

# HERON PLACE

## RETAIL/OFFICE/MEDICAL

# FOR LEASE

4186 TAMAMI TRAIL N, UNIT 116B, NAPLES, FL 34103



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY 2% SALES TAX	MONTHLY TOTAL
116B	1,600	\$20.00	\$2,666.67	\$5.40	\$720.00	\$67.73	\$3,454.40

**LEASE RATE:** \$20.00 PSF NNN

**OPEX:** \$5.40 PSF

**LOCATION:** Located at the NE corner of the signalized intersection of Shady Rest Lane and Tamiami Trail N (US 41)

**PARKING:** 174 surface spaces for the entire center

**ZONING:** C3 - Commercial (Collier County), suitable for Retail, Office & Medical

**YEAR BUILT:** 1988

### HERON PLACE

This in-line unit is located in the Heron Place shopping center and is suitable for retail, office, and medical uses. The L-shaped neighborhood strip center offers high visibility, marquee signage, and ample common parking. Conveniently situated in North Naples on a bustling section of US 41, it is across from the upscale Park Shore neighborhood. The location is in close proximity to Fresh Market, Felipe's Mexican Taqueria, McDonald's, and many other restaurants and retailers.

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## HIGHLIGHTS

- Ready to occupy
- Competitive lease rate
- Prime location at signalized intersection
- Across from upscale neighborhood of Park Shore

## JOIN EXISTING TENANTS

- Berkshire Hathaway Realty
- Twinkle Twinkle Little Store (children's consignment store)
- Skillet's Restaurant
- Premier Showcare Kitchen & Bath
- Franco's Beauty Center
- Suzanne's Salon
- Engler Window & Door
- Preppy Pet Naples



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,508	39,619	94,900
EST. HOUSEHOLDS	4,662	19,997	46,341
EST. MEDIAN HOUSEHOLD INCOME	\$111,816	\$106,570	\$96,671
TRAFFIC COUNTS (2023)	44,000 AADT		

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**SUITE 116B**  
1,600± SF



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