

For Sale

# Development Site

3.02 Acres | \$1,754,967 / Acre



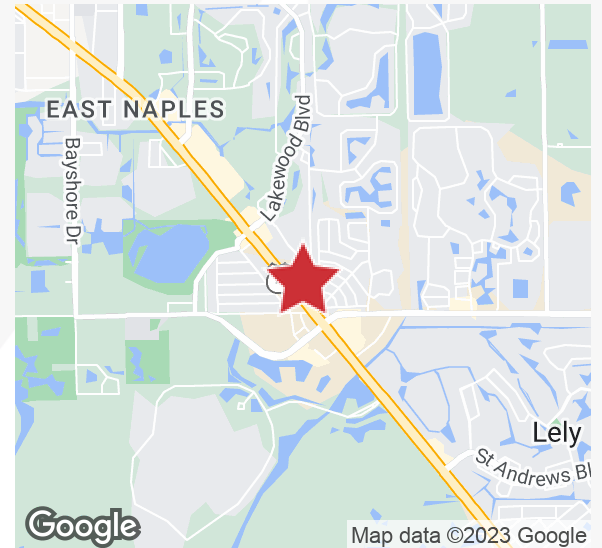
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## 4599 Tamiami Trail East

Naples, Florida 34112

### Property Highlights

- Rare 3.02 acre development site on Tamiami Trail East (US Hwy 41) in Naples
- Just north of Rattlesnake Hammock Road
- Zoned C-3 (Heavy Commercial District), City of Naples
- Wide range of commercial uses allowed
- Average daily traffic per FDOT: 44,331
- Approximately 215 feet of frontage on Tamiami Trail East
- Good access with existing left turn available to southbound Tamiami Trail traffic



**Sale Price: \$5,300,000**

### Demographics

	2 Miles	5 Miles	10 Miles
Total Households	17,922	60,833	127,885
Total Population	26,999	93,779	212,955
Average HH Income	\$48,937	\$66,131	\$77,071

For more information

**Brian Adair**

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04.21.23

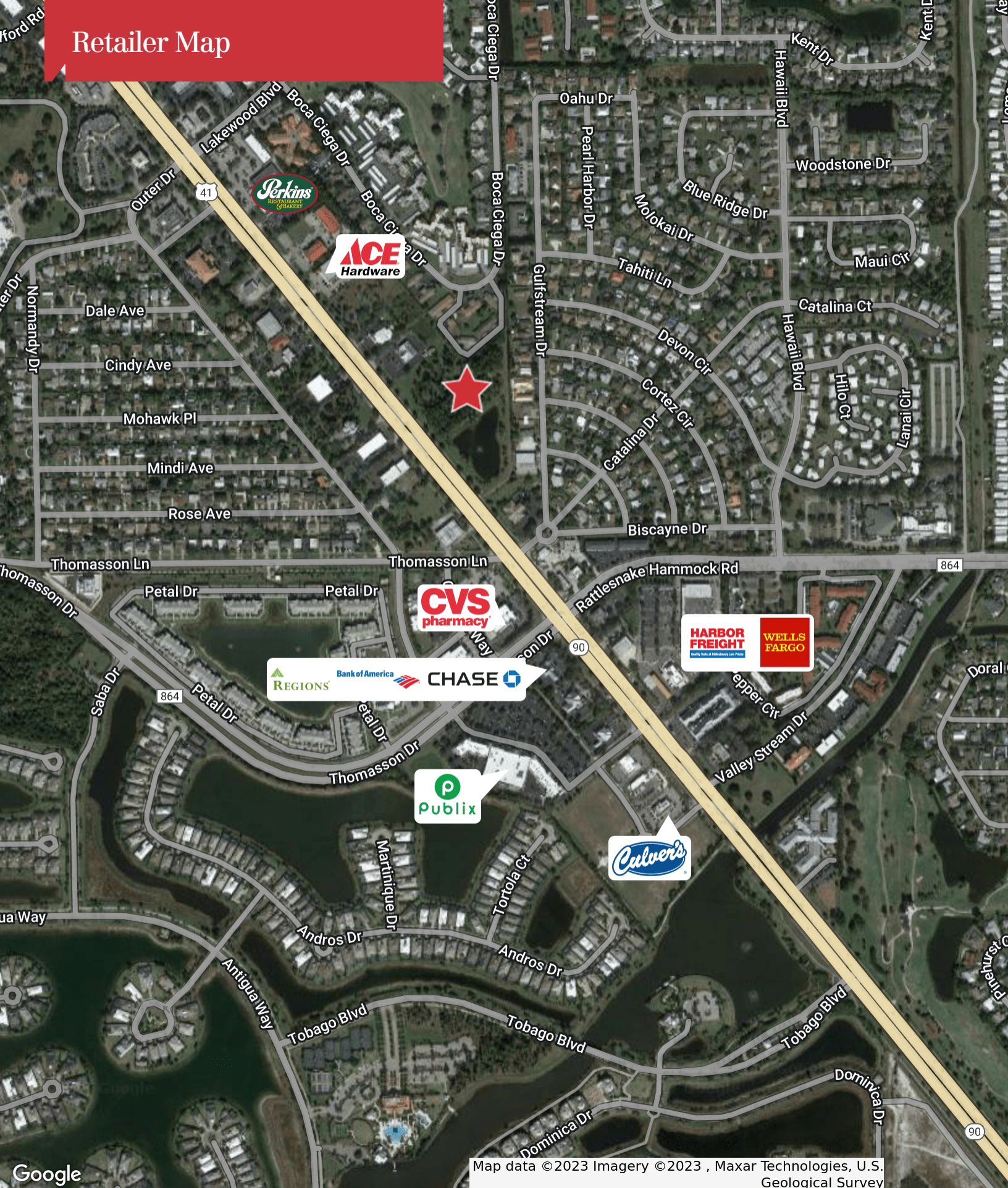
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

444 Seabreeze Blvd, Suite 1000  
Daytona Beach, FL 32118

386 238 3600 tel

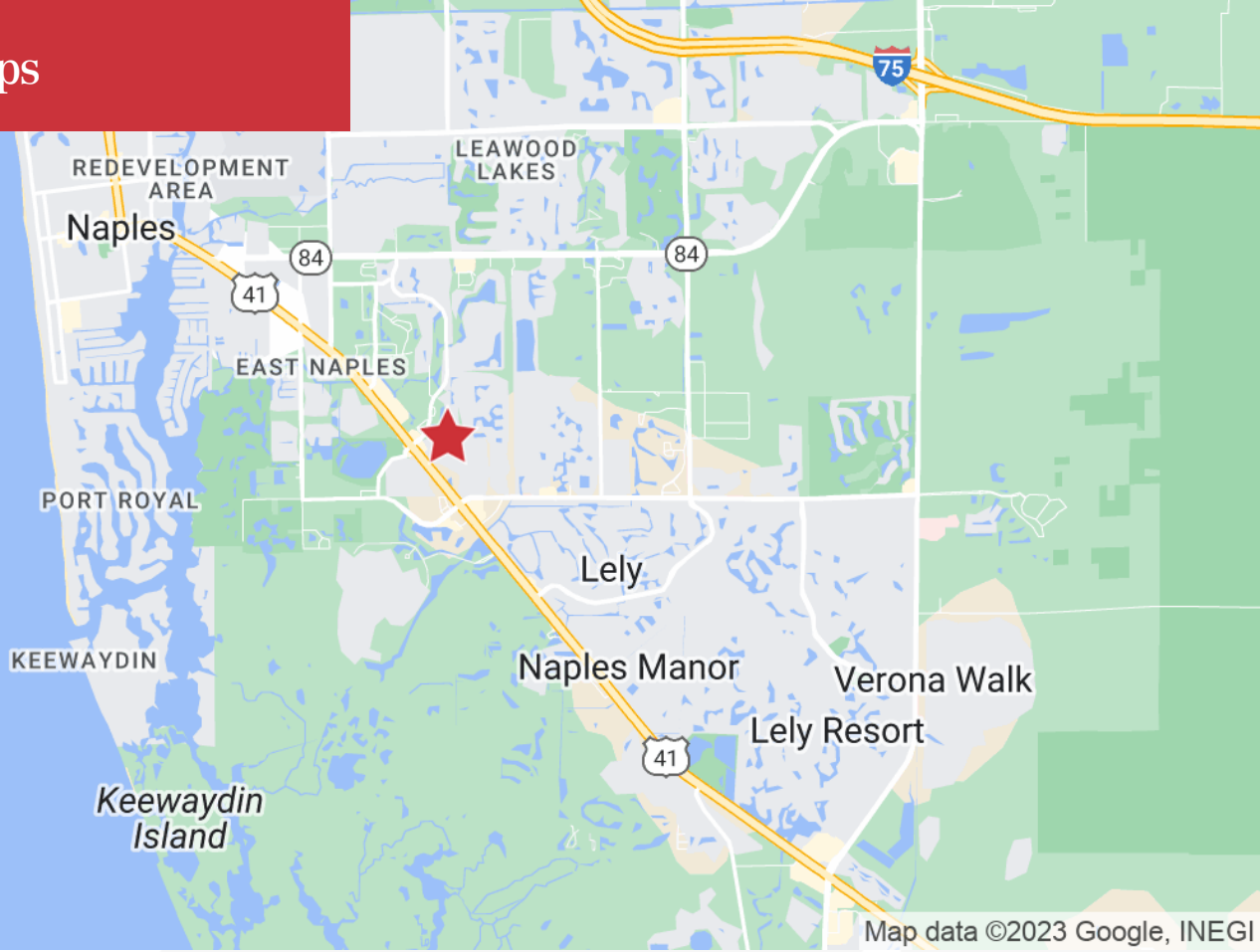
[nairealvest.com](http://nairealvest.com)

# Retailer Map

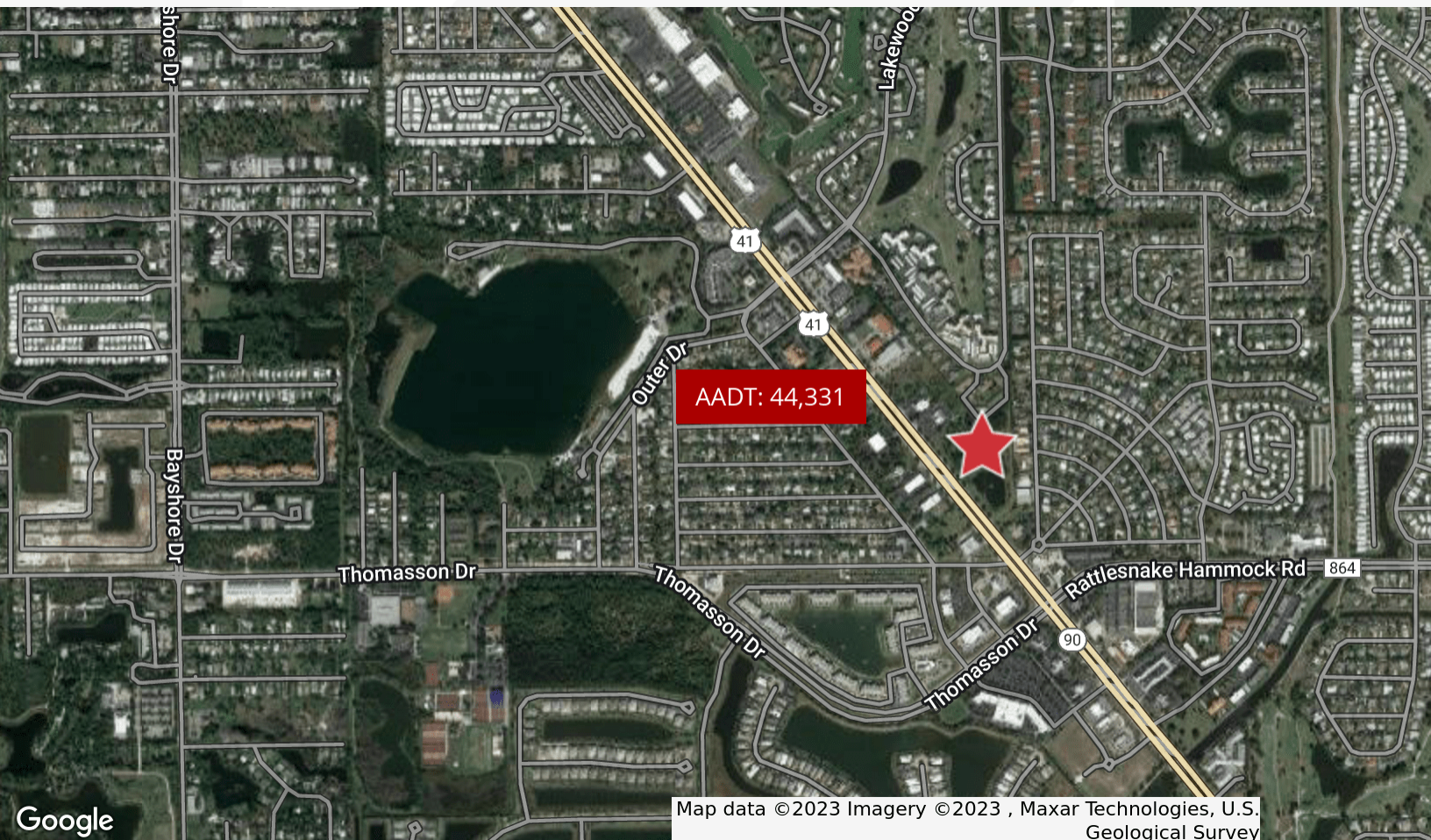


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# Location Maps

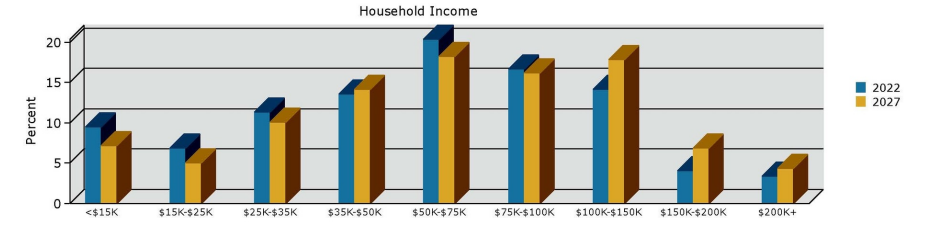
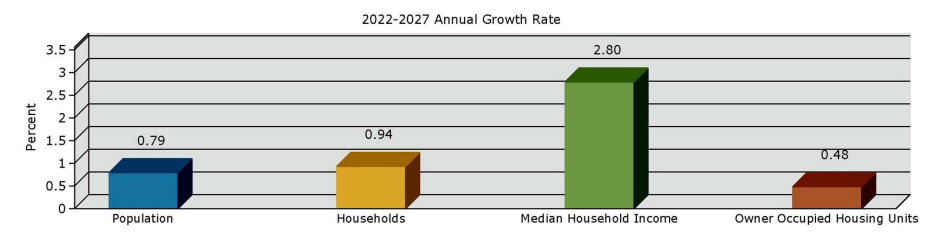
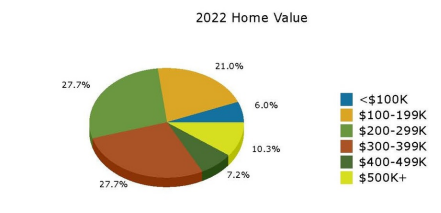
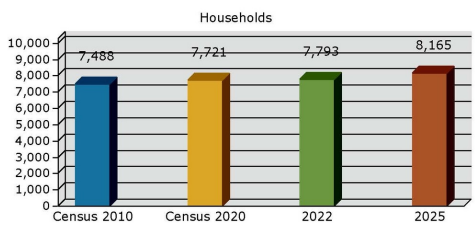
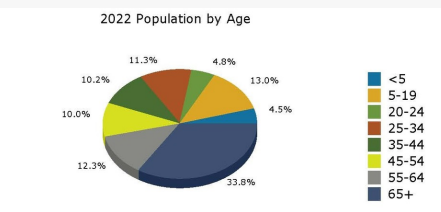
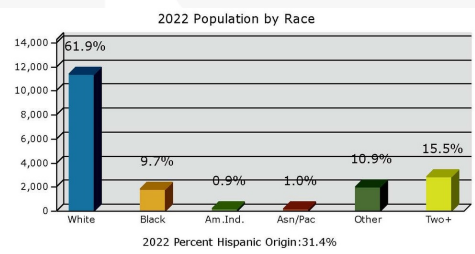
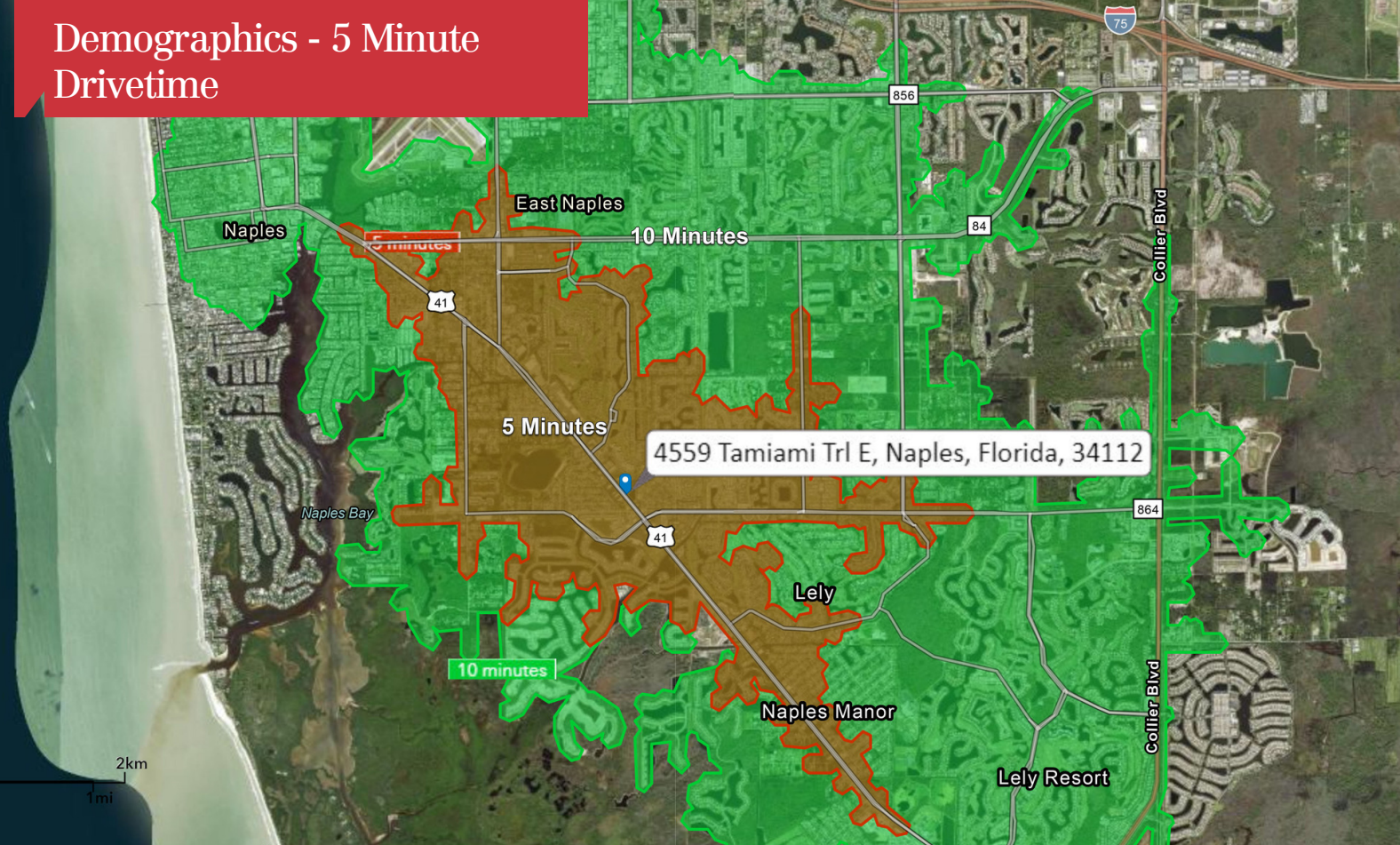


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# Demographics - 5 Minute Drivetime



# Demographics - 10 Minute Drivetime

