

# LYNWOOD SQUARE

## RETAIL SPACE FOR LEASE

12820 TAMAMI TRAIL N, NAPLES, FL 34110

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **SIZE:** 3,082 SF
- **RATE:** \$19.50 / SF NNN
- **CAM:** \$7.00 / SF  
*Includes Water, Sewer, & Trash*
- **YEAR BUILT:** 1998
- **PARKING:** 71 Spaces (2 Handicap)
- **LOCATION:** North Naples with Access to the Signalized Intersection of Imperial Golf Course Blvd & Tamiami Trail N (US 41)

### PROPERTY FEATURES

Lynwood Square is located on Tamiami Trail (U.S. Highway 41), approximately 1.5 miles north of Immokalee Road and 3 miles south of Bonita Beach Road. The Property is located south of Wiggins Pass Road, which is undergoing large-scale retail development. The Naples area features Florida's highest income demographics and the trade area is characterized by a variety of exclusive country club communities, beach-front homes and apartments.



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YOUR LOCAL MARKET EXPERT

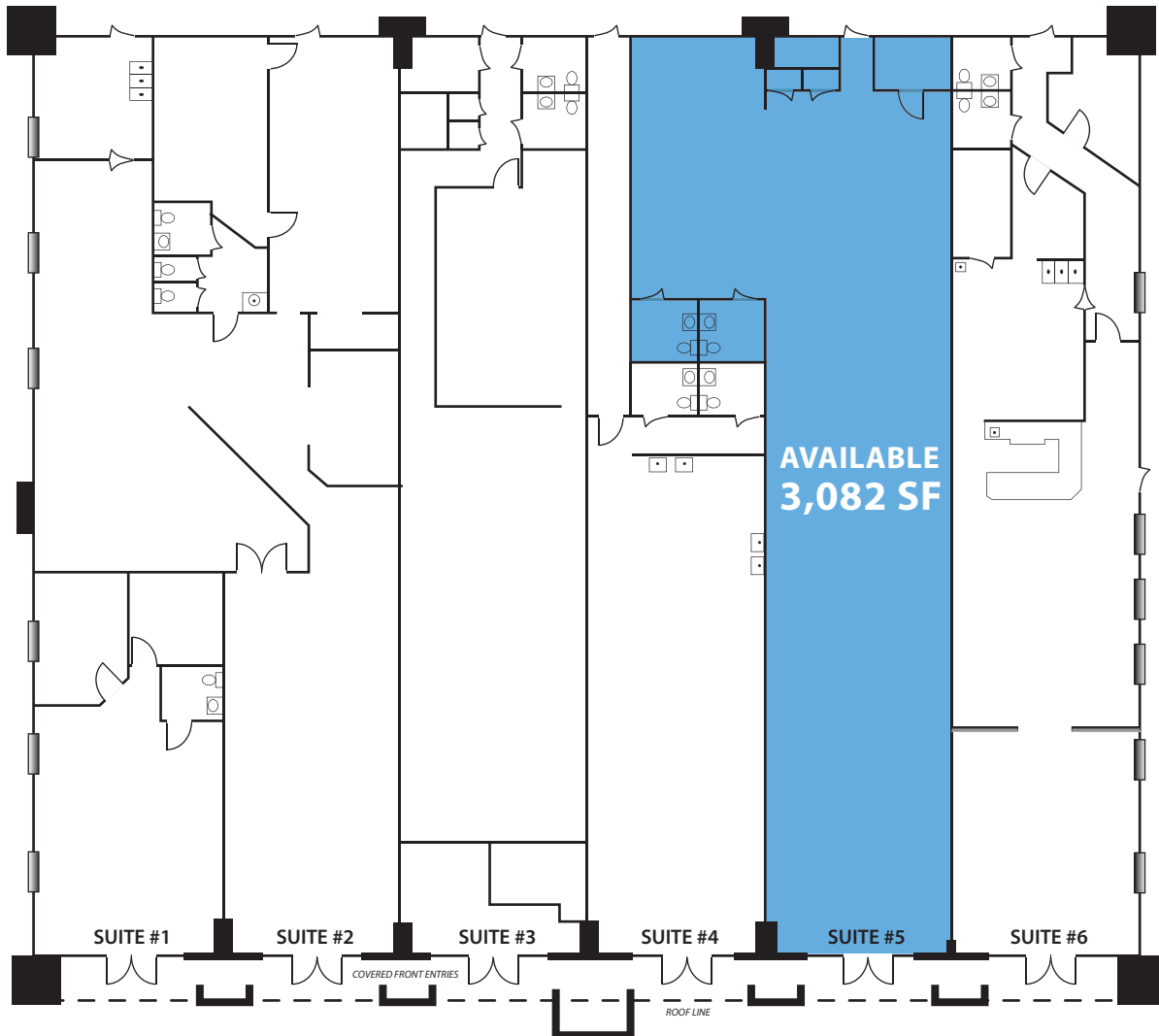
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### PROPERTY HIGHLIGHTS

- Lynwood Square is located on Tamiami Trail, which is the primary north-south thoroughfare of Naples and Bonita Springs
- Access to a Signalized Intersection
- Parking on 3 Sides of the Building

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
5	3,082	\$20.00	\$5,136.67	\$6.50	\$1,669.42	\$374.33	\$7,180.42

2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	4,197	40,116	101,524
Est. Households	2,176	19,471	48,173
Est. Average HH Income	\$131,237	\$142,207	\$142,799

TRAFFIC COUNTS	
Tamiami Trail N (US 41)	64,000
Wiggins Pass Rd	7,500