

LAND LEASE | UP TO 2.32 ACRES

3100 Tamiami Trail N
Naples, FL 34103



LAND LEASE



INFORMATION

Lease Rate:	Negotiable
Available SF:	1.22 - 2.32 Acres
Zoning:	C-4
Market:	Naples
Submarket:	Southwest Florida
Traffic Count:	53,000

OVERVIEW

This is a rare opportunity to lease up to 2.32 acres, zoned C-4, with nearly 300ft of frontage on U.S. 41. The site may be divided in two ways or leased entirely. Curb cuts at both Rosemary Ln, and Ridge St. grant full access to both northbound and southbound traffic, as well as access from Goodlette Rd. The site offers some of the highest quality demographics in Collier County along with impact fee credits.

FEATURES

- Centrally located between 5th Ave S. and Waterside Shops
- Nearly 300 ft of US 41 frontage
- High commercial uses allowed (C-4)
- Over 53,000 vehicles per day in Q1 2022

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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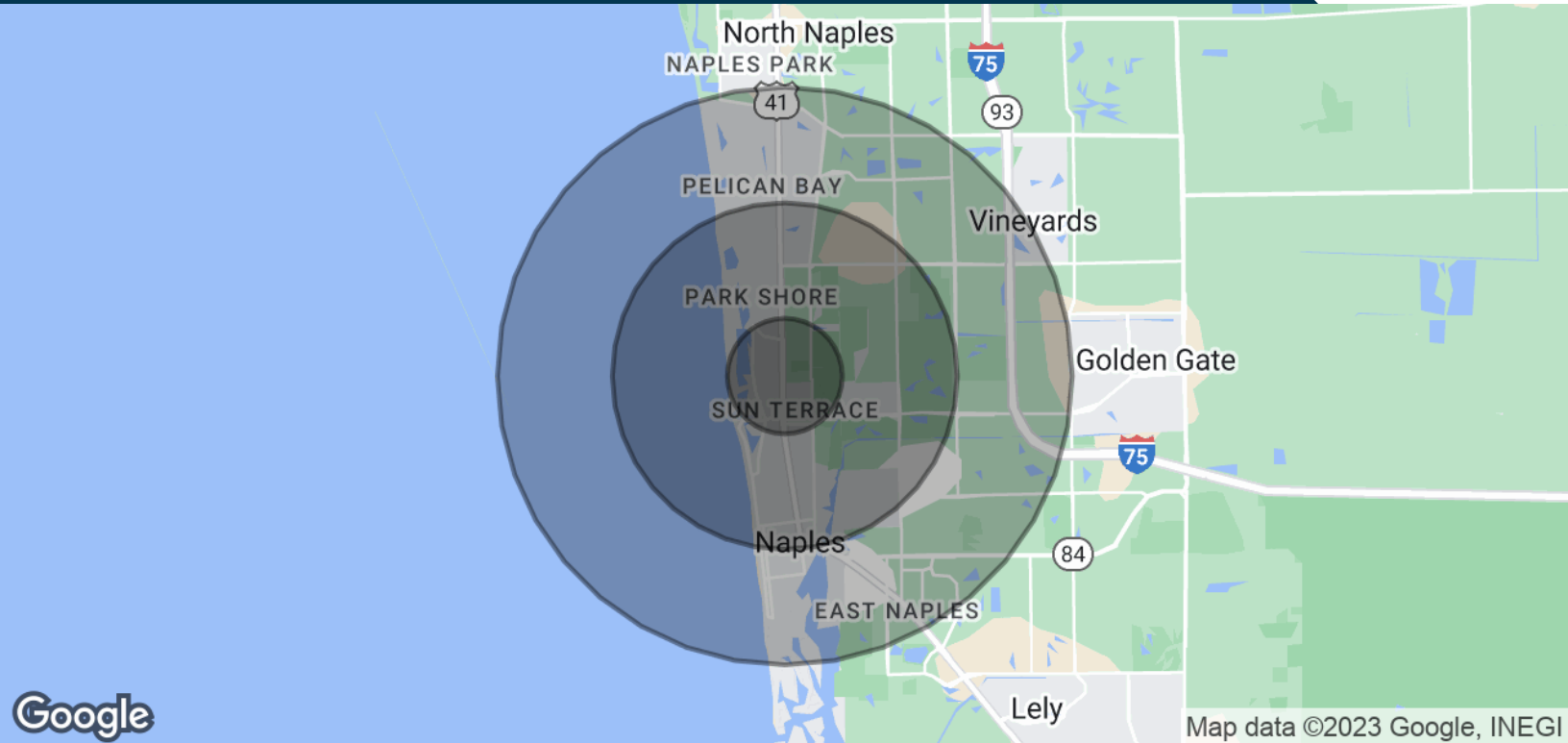
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,514	36,186	92,014
Average Age	61.3	57.4	56.2
Average Age (Male)	61.4	56.6	54.5
Average Age (Female)	60.7	57.8	55.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,968	27,228	64,551
# of Persons per HH	1.3	1.3	1.4
Average HH Income	\$111,339	\$106,338	\$91,166
Average House Value	\$746,609	\$895,188	\$704,150

TRAFFIC COUNTS

US 41/Tamiami Trail N. & Ridge Street 53,000/day

** Demographic data derived from 2020 ACS - US Census*

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Google

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