

# IDEAL DRIVE-THRU OUTPARCEL

## 0.44± ACRES

### FOR SALE OR LEASE

3828 TOLLHOUSE DRIVE, NAPLES, FL 34104



<b>LAND SALE PRICE:</b>	\$2,350,000
<b>LAND LEASE PRICE:</b>	\$100,000 Per Year NNN
<b>LAND SIZE:</b>	0.44± Acres (19,400± SF)
<b>ZONING:</b>	Tollgate PUD - Planned Unit Development (Collier County)
<b>F.L.U.:</b>	Mixed Use Activity Center Subdistrict
<b>FLOOD ZONE:</b>	X
<b>UTILITIES:</b>	Water, Sewer & Electricity
<b>PARCEL ID:</b>	76885050306 (South portion)

### CONTACT

**stan stouder, CCIM**  
**Founding Partner**  
239.481.3800 x205  
[stan.stouder@creconsultants.com](mailto:stan.stouder@creconsultants.com)

Premier land lease or purchase 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. Owner is an experienced developer willing to build to suit for a qualified tenant.

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

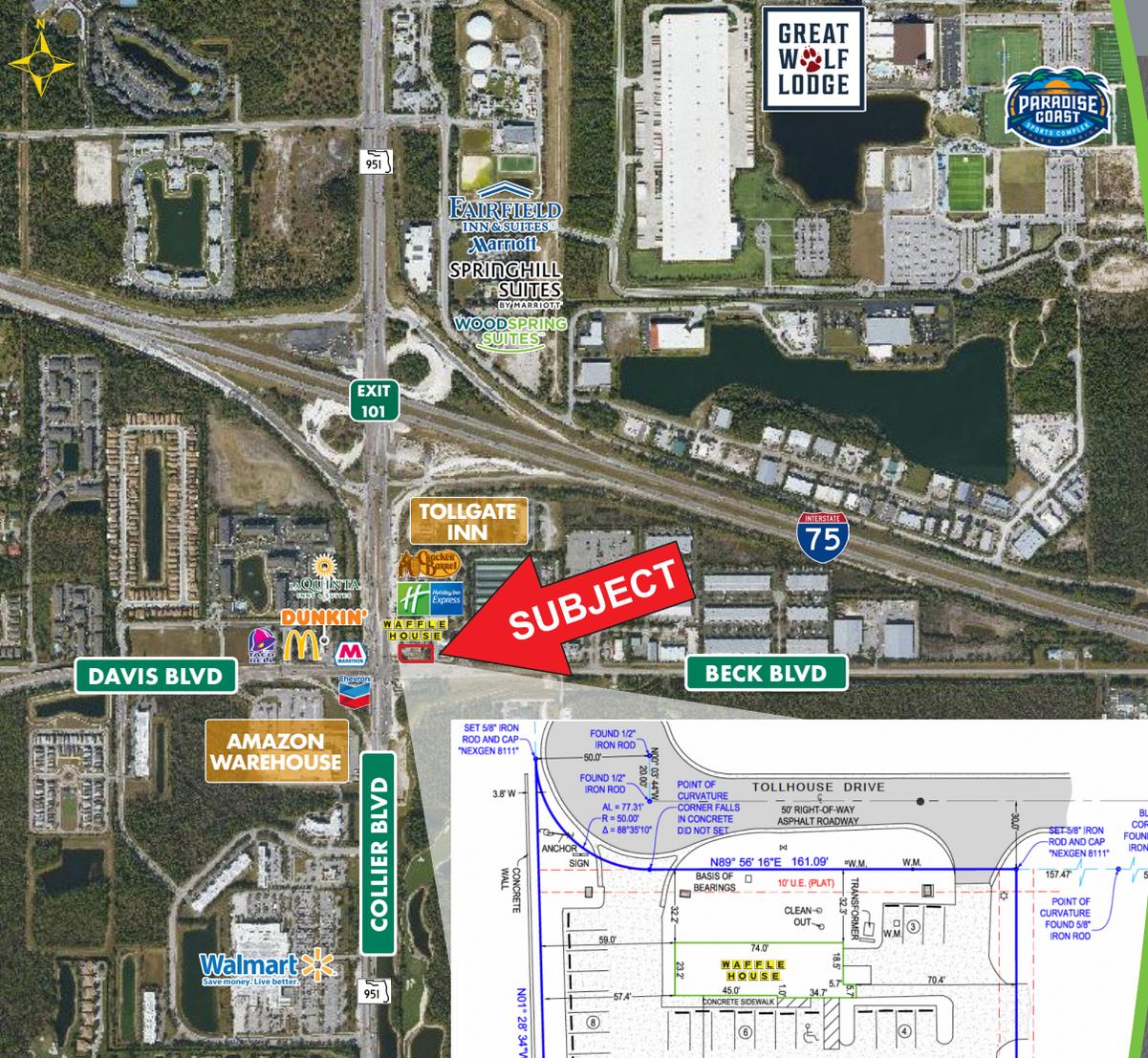
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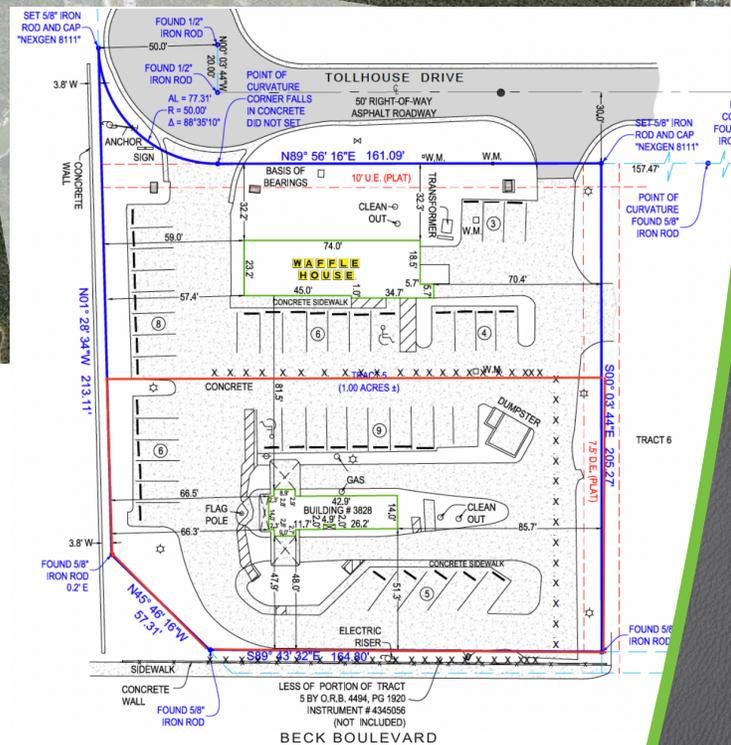
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## HIGHLIGHTS

- 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
- The purpose and intent of the Innovation Zone is to promote economic growth and to diversify the economy of the County by attracting businesses identified by Florida Statutes to add high wage employment opportunities in targeted industries.



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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)		

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