

**7385**  
**RADIO ROAD**  
**BERKSHIRE PLAZA**  
**NAPLES, FL 34103**



# HIGH VISIBILITY SPACE FOR LEASE

**AVAILABILITY**  
2,840± SF

**LEASE RATE**  
\$32.00 PSF NNN

**CAM**  
\$13.31 PSF

Fully built-out space available in Berkshire Plaza. The suite includes four rooms, two private offices, a break room, a reception area, along with a conference room. All furniture, fixtures, and equipment are included, providing a seamless move-in opportunity for all users. Located in a rapidly growing residential corridor, the property benefits from strong demand, and predominate road visibility.

 **LEE &  
ASSOCIATES**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT  
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





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**RADIO ROAD**  
 NAPLES, FL 34104

**PROPERTY FEATURES**

- Outparcel location adjacent to Publix
- Signalized intersection with strong traffic counts
- Excellent visibility and signage opportunities
- Suitable for all users
- Surrounded by national and regional retailers
- Less than one mile from I-75

**LOCATION DEMOGRAPHICS**

DRIVE-TIME	5 MIN	10 MIN	15 MIN
2025 POPULATION	11,030	62,153	133,572
HOUSEHOLDS	5,501	27,052	59,281
MEDIAN AGE	53.4	51.0	51.4
MEDIAN HOUSEHOLD INCOME	\$74,831	\$79,596	\$82,090
AVG. HOUSEHOLD INCOME	\$94,177	\$109,731	\$128,656

**TRAFFIC COUNTS**

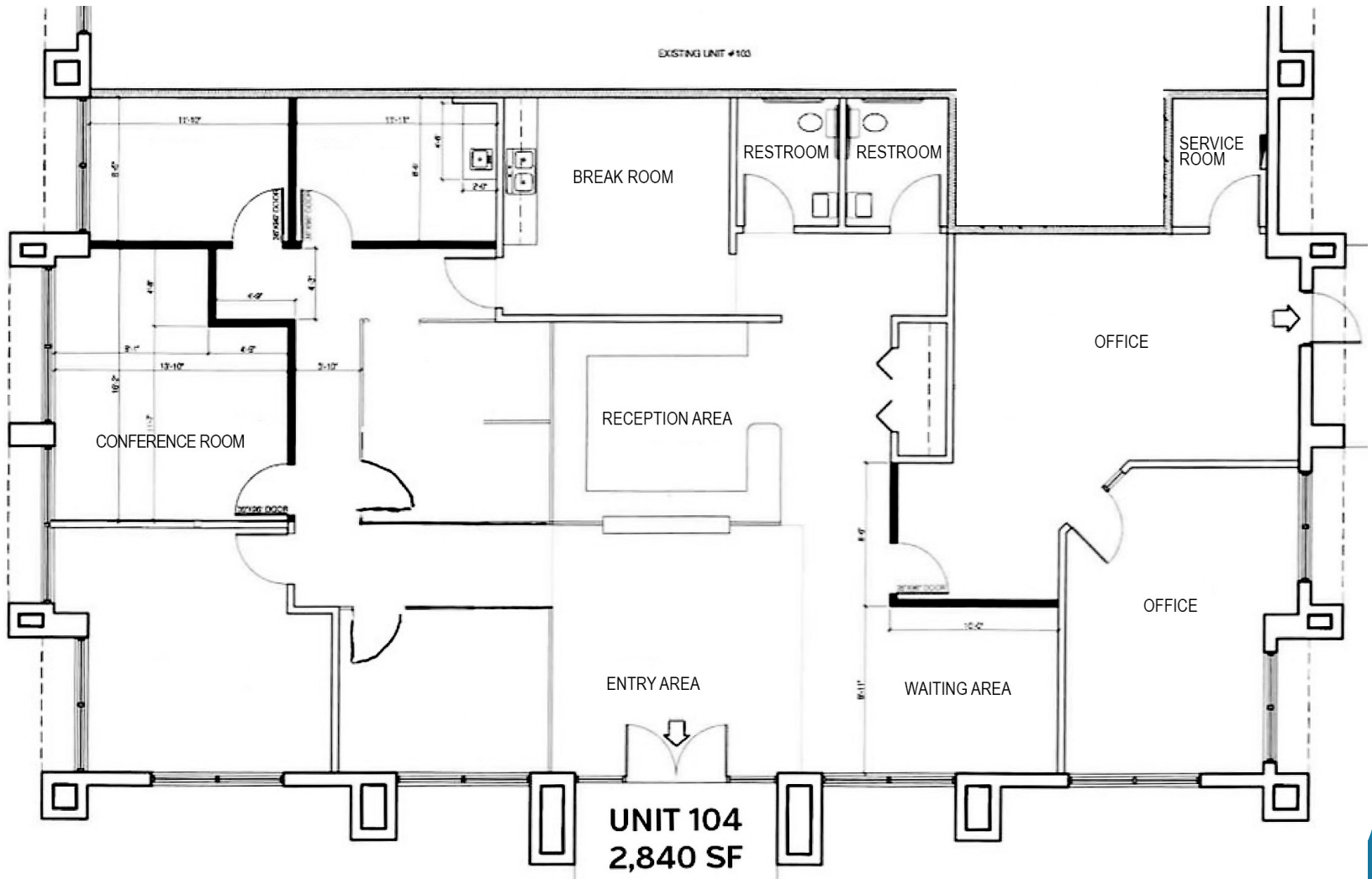
VOLUME (AADT)	YEAR
25,500 (Radio Road)	2024
52,500 (Santa Barbara Blvd)	



**UNIT 104**  
2,840± SF

**AVAILABILITY**

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
104	2,840	\$32.00	\$7,573.33	\$13.31	\$3,150.03	\$10,723.37



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