

SUITE
101-102



**FOR
LEASE**

2ND GEN RESTAURANT
RETAIL / OFFICE
SPACE

TANGLEWOOD MARKETPLACE

4910 TAMiami TRAIL N, NAPLES, FL 34103

PROPERTY FEATURES

- 2nd Generation Restaurant End-Cap with Prominent Signage
- 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	101-102	120-122
SIZE (SF)	7,581	2,200
LEASE RATE (PSF)	\$50.00	\$29.00
MONTHLY BASE RENT	\$31,587.50	\$5,316.67
CAM (PSF)	\$9.71	\$9.71
MONTHLY CAM	\$6,134.29	\$1,780.17
TOTAL MONTHLY RENT	\$37,721.79	\$7,096.83

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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1/13/26



Waterside
Shops



**TANGLEWOOD
MARKETPLACE
4910**

TAMiami TRAIL N
NAPLES, FL 34103

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	2024

