

# 5/3 BANK & CVS OUTPARCEL

## 1.06± ACRE SHOVEL-READY SITE

# FOR SALE OR LAND LEASE

4570-A THOMASSON LANE, NAPLES, FL, 34112



- PRICE:** \$1,100,000 @ \$23.82 PSF or \$1,037,736/Acre
- LAND LEASE:** \$9,200/Month NNN
- SIZE:** 1.06± Acres (46,174± SF)
- LOCATION:** Adjacent to Fifth Third Bank and CVS, off the busy intersection of Tamiami Trail E (US 41) and Rattlesnake Hammock Road/Thomasson Drive
- ZONING:** Sabal Bay MPUD - Mixed-Use Planned Unit Development (Collier County)  
[Click here for zoning info](#)
- PARKING:** 27 Spaces paved with stripes in place
- RE TAXES:** \$9,105 (2023)
- PARCEL ID:** 71750000169

This prime 1.06± acre shovel-ready outparcel is ideally located adjacent to Fifth Third Bank and CVS, just off the high-traffic intersection of Tamiami Trail E (US 41) and Rattlesnake Hammock Road/Thomasson Drive. With versatile development potential, Sabal Bay MPUD zoning allows for a variety of uses, including an 8,100 SF two-story general office, 5,400 SF medical office, 6,750 SF retail space, or a 1,570 SF fast-food restaurant (subject to County approval). The property features paved and striped parking for 27 vehicles, stormwater management in place, and multiple access points from both Thomasson Lane and Thomasson Drive. Located just 3.8± miles from downtown Naples, it offers excellent visibility and accessibility in this thriving commercial corridor, strategically positioned across from the Publix-anchored Shops at Hammock Cove.

### CONTACT

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### HIGHLIGHTS

- Sabal Bay MPUD zoning allows office, retail, fast food restaurant, subject to County approval
- Parking for 27 cars in place
- Stormwater pond in place
- Next to the Publix anchored, Shops at Hammock Cove
- Affluent area with an average household income of \$100,000 in a 1-mile radius



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2024 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
EST. POPULATION	7,030	49,818	99,686
EST. HOUSEHOLDS	3,175	22,848	46,834
EST. AVERAGE HOUSEHOLD INCOME	\$99,779	\$106,006	\$117,175

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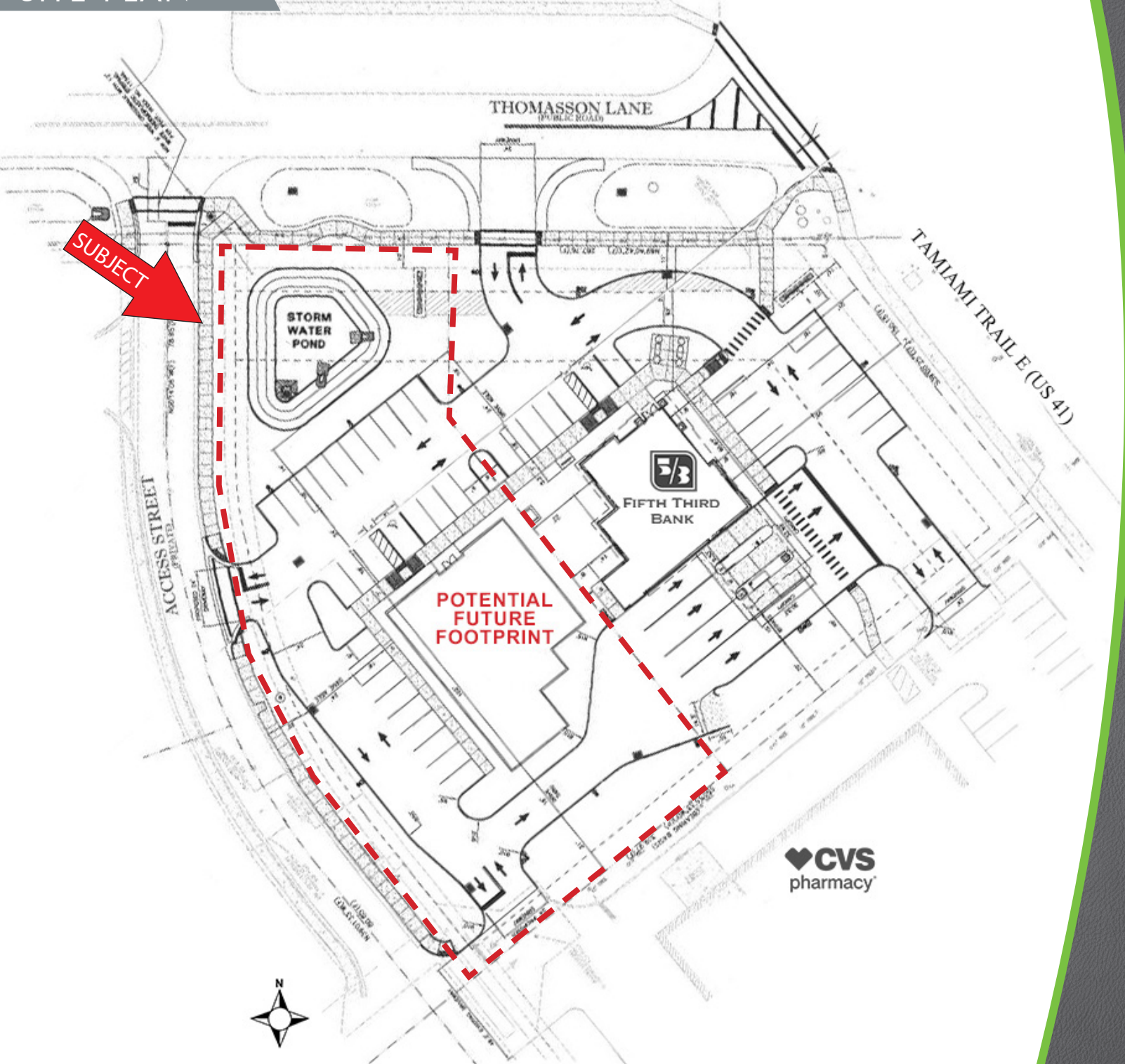
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### SITE PLAN



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