

THE BEAL BUILDING

4532 Tamiami Trail E.

Naples, Florida



PROPERTY HIGHLIGHTS



PROPERTY UPGRADES

- Market ready office space
- New balcony railings
- Refreshed concrete/stucco
- New staircase railings
- Fresh paint
- Brand new landscaping
- Regraded parking lot with new asphalt
- Updated Restrooms



Monument Signage



Direct Frontage On US-41



Ample Parking Available



Minutes from Downtown 5th Avenue S. and Third Street S.



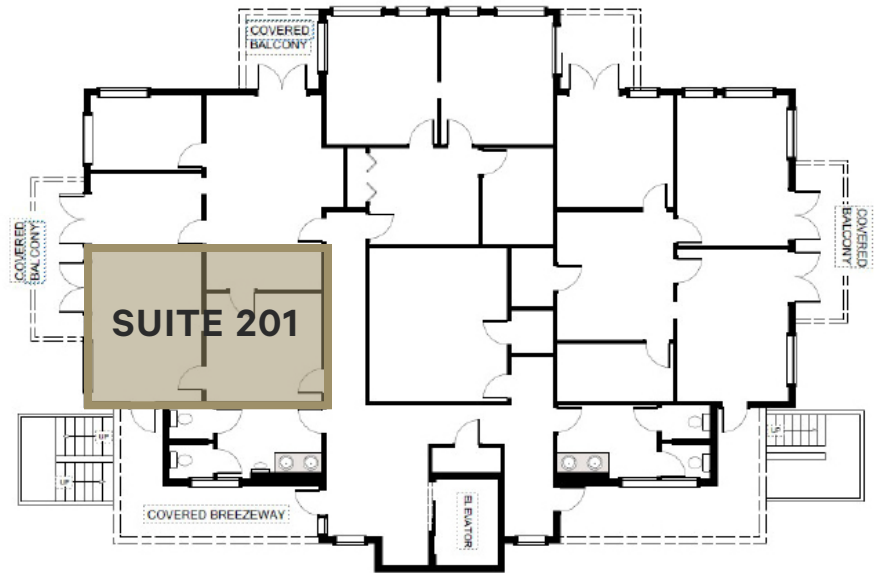
Recent Property Upgrades



High Occupancy Building

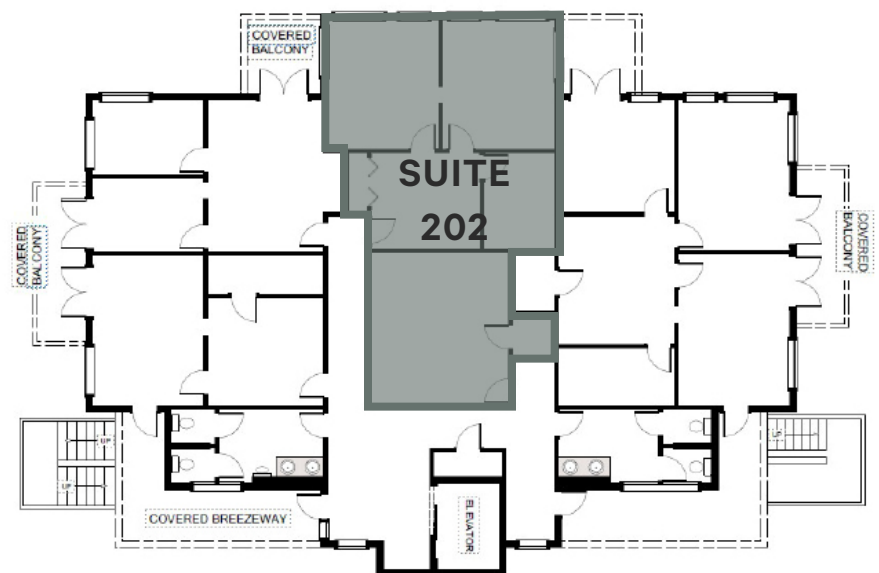
SUITE 201 444 SF

- Market ready traditional suite
- Fantastic views
- 2 private offices
- Storage closet
- Available now



SUITE 202 926 SF

- Market ready traditional suite
- Fantastic views
- 3 private offices
- 1 storage room
- Available now



SUITE 201-444 SF

CBRE



SUITE 202-926 SF

CBRE



MONUMENT SIGNAGE ON US-41 (TAMIAMI TRAIL EAST)



NEW EXTERIOR PAINT, NEW RAILINGS IN THE LANDINGS, STAIRS, AND BALCONIES

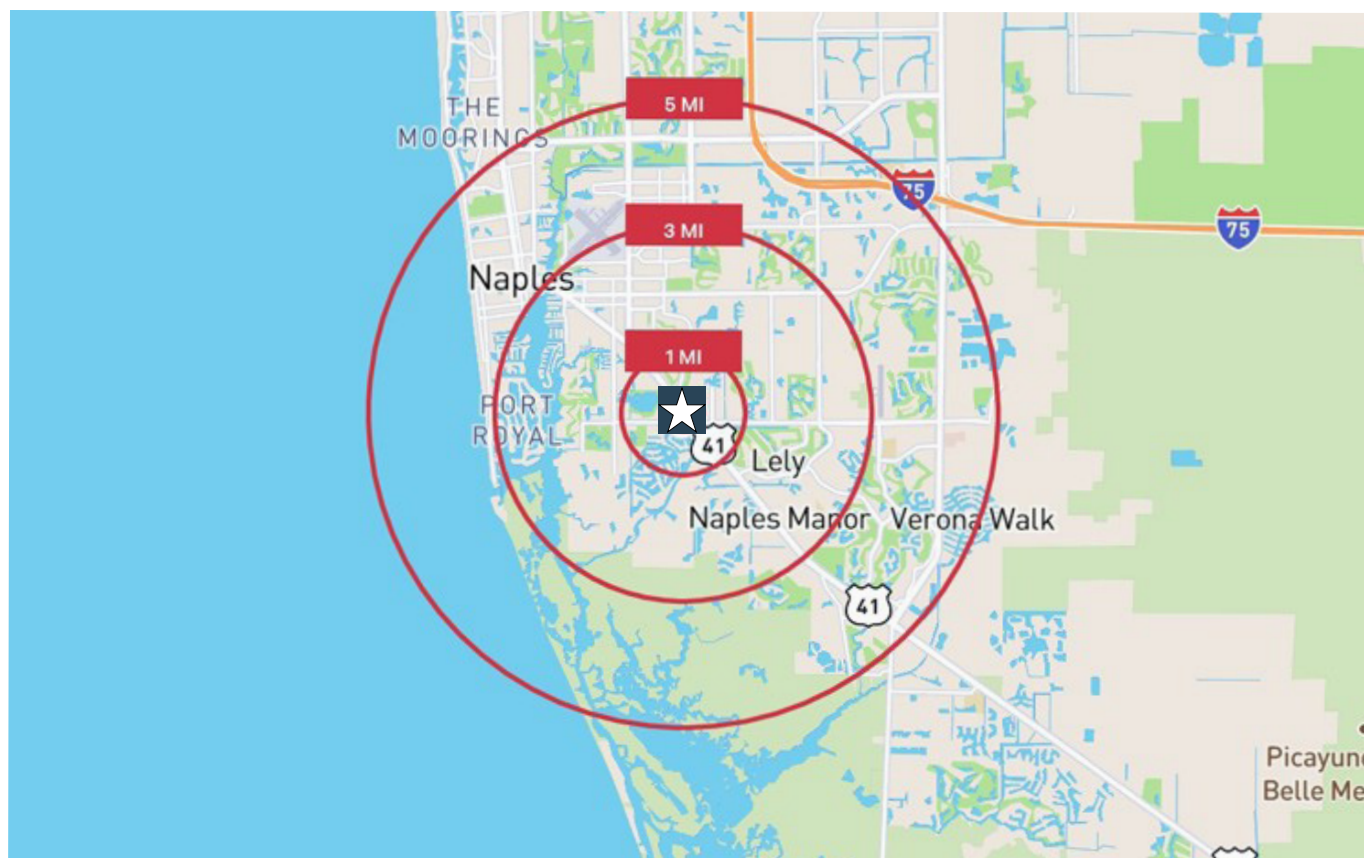


PROXIMITY TO DEMAND GENERATORS AND HIGH TRAFFIC COUNTS ON MAIN CORRIDOR



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	8,270	51,806	103,138
2030 Population-Five Year Projection	8,520	54,166	110,483
2025-2030 Annual Population Growth Rate	1.46%	1.14%	1.54%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	3,847	24,210	49,031
2030 Households	4,042	25,824	53,607
2025 Average Household Size	2.12	2.08	2.07
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$121,143	\$130,155	\$141,426
2030 Average Household Income	\$141,194	\$151,203	\$163,224
2030 Median Household Income	\$96,323	\$95,076	\$103,636



Name	Latitude	Longitude
★ 4532 Tamiami Trl E	26.111353	-81.752705

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Naples, Florida 34112

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