

RETAIL SPACE AVAILABLE FULLY SIGNALIZED INTERSECTION

FOR LEASE OR BUILD-TO-SUIT

11480 TAMAMI TRAIL E, NAPLES, FL 34113



LEASE RATE: \$34.00 PSF NNN

CAM: \$5.00 PSF

SIZE: Up to 15,960± SF, Divisible to 1,400± SF units
Including 4,200± SF freestanding building

LAND SIZE: 3.28± Acres (142,877± SF)

LOCATION: SW corner of the signalized intersection of US 41 & Southwest Boulevard

ZONING: PUD - Planned Unit Development (Collier County)

PRIME DEVELOPMENT SITE

Excellent visibility at the signalized intersection of US 41 and Southwest Boulevard. 3.28± acres net usable. Flexible PUD zoning allows 4-story hotel, assisted living, self-storage, grocery, fast food, retail, medical office and more. The Crest at Naples, a 200-unit residential rental community, surrounds this property. Situated at one of two entrances to Treviso Bay. East Naples is thriving with new residential and commercial developments.

CONTACT

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Partner

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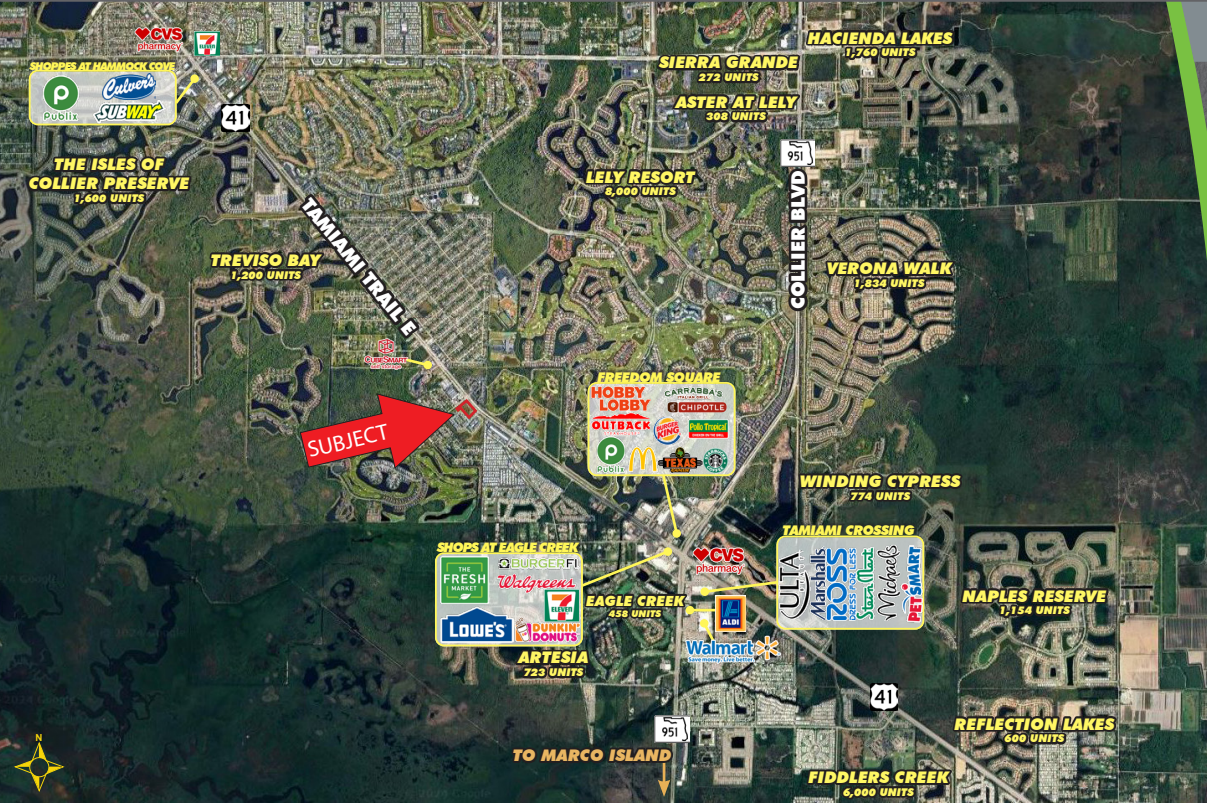
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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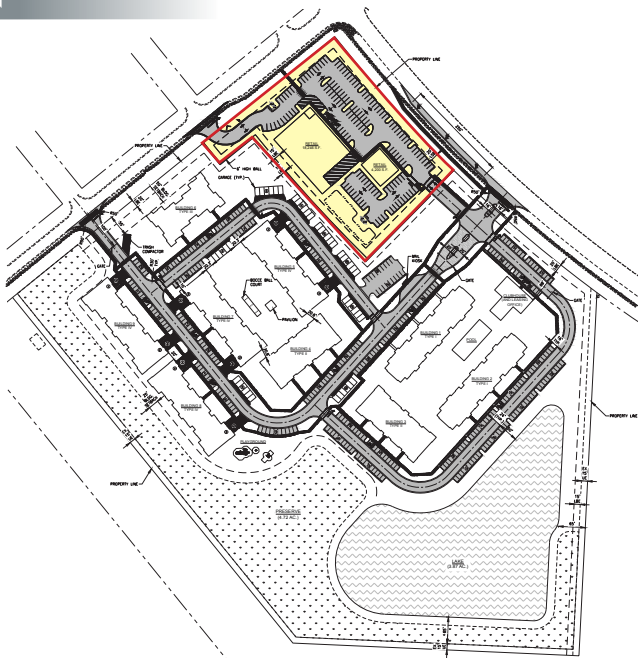
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HIGHLIGHTS

- Unique property on a signalized intersection
- Neighboring residential communities: Isles of Collier, Lely Resort, Fiddlers Creek, Treviso Bay, Naples Reserve, and Verona Walk
- Approved for FDOT right-in/right-out on US 41
- Phase I and Phase II analysis completed, Geotechnical reports completed
- Army Corp of Engineers and South Florida Water Management District permits in place

SITE PLAN



DISTANCES

- 2 minutes to intersection of Collier Blvd and US 41 East
- 9 minutes to Physicians Regional Hospital
- 12 minutes to Downtown Naples
- 14 minutes to I-75
- 15 minutes to Marco Island

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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,935	36,639	76,584
EST. HOUSEHOLDS	2,686	17,137	36,409
EST. AVERAGE HOUSEHOLD INCOME	\$95,415	\$116,202	\$113,431
TRAFFIC COUNTS (2023)	38,000 AADT		

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