



Investment  
Properties  
Corporation

# 4901 TAMIAMI TRAIL E

NAPLES | FL | 34113

**ROB CARROLL, CCIM, MAI | 239-261-3400 EXT. 111 | [ROB@IPCNAPLES.COM](mailto:ROB@IPCNAPLES.COM)**



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# CORNER LOT - GROUND LEASE

4901 Tamiami Trail E | Naples, FL 34113

📍 Located on Tamiami Trail E & Rattlesnake Hammock Rd.

## OFFERING SUMMARY

ANNUAL LEASE: \$250,000

LOT SIZE: 1.49 Acres

ZONING: C-4

This location features traffic counts of 79,400 cars daily\*.

click here! →  Google Maps

Hard corner ground lease opportunity conveniently located at the corner of Tamiami Trail E & Rattlesnake Hammock Rd. in Naples, Florida.





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# CORNER LOT - GROUND LEASE

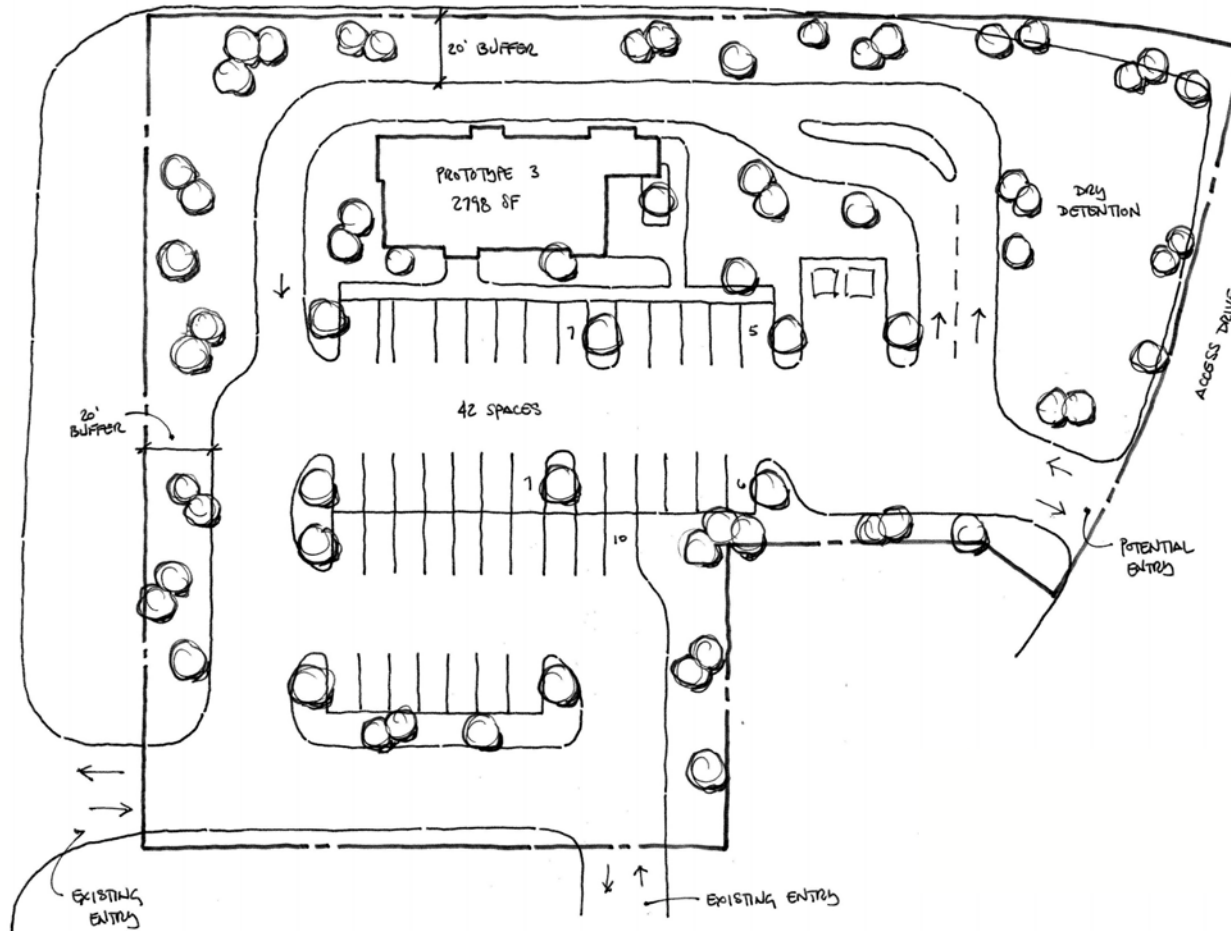
4901 Tamiami Trail E | Naples, FL 34113

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## POTENTIAL SITE PLAN

**RATTLESNAKE HAMMOCK RD.**

**TAMIAMI TRAIL E**





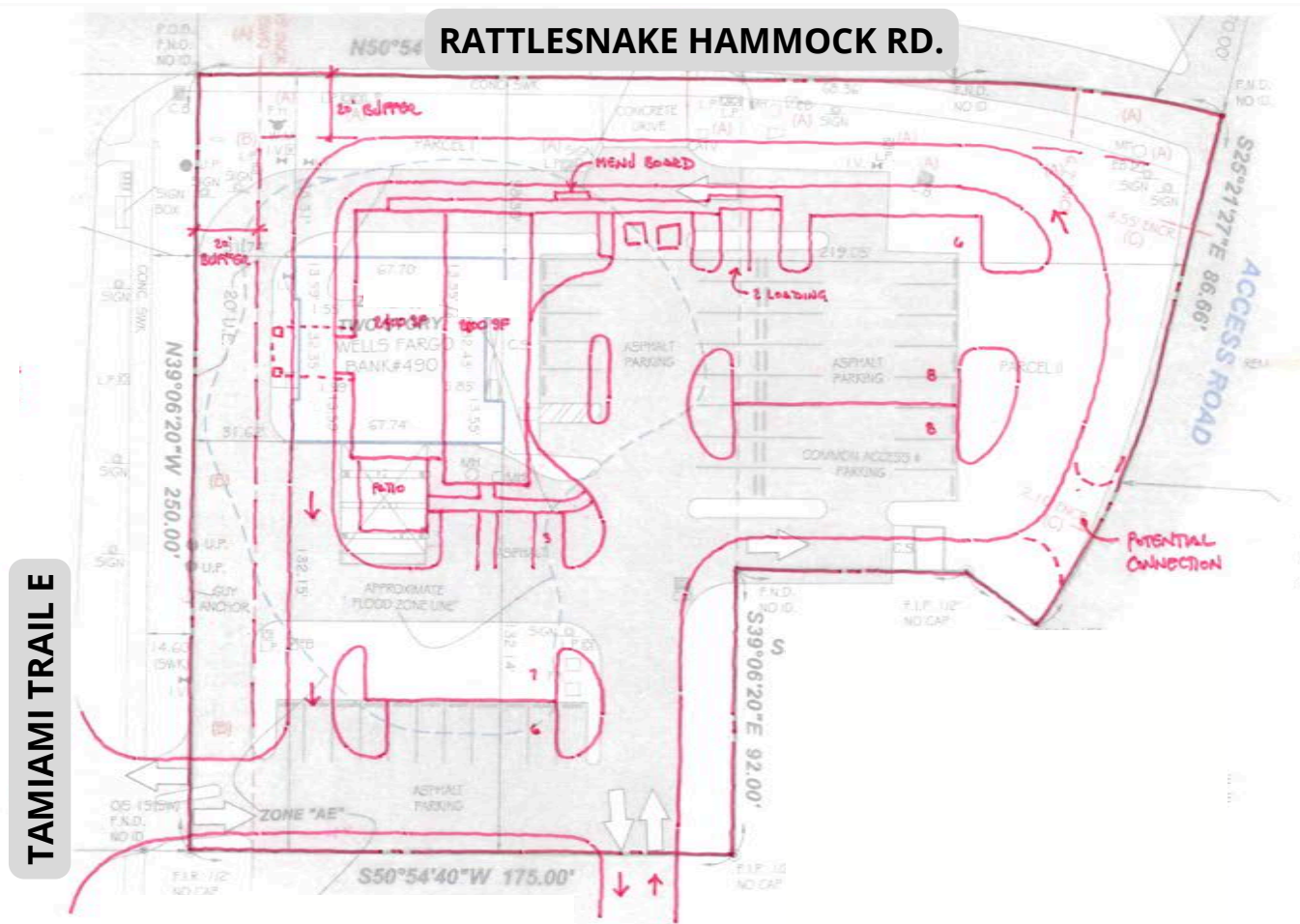
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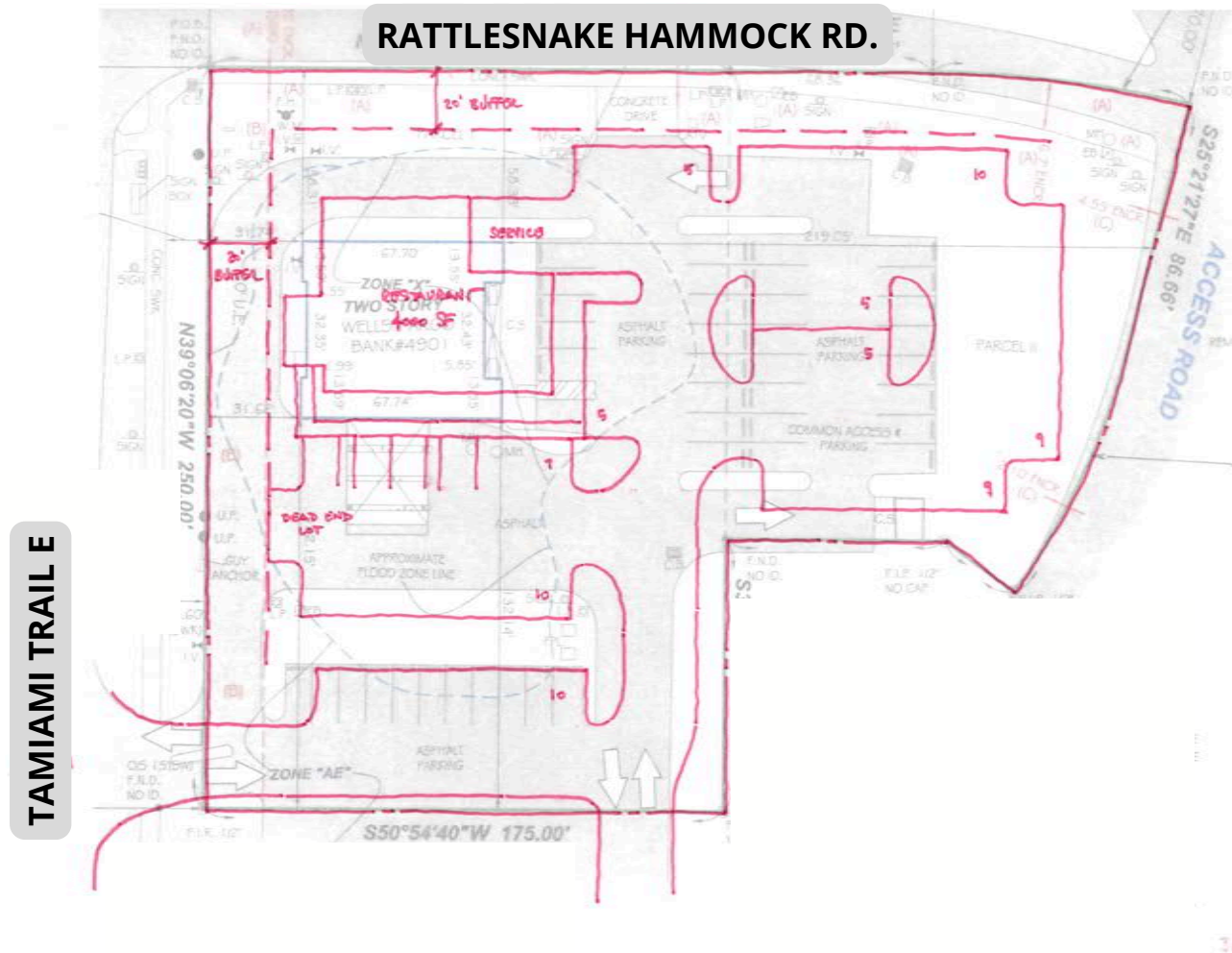
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## POTENTIAL SITE PLAN





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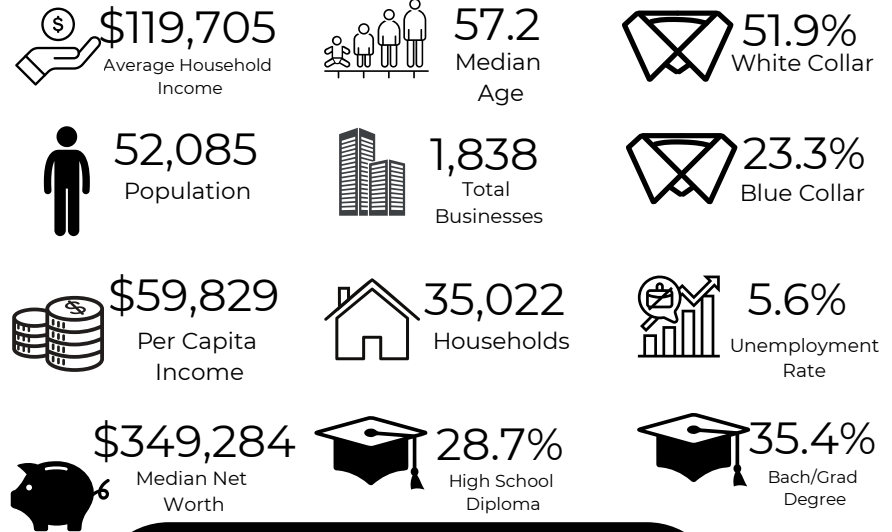
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## Demographics within 3 Miles





Investment Properties Corporation

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*About the Area*

# NAPLES FLORIDA

Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.

## *Making Headlines*

"Naples Ranks No.1 in the U.S. for Economic Growth"- Bloomberg

"Naples named the best place to live in the U.S. 2024-2025" - U.S. News & World Report

"Naples Ranks No.2 for Best Small Cities in America"  
- Resonance Consultancy 2020

"No.1 for Future Job Growth" - Forbes

"No.1 Best Destination for Luxury Travelers" - USA Today

"Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S." - C-SPAN

"Naples Named Top U.S. City for Life Expectancy" - USA Today/2020

"Naples has No.17 Richest Zip Code in the U.S." - Moneywise/2020

"Naples - Immokalee-Marco Island Metro Area Ranks 18th in the Nation as "Best Performing Cities" - The Milken Institute

"Collier County rated 2nd place for highest per capita wealth in the state of Florida" - Naples Daily News 2023

"Naples Ranks No. 1 for Best Places to Retire in 2025" - U.S News Real Estate



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*Licensed Real Estate Broker*

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