



**2400**

**TAMIAMI TRAIL N**  
**NAPLES, FL 34103**

**5-MONTH RENT ABATEMENT**  
WITH 5-YEAR LEASE

# HIGH VISIBILITY OFFICE/MEDICAL FOR LEASE

## AVAILABILITY

2,500 SF - 2nd Floor  
1,398 SF - 3rd Floor

## LEASE RATE

\$28.00 PSF NNN - 2nd Floor  
\$24.00 PSF NNN - 3rd Floor

## CAM

\$9.60 PSF



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Jeff Buckler, SIOR**

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7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com







## PROPERTY FEATURES

- Immediate Availability!
- Building Renovated in 2018
- Build-to-Suit Opportunity on the 2nd Floor
- 3rd Floor Unit is Furnished
- Ideal for Medical or Office Users
- Highly Visible Building Conveniently Located in Downtown Naples

## LOCATION DEMOGRAPHICS

DRIVE-TIME	5 MIN	10 MIN	15 MIN
2025 POPULATION	11,200	37,883	104,605
HOUSEHOLDS	5,577	19,525	49,654
MEDIAN AGE	63.2	63.7	56.9
MEDIAN HOUSEHOLD INCOME	\$115,609	\$119,746	\$94,770
AVG. HOUSEHOLD INCOME	\$224,086	\$232,829	\$173,096

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
41,500	2024



# 3rd FLOOR





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