



RETAIL SPACE FOR LEASE



4520 TAMIAAMI 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

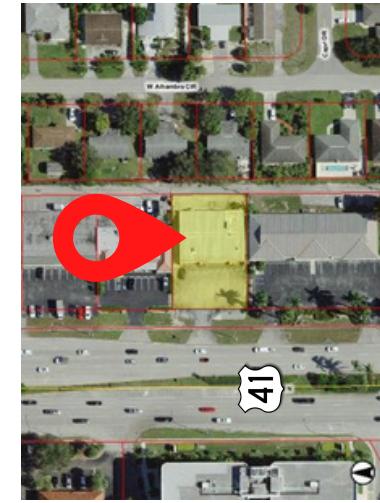
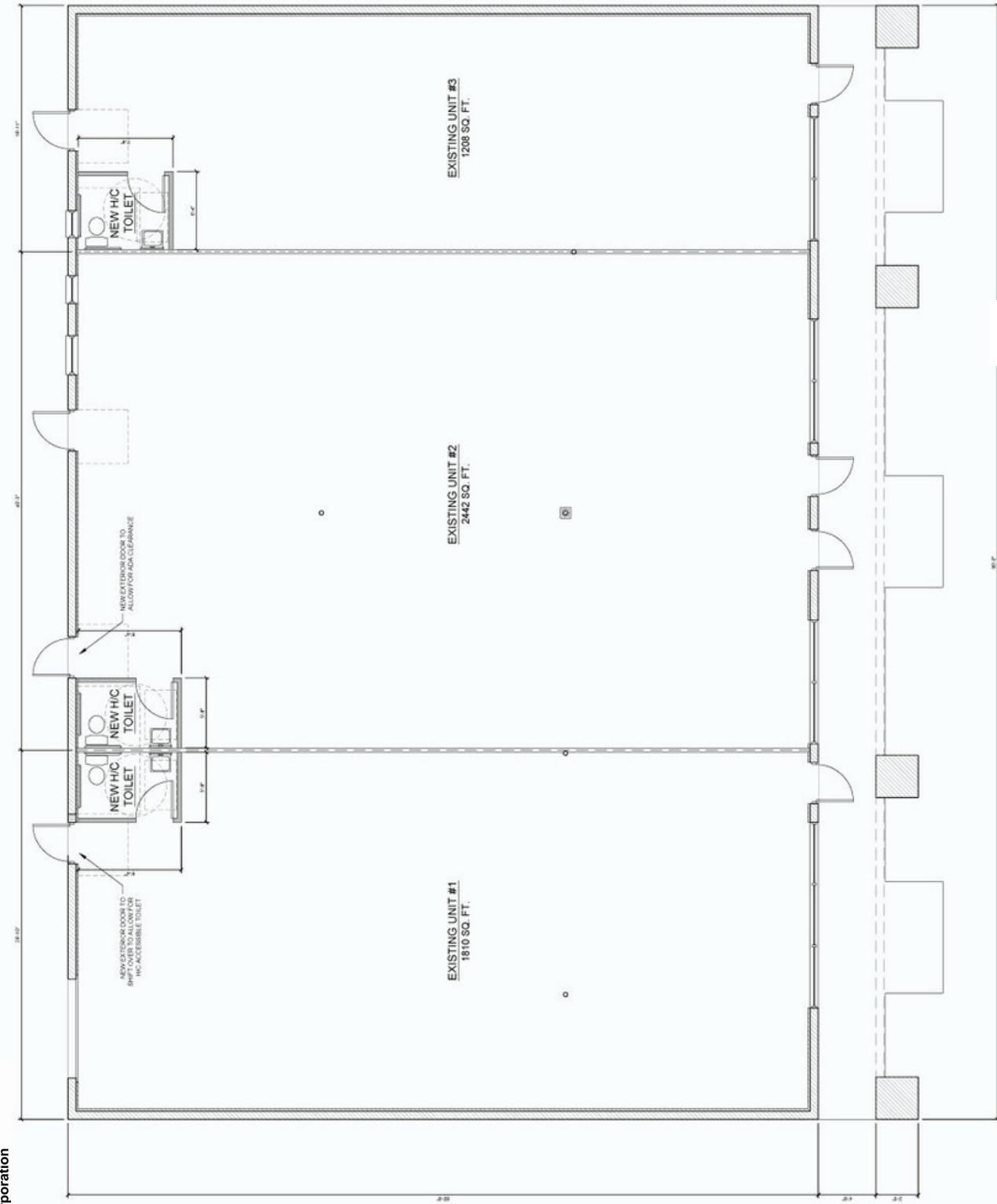
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Licensed Real Estate Broker

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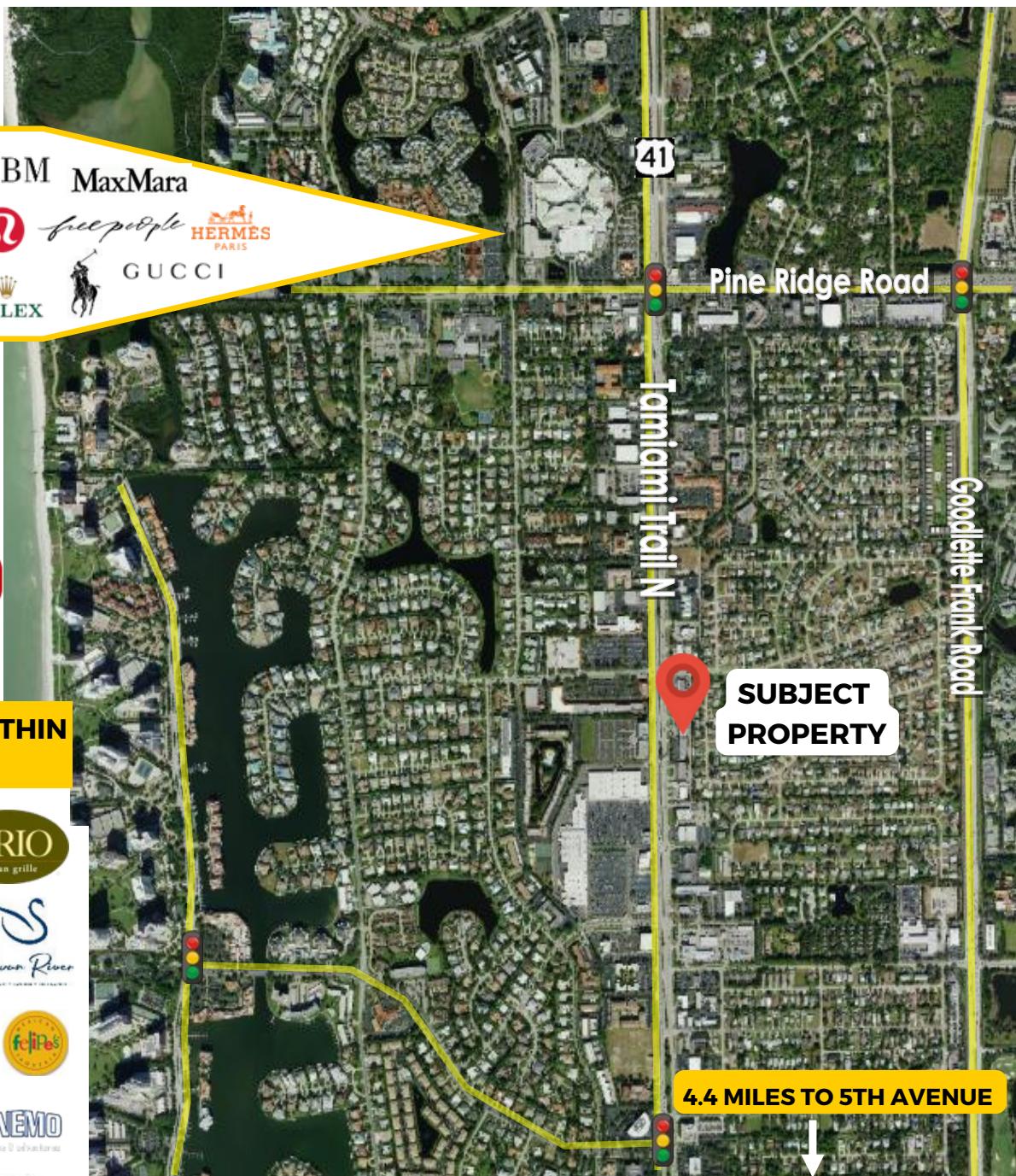
LOCATOR MAP

WATERSIDE SHOPS

ONLY 1 MILE FROM PROPERTY!

AMENITY RICH LOCATION
FOR EMPLOYEES74 RESTAURANTS WITHIN
A 1 MILE RADIUS

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		