



# RETAIL SPACE FOR LEASE



4520 TAMIAMI TRAIL N | NAPLES 34103



Successfully showcase your business with up to **90 feet of direct frontage on 41**. Free standing building situated in **high-visibility** retail neighborhood with direct feed from Park Shore demographic.

## SQUARE FEET

**5,460 SF**

## BASE RENT:

**\$25.00 PSF NNN**

## EST. CAM 2022:

**To be paid directly by Tenant**

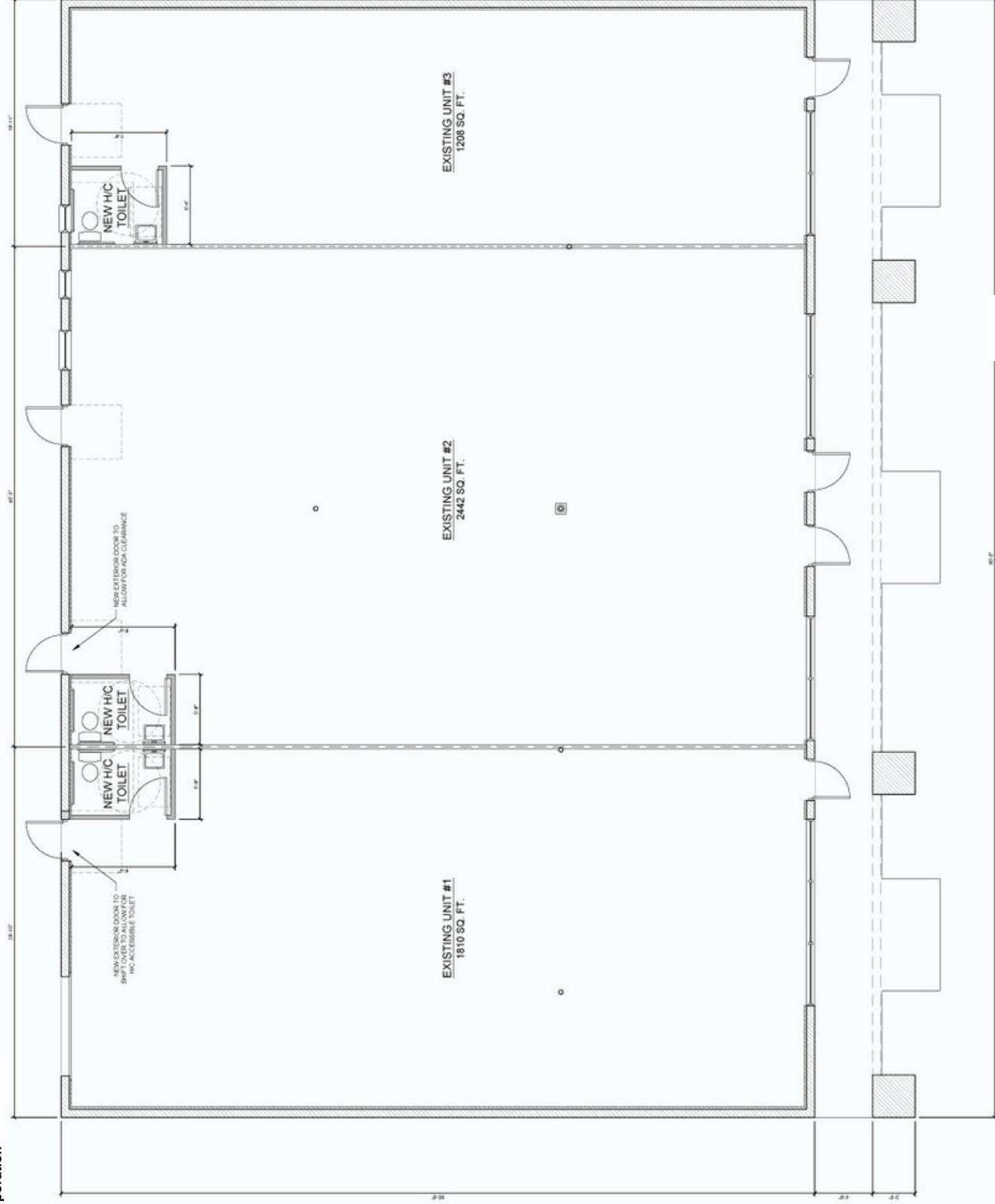
**CONTACT 📞 (239) 261-3400**

**Rob Carroll, CCIM, MAI, ext. 111**  
**rob@ipcnaples.com**



# 4520 TAMiami TRAIL NORTH | FLOOR PLAN

Investment  
properties  
corporation



5,460 SF



Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.





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# LOCATOR MAP

## WATERSIDESHOPS

ONLY 1 MILE FROM PROPERTY!



## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



Click here for link to  Google maps:  
<https://goo.gl/maps/hjb59xtpTgztkyj47>

DEMOGRAPHICS (2021)	1 MILE	3 MILES	5 MILES
Est. Population	9,804	44,255	95,208
Est. Avg. Household Income	\$151,685	\$153,436	\$135,718
2019 AADT Traffic Count	48,727 cars on Tamiami Trail North daily		

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