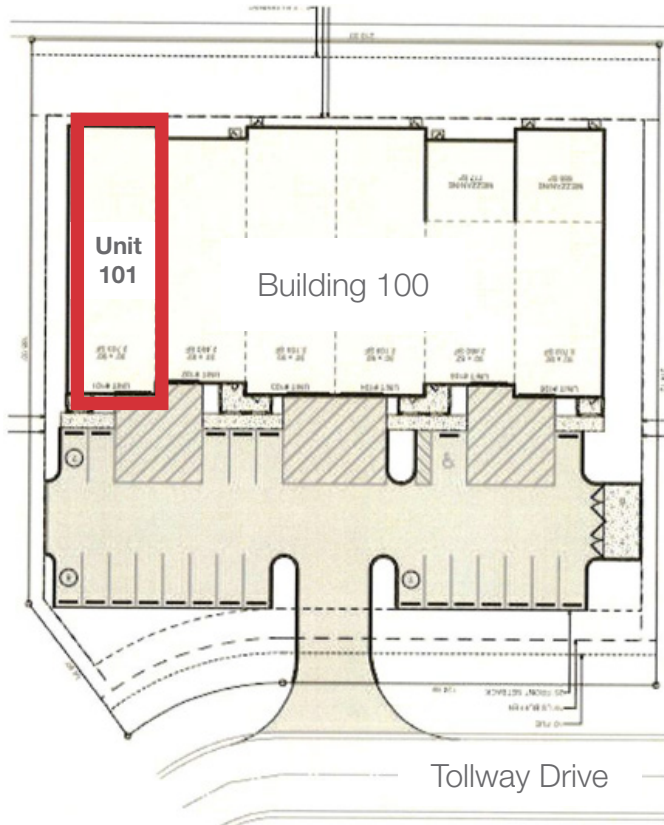
**Gary Tasman**

Executive Vice President  
+1 239 489 3600  
gtasman@naiburnsscalo.com

**Shawn Stoneburner**

Senior Vice President  
+1 239 489 3600  
sstoneburner@naiburnsscalo.com

|               |                                                                  |
|---------------|------------------------------------------------------------------|
| Property Type | Industrial Flex Condos                                           |
| Year Built    | 2025                                                             |
| Zoning        | Industrial PUD                                                   |
| Submarket     | Outlying Collier County                                          |
| Lease type    | NNN                                                              |
| Rate          | \$20.00 PSF<br>(\$1.00/SF annual increases after the first year) |
| CAM           | \$5.70 PSF                                                       |



### Unit Highlights

- Warehouse
- Fully air conditioned
- One roll-up door
- Vacant and available immediately
- Three reserved parking spaces
- LED lighting
- Epoxied floors

| Unit | Size (SF) | Lease Rate  | CAM    | Monthly Rent |
|------|-----------|-------------|--------|--------------|
| 101  | 2,703 SF  | \$20.00 NNN | \$5.70 | \$5,788.93   |

(\$1.00/SF annual increases after the first year)

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| 2025 Demographics                  | 1-Mile    | 5-Miles   | 10-Miles  |
|------------------------------------|-----------|-----------|-----------|
| Total Population                   | 2,929     | 93,286    | 293,920   |
| Total Households                   | 1,295     | 38,928    | 125,754   |
| Annual Population Growth 2025-2030 | 1.5%      | 1.5%      | 1.8%      |
| Average Household Income           | \$100,267 | \$101,946 | \$121,001 |
| Median Age                         | 52.6      | 50.7      | 53.5      |

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5220 Summerlin Commons Blvd Suite 500  
Fort Myers, FL 33907  
+1 239 489 3600  
naiburnsscalo.com