

IDEAL DRIVE-THRU OUTPARCEL INNOVATION ZONE OVERLAY

FOR LEASE

3828 TOLLHOUSE DRIVE, NAPLES, FL 34104



LAND LEASE PRICE:	\$100,000 Per Year NNN
LAND SIZE:	0.44± Acres (19,400± SF)
ZONING:	Tollgate PUD - Planned Unit Development (Collier County)
F.L.U.:	Mixed Use Activity Center Subdistrict
FLOOD ZONE:	X
UTILITIES:	Water, Sewer & Electricity
PARCEL ID:	76885050306 (South portion)

Premier land lease opportunity located at the northeast corner of the signalized intersection of Collier Boulevard and Beck Boulevard. This outparcel shares a 0.97-acre site with an operating Waffle House and offers outstanding visibility and access with a traffic count of 66,500 AADT. Strategically positioned in the southeast quadrant of I-75 at Exit 101, the property benefits from major interchange improvements currently underway, including the construction of two new flyover ramps over Davis Boulevard (Beck Boulevard). Zoned within the Tollgate PUD and situated in the Innovation Zone Overlay, the site is ideally suited for drive-thru or other high-traffic commercial uses.

CONTACT

stan stouder, CCIM
Founding Partner
239.481.3800 x205
stan.stouder@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

IDEAL DRIVE-THRU OUTPARCEL INNOVATION ZONE OVERLAY

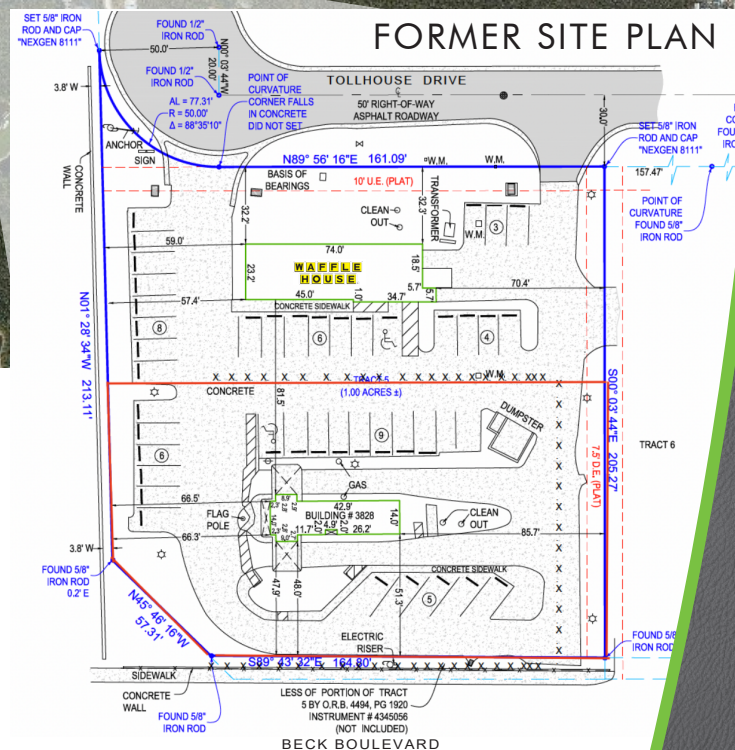
FOR LEASE

3828 TOLLHOUSE DRIVE, NAPLES, FL 34104



HIGHLIGHTS

- Located at a busy signalized intersection with 66,500 cars per day
- Outparcel next to Waffle House
- Within the Innovation Zone Overlay
- Immediate access to I-75 with major interchange improvements underway



CONTACT

stan stouder, CCIM
Founding Partner
239.481.3800 x205

stan.stouder@creconsultants.com

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,878	41,675	97,966
EST. HOUSEHOLDS	1,962	17,618	45,722
EST. MEDIAN HOUSEHOLD INCOME	\$94,706	\$85,266	\$95,436
TRAFFIC COUNT (2024)	41,000 AADT (Bonita Beach Road)		