

1932 40th Ter SW
Naples, FL 34116

FOR SALE



INFORMATION

Sale Price:	\$475,000
Available SF:	.23 Acres
Price / Acre:	\$2,065,217
Zoning:	C4
Market:	NAPLES
Submarket:	GOLDEN GATE CITY

OVERVIEW

Welcome to an extraordinary investment opportunity in Naples, Florida. This property, with its coveted C4 zoning, presents unparalleled prospects for diverse commercial and development ventures. The strategic location within the thriving Naples area ensures access to a dynamic market, while the favorable zoning enhances its investment potential.

FEATURES

- Zoned C4 for versatile commercial and development opportunities
- Strategic location in the Golden Gate City Neighborhood
- Proximity to amenities and services
- Access to a dynamic and growing market
- Prime opportunity for capitalizing on Naples' economic growth
- Densely populated Golden Gate City Neighborhood

Felipe Arcila
Senior Advisor
239.315.7097
239.692.1097
felipearcila@kovacg.com

KOVA Commercial Group
9130 Galleria Court, Suite 100 | Naples, FL 34109
239.261.2627
www.kovacg.com

1932 40th Ter SW
Naples, FL 34116



Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
-------	-----------	------------	------------	-----------	------	----------

	1 MILE	3 MILES	5 MILES
Total households	3,562	16,231	48,279
Total persons per hh	3.7	3.1	2.2
Average hh income	\$60,736	\$68,927	\$71,977
Average house value	\$218,159	\$272,501	\$369,057

	1 MILE	3 MILES	5 MILES
Total population	13,265	50,689	105,788
Median age	34.4	39.0	46.3
Median age (male)	35.5	39.0	44.8
Median age (female)	31.2	37.4	44.5



Felipe Arcila
Senior Advisor
239.315.7097
239.692.1097
felipearcila@kovacg.com

KOVA Commercial Group
9130 Galleria Court, Suite 100 | Naples, FL 34109
239.261.2627
www.kovacg.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.