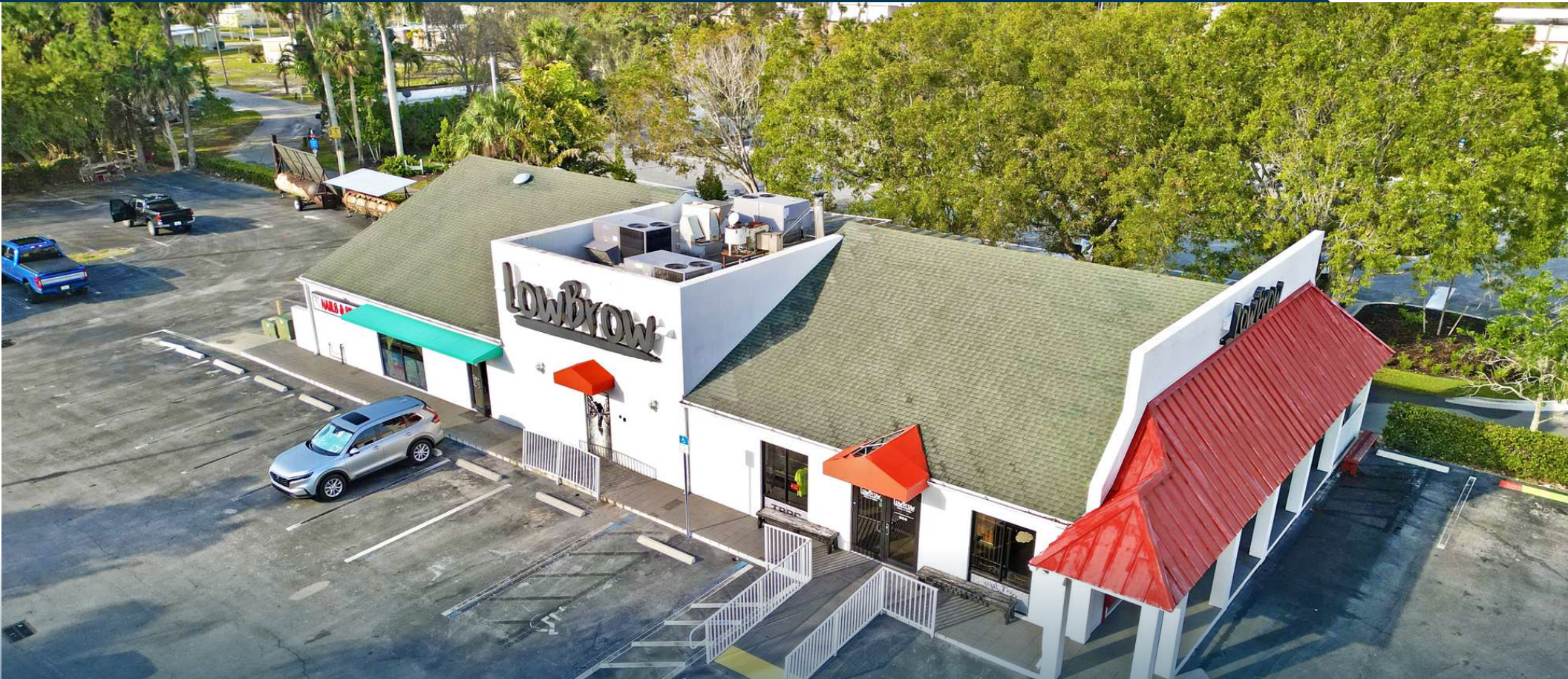


3148 TAMAMI TRAIL E.  
Naples, FL 34112



# THE LOWBROW BUILDING

Presented By  
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9130 Galleria Court, Suite 100  
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# THE LOWBROW BUILDING

3148 Tamiami Trl E  
Naples, FL 34112



FOR SALE



## INFORMATION

Sale Price:	Call for Pricing
Building Size:	4,721 SF
Property Size:	0.9 ac
Construction Type:	Masonry
Number of Units:	2
NOI:	\$105,168
Zoning:	C-3-GTZO-MXD
Parking:	53 spaces

## OVERVIEW

Located in the thriving East Naples submarket of Naples, FL, this 4,721 square foot free-standing retail building presents a prime investment opportunity. Situated near a prominent intersection, the property boasts excellent visibility and accessibility, making it a highly desirable location for any business. With two tenants in place, the building offers a stable income stream. Its strategic location within the immediate trade area and affluent demographics further enhances its value, providing a significant advantage for investors looking to establish or expand their portfolio in Southwest Florida.

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## LowBrow PIZZA & BEER



### Allure Nails

Professional • Experienced • Sterilized

3148 Tamiami Trail E Naples FL34112  
(239) 529 - 2467

Open Monday-Saturday 9:00AM to 6:00PM  
Open Sundays 11:00AM to 4:00PM

Everything about Nails, Pedicure  
Waxing, Eylash Extension  
For Ladies and Gentlemen



#### LOWBROW PIZZA & BEER

Established in 2018 LowBrow Pizza & Beer has become a staple in the Naples food scene. While serving up its Maggie classic Margherita and its super cheesy Cheesus H. Crust specialty pizzas, LowBrow is especially known for its meaty varieties. The Meatfest pie includes barbecue brisket, hot guts sausage, chorizo, pork belly and pulled pork; The Porker features barbecued pork, pork belly, pineapple, jalapeño, pickled red onion and cotija cheese; Pepper-Bro-Ni has smoked brisket, pepperoni, ricotta, garlic mushrooms and charred onion; and Facemelter serves up pepperoni arrabiata, hot capicola, mozzarella, ricotta, sweet chilies and hot honey.

LowBrow offers a unique vibe to accompany its fun menu. At LowBrow you can expect to see an unpretentious attitude reflected in the pizzeria's droll menu, irreverent T-shirts and pop culture artwork.

#### ALLURE NAILS

Established in 2016 Allure Nails has been serving the Naples community for eight years offering a plethora of beauty services such as manicures, pedicures, waxing, eyelash extensions and more.

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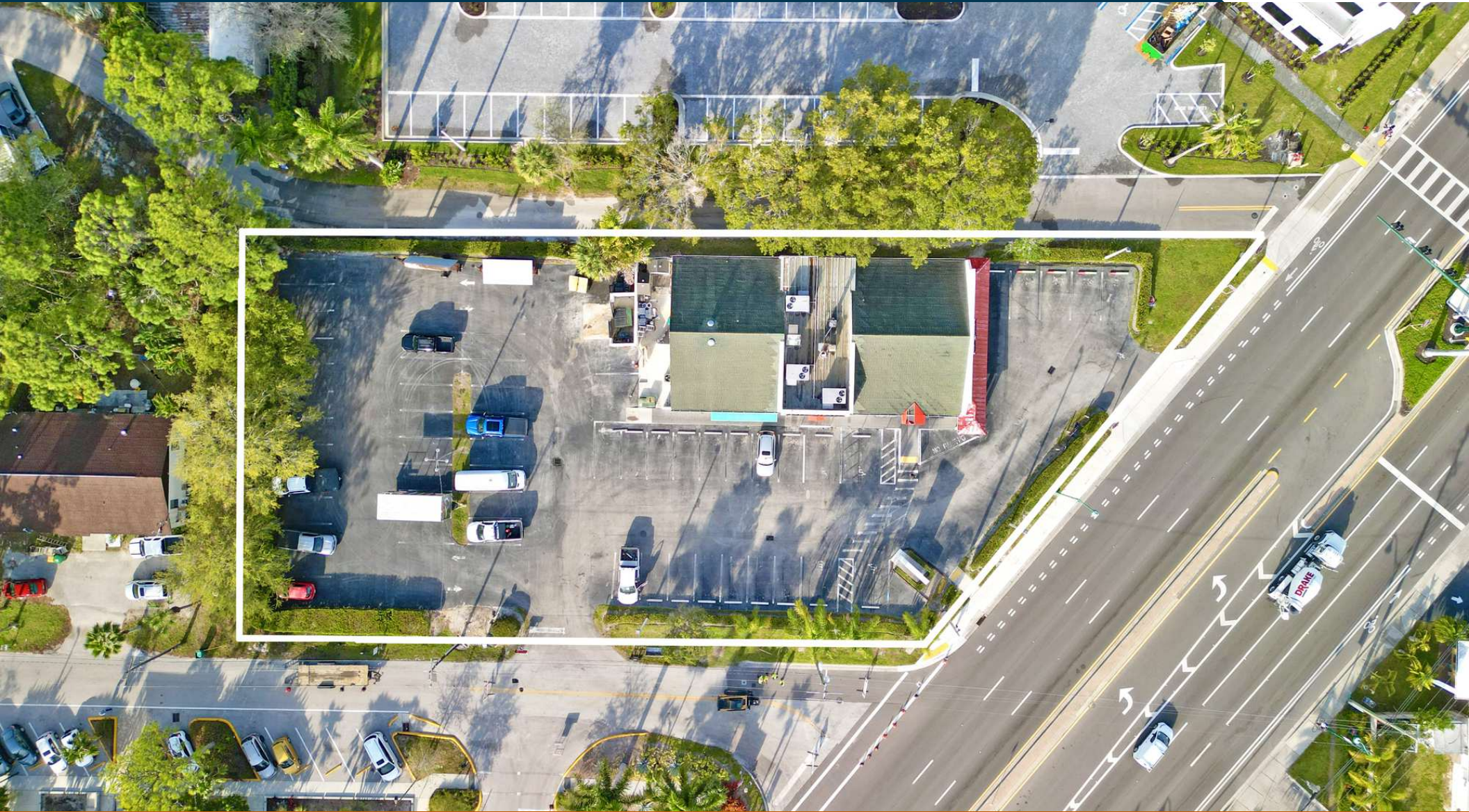
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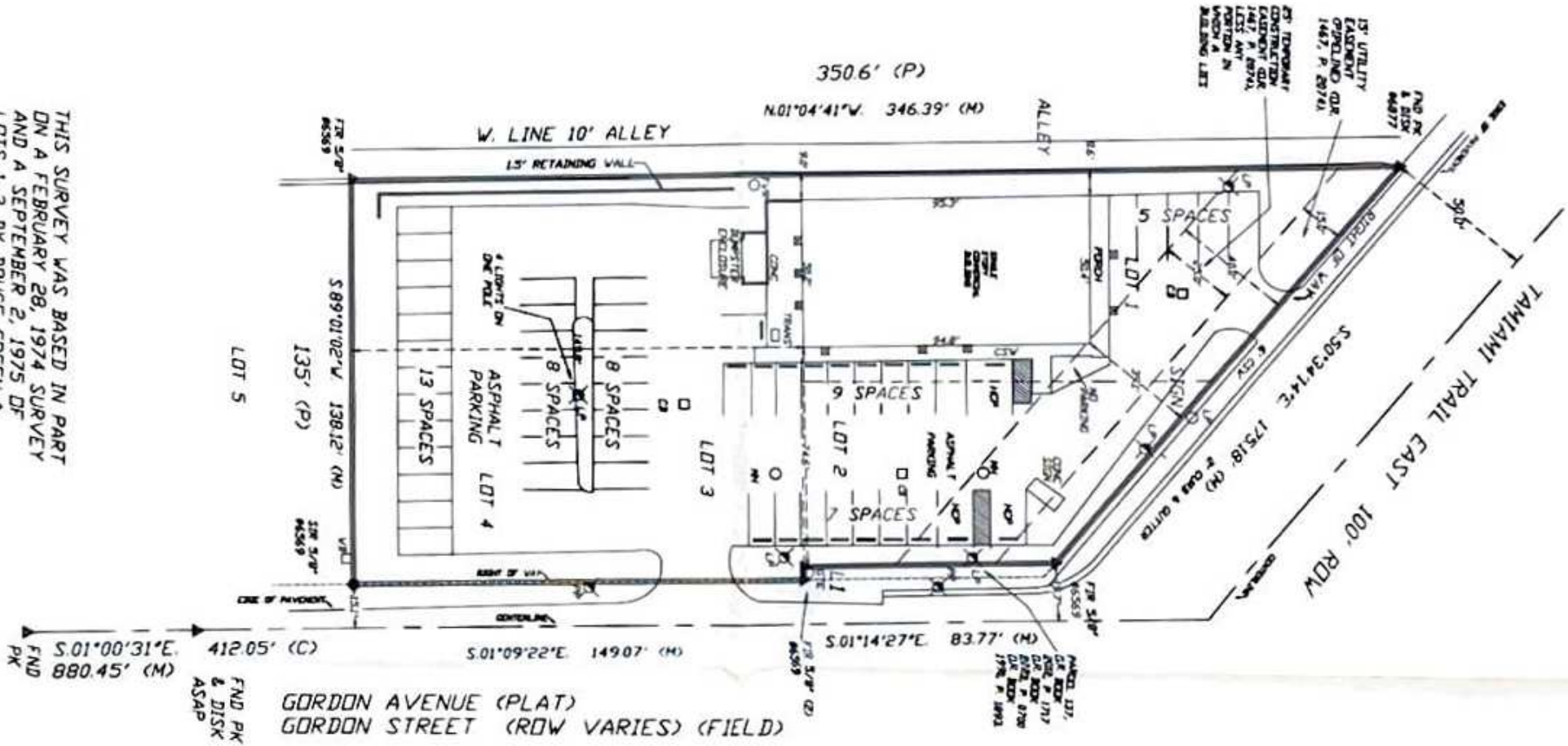
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THIS SURVEY WAS BASED IN PART ON A FEBRUARY 28, 1974 SURVEY AND A SEPTEMBER 2, 1975 OF LOTS 1-3 BY BRUCE GREEN & ASSOCIATES



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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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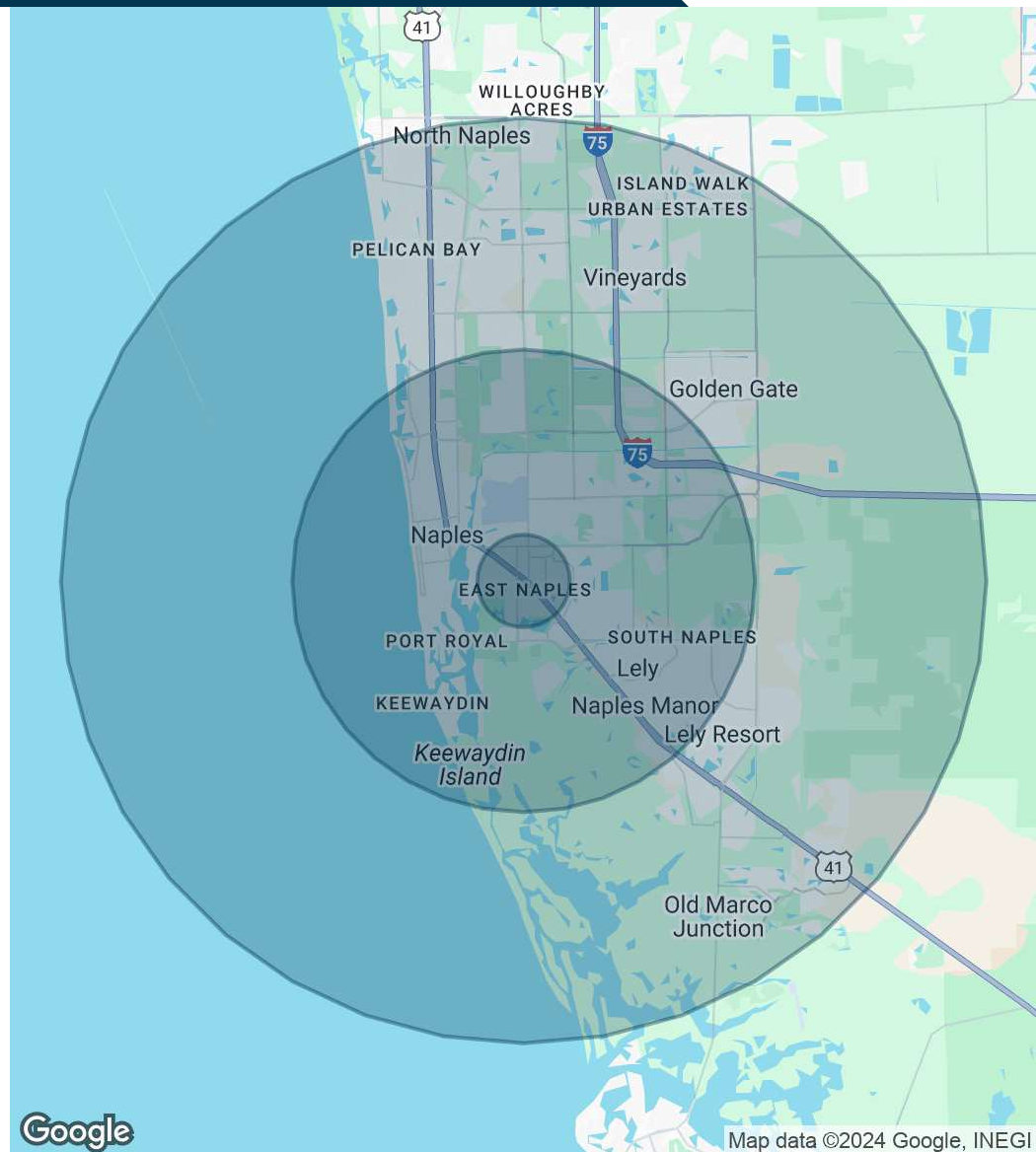
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,672	100,131	231,114
Average Age	48.7	53.3	51.1
Average Age (Male)	47.7	51.1	49.9
Average Age (Female)	51.0	55.0	51.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,324	64,949	138,787
# of Persons per HH	1.5	1.5	1.7
Average HH Income	\$39,682	\$74,249	\$78,312
Average House Value	\$204,948	\$555,466	\$532,591

2020 American Community Survey (ACS)



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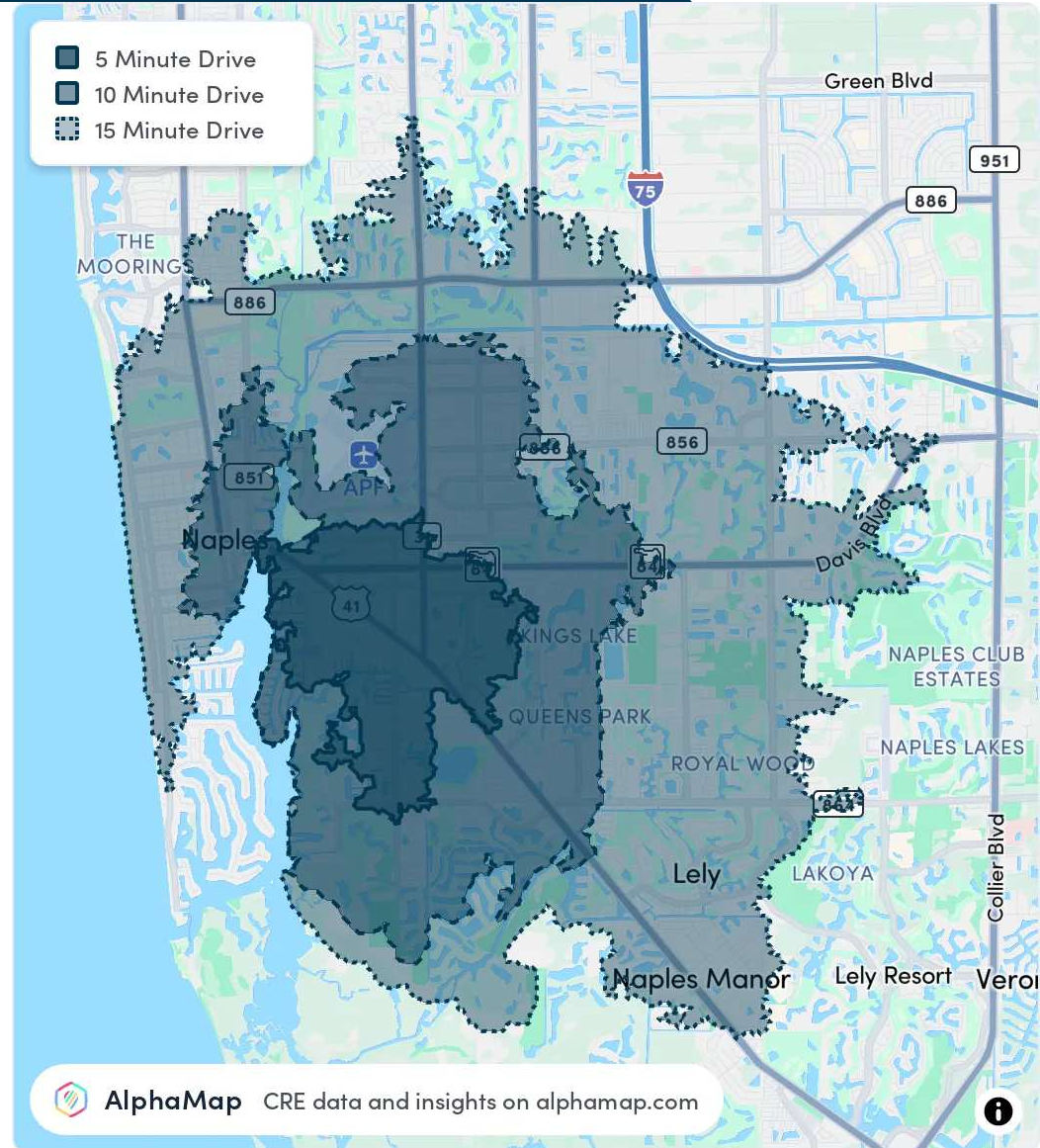
## POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,550	30,603	63,677
Average Age	50	52	54
Average Age (Male)	49	52	53
Average Age (Female)	51	53	54

## HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,141	14,230	29,756
Persons per HH	2.2	2.2	2.1
Average HH Income	\$88,995	\$95,996	\$109,802
Average House Value	\$481,674	\$541,441	\$630,636
Per Capita Income	\$40,452	\$43,634	\$52,286

Map and demographics data derived from AlphaMap



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