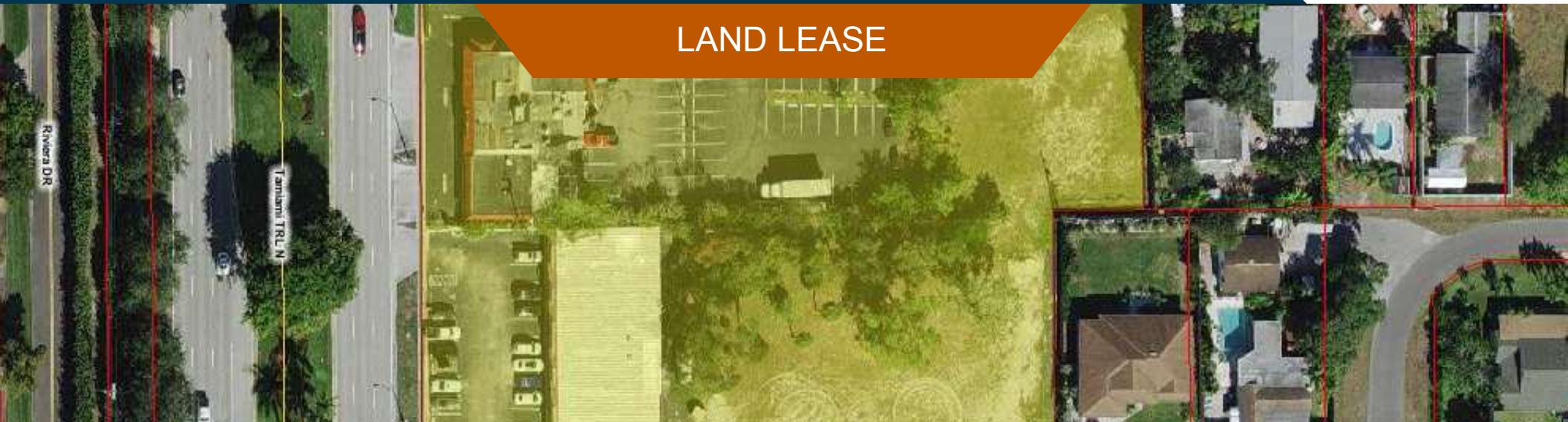


# LAND LEASE | UP TO 1.83 ACRES

3100 Tamiami Trail N  
Naples, FL 34103



## LAND LEASE



### INFORMATION

Lease Rate:	Negotiable
Available SF:	1.22 - 1.83 Acres
Zoning:	C-4
Market:	Naples
Submarket:	Southwest Florida
Traffic Count:	53,000

### OVERVIEW

This is a rare opportunity to lease up to 1.83 acres, zoned C-4, with up to 300ft of frontage on U.S. 41. The site may be divided in two ways or leased entirely. Curb cuts at both Rosemary Ln, and Ridge St. grant full access to both northbound and southbound traffic, as well as access from Goodlette Rd. The site offers some of the highest quality demographics in Collier County along with impact fee credits.

### FEATURES

- Ideal location for Retail or Office Building
- 2 miles North of 5th Avenue and approximately 1 mile from the beach

### Felipe Arcila

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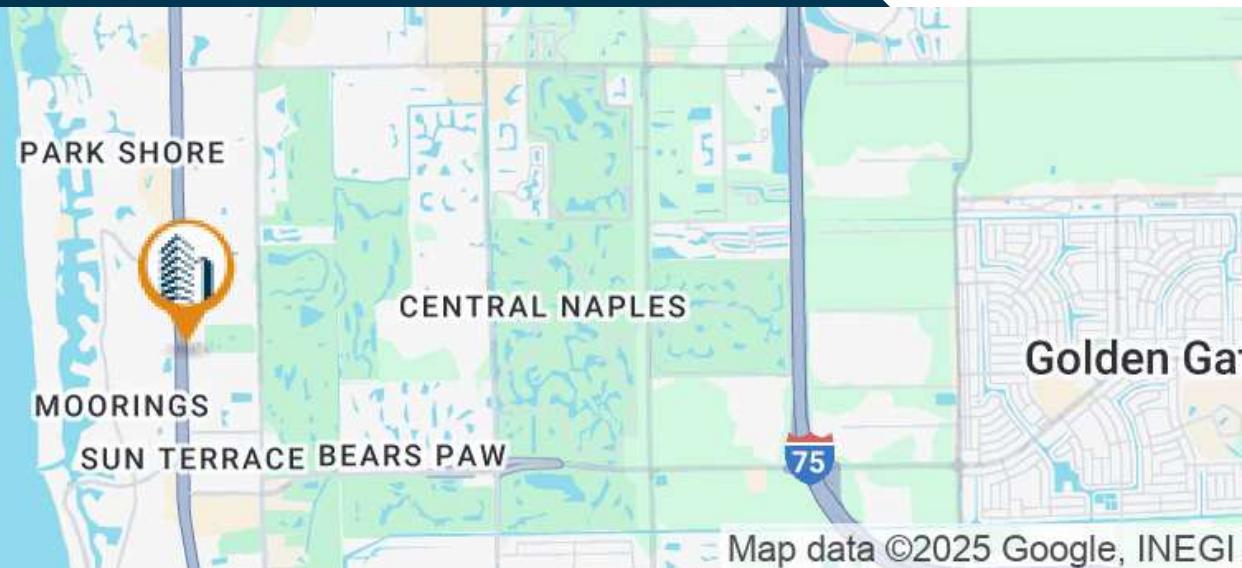
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### KOVA Commercial Group

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Google

SPACE USE	LEASE RATE	LEASE TYPE	SPACE SIZE	POPULATION	1 MILE	3 MILES	5 MILES
Land Lease   1.22 Acres Zoned C-4	Negotiable	Ground Lease	1.22 Acres	Total Population	7,514	36,186	92,014
Land Lease   1.83 Acres Zoned C-4	Negotiable	Ground Lease	1.83 Acres	Average age	61.3	57.4	56.2
				Average age (Male)	61.4	56.6	54.5
				Average age (Female)	60.7	57.8	55.7
HOUSEHOLDS & INCOME					1 MILE	3 MILES	5 MILES
				Total households	5,968	27,228	64,551
				# of persons per HH	1.3	1.3	1.4
				Average HH income	\$111,339	\$106,338	\$91,166
				Average house value	\$746,609	\$895,188	\$704,150

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## FELIPE ARCILA

Senior Advisor

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FL #SL3199905

## PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

## CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico

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