

HERON PLACE PROFESSIONAL OFFICE SPACE

FOR LEASE

4130 TAMiami TRAIL N, NAPLES, FL 34103



PLEASE DO NOT DISTURB CURRENT TENANT
SITE VISITS WITH LISTING AGENT ONLY BY APPOINTMENT

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY 2% SALES TAX	MONTHLY TOTAL
4130	7,990	\$28.00	\$18,643.33	\$5.62	\$3,741.98	\$447.71	\$22,833.02

Lease Rate for a 5-Year Term | Occupancy August 1, 2025

- 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
- FLOOD ZONE:** X500

This fully built-out end cap unit is designed for general office use and boasts prime frontage on US 41. Located in the high-visibility Heron Place shopping center, it features marquee signage and ample common parking—ideal for retail, office, or medical use. Situated in North Naples along a high-traffic section of US 41, the property is directly across from the upscale Park Shore neighborhood and near Fresh Market, Felipe’s Mexican Taqueria, McDonald’s, and numerous other restaurants and retailers.

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The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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HIGHLIGHTS

- End-Cap, frontage on US 41
- Competitive lease rate
- Prime location at signalized intersection
- Across from upscale neighborhood of Park Shore
- Available for occupancy August 1, 2025

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
- Salon Nevaeh
- Engler Window & Door
- Preppy Pet Naples
- Gulf Groomers
- The K9 Shop



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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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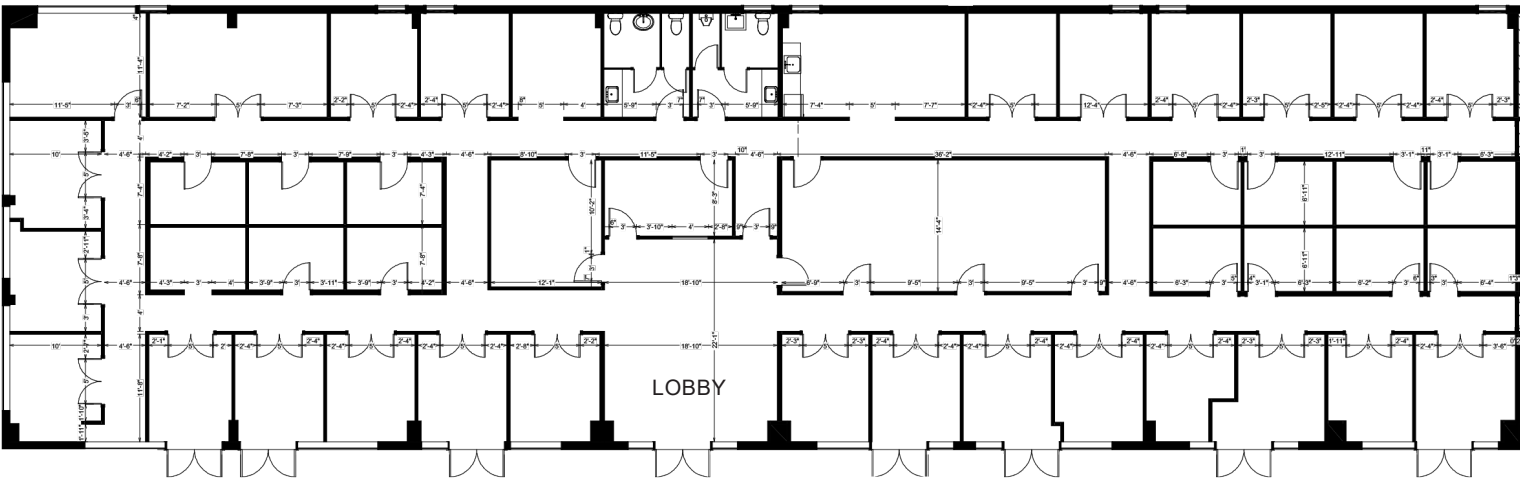
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HERON PLACE

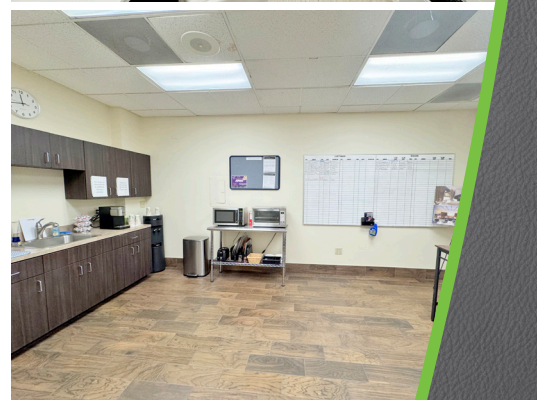
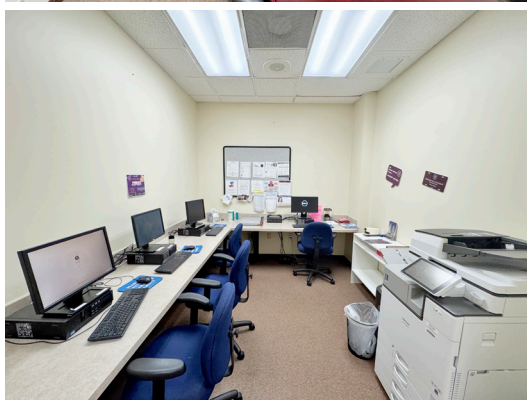
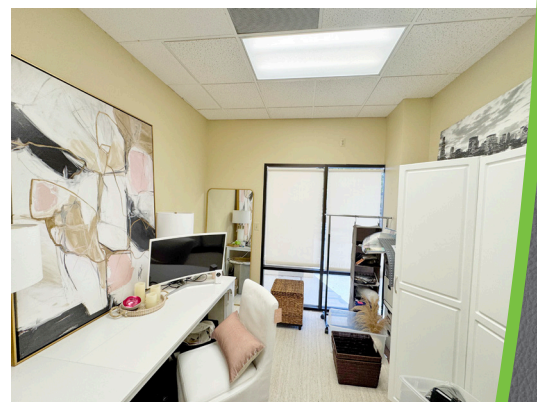
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SUITE 4130
7,990± SF



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