

PROFESSIONAL OFFICE SPACE FOR LEASE

3080 TAMAMI TRAIL EAST
NAPLES, FL 34112



4,000 SF



OFFICE FOR LEASE

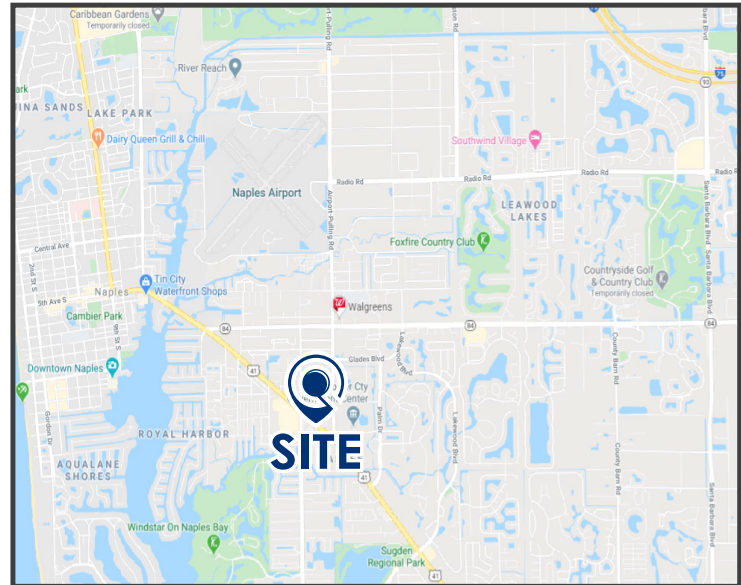


\$9.00 NNN

PROPERTY INFORMATION

Lease Rate:	\$9.00 NNN
CAM Rate (Electric Included):	\$3.00 PSF
Total Size Available:	4,000 SF
Lot Size:	1.53 AC
Zoning:	C-3 (Commercial)
Tamiami Trail (US 41) AADT:	30,000 CPD
Airport Pulling Road AADT:	29,500 CPD
Parking:	52 Spaces

- Monthly Rent \$4,260.00 + Sales Tax and Electric.
- Across from the Collier County Courthouse & Government Center.
- Abundant parking with 52 spaces.
- Illuminated monument signage available.
- Frontage on US-41, proximity to 5th Avenue.
- New roof installed in 2017.
- Furnishing negotiable.



<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	10,503	50,872	108,061
Five-Year Increase	2.0%	2.1%	1.9%
Avg Household Inc.	\$53,869	\$85,731	\$91,143
Total Households	4,811	25,150	50,371
Daytime Employees	11,016	54,732	73,477

(Applied Geographic Solutions 2019)

LQWEST.COM/TAMIAMI-OFFICE-SPACE

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