FOR LEASE

2ND GEN RESTAURANT
RETAIL / OFFICE
SPACE

TANGLEWOOD MARKETPLACE

4910 TAMIAMI TRAIL N, NAPLES, FL 34103

PROPERTY FEATURES

- 2nd Generation Restaurant End-Cap with Prominent Signage
- Prime Park Shore Location in Central Naples
- Less Than ½ Mile South of Pine Ridge Road
- Excellent Visibility and High Daily Traffic Counts on US 41
- Strong, Diverse Tenant Mix
- Pylon Signage
- 194 Parking Spaces (4.16/1,000 SF)

AVAILABILITY

SUITE	101-102	120-122
SIZE (SF)	7,581	2,200
LEASE RATE (PSF)	$50.00	$29.00
MONTHLY BASE RENT	$31,587.50	$5,316.67
CAM (PSF)	$10.06	$10.06
MONTHLY CAM	$6,355.41	$1,844.33
TOTAL MONTHLY RENT	$37,942.91	$7,161.00

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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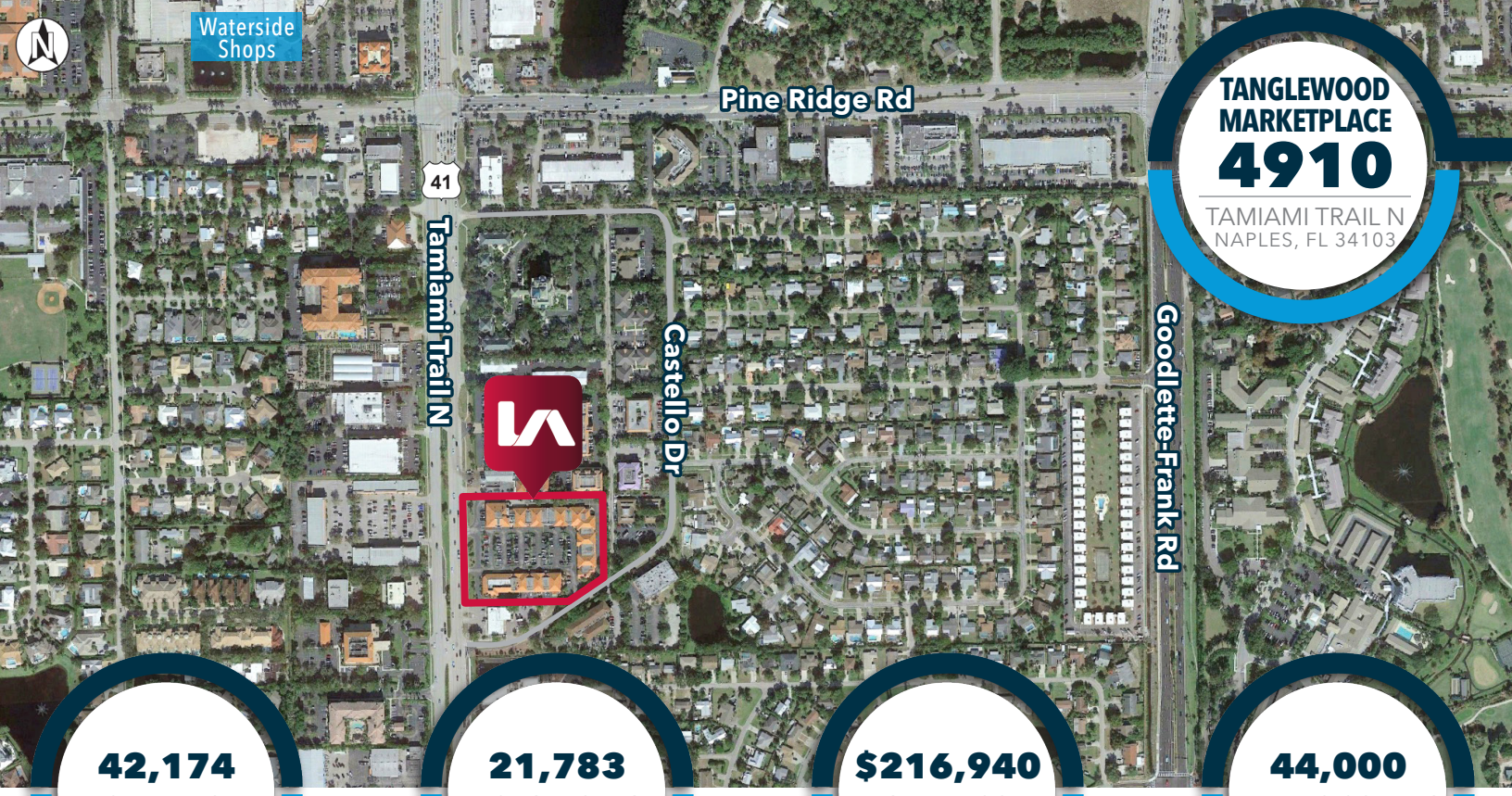
1/28/26



TANGLEWOOD MARKETPLACE 4910

TAMIAMI TRAIL N
NAPLES, FL 34103

42,174
POPULATION WITHIN 3 MILES

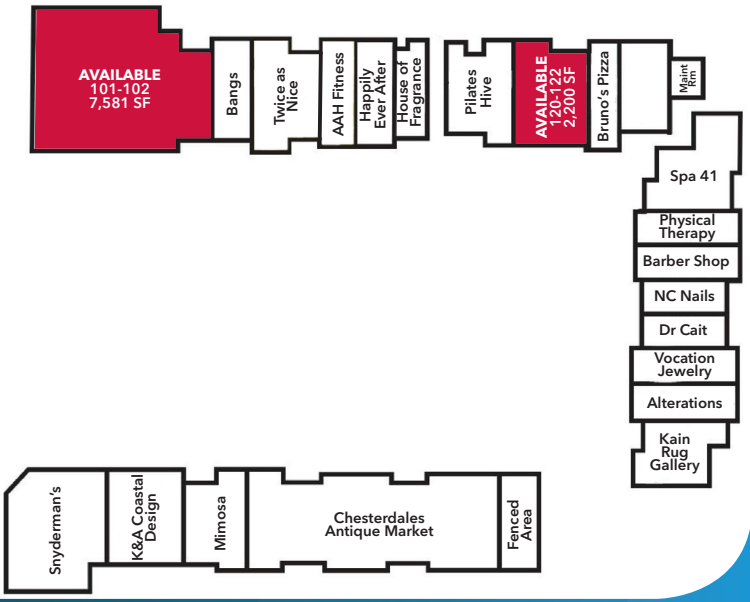
21,783
HOUSEHOLDS WITHIN 3 MILES

$216,940
AVG HH INCOME WITHIN 3 MILES

44,000
TRAFFIC COUNTS (AADT)

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,497	42,174	90,360
HOUSEHOLDS	3,542	21,783	45,113
MEDIAN HOUSEHOLD INCOME	$118,448	$120,444	$111,014
AVG. HOUSEHOLD INCOME	$198,498	$216,940	$196,265

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
44,000	2024