

# PRIME US 41 LOCATION

## OFFICE/RETAIL/MEDICAL SPACE



# FOR LEASE

5035 TAMIAMI TRAIL E, NAPLES, FL 34113



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	MONTHLY SALES TAX	MONTHLY TOTAL
H2	902	\$15.00	\$1,127.50	\$73.29	\$1,200.79

**LEASE RATE:** \$15.00 PSF Modified Gross (Tenant to pay Electric, Phone, Internet)

**SIZE:** 902± SF

**LOCATION:** On Tamiami Trail E (US 41), just SE of Rattlesnake Hammock Road

**YEAR BUILT:** 1986

**ZONING:** C4 - Commercial (Collier County)

### THE VILLAGE FALLS PROFESSIONAL COMPLEX

This first-floor unit boasts a private courtyard entrance and plenty of parking. C4 zoning accommodates a wide range of businesses, including office, medical, retail, and more. Situated in The Village Falls, a professional complex on Tamiami Trail E (US 41), enjoys a strategic location opposite Publix anchored Shops at Hammock Cove, various dining options, and banks. Easy and convenient access to US 41, just 6± miles to downtown Naples and 5th Avenue S.

### CONTACT

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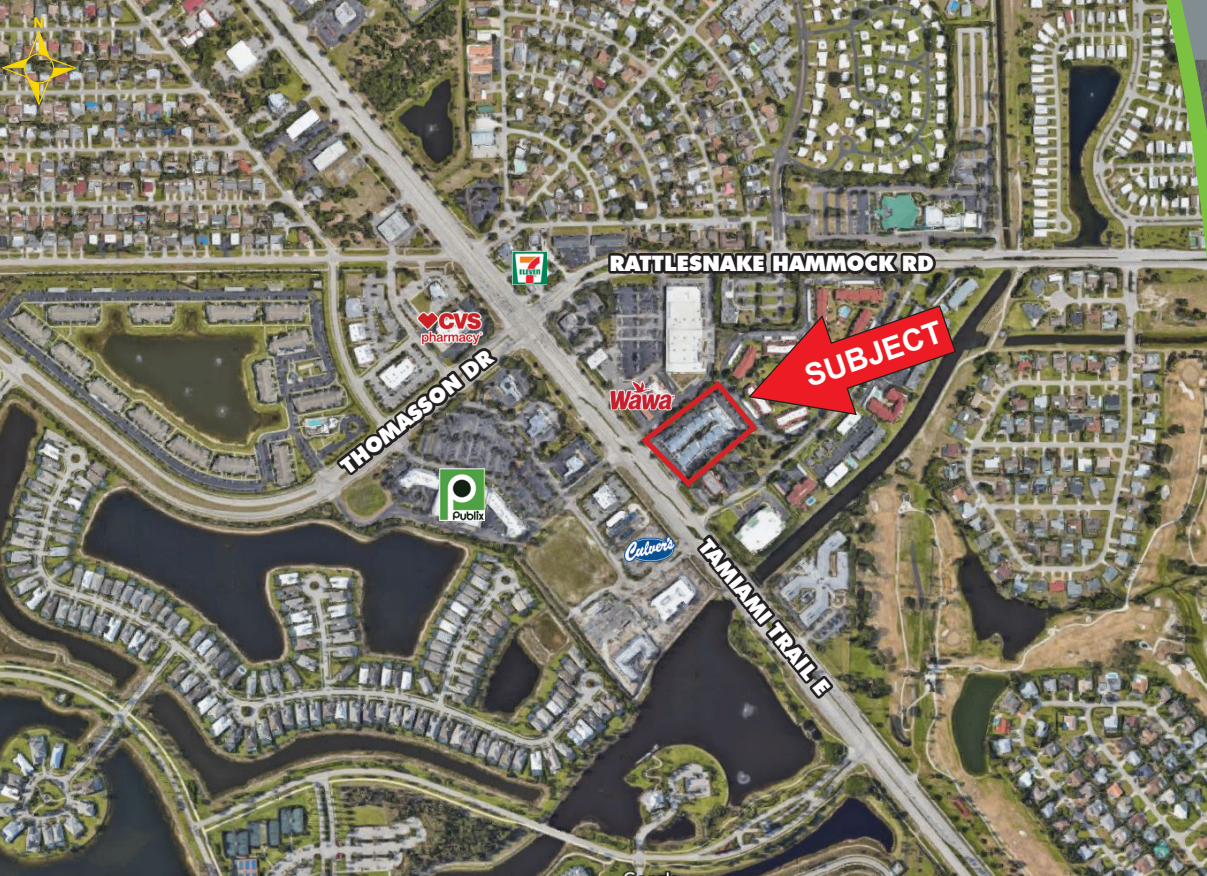
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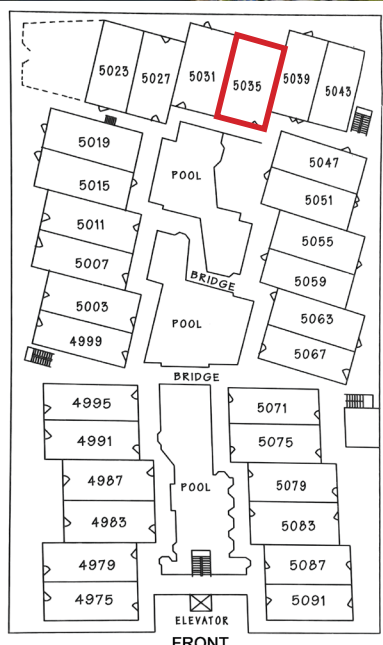
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### HIGHLIGHTS

- First floor unit
- Private entrance
- Can be used for Medical/ Retail/Office
- Easy access off US 41



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,035	48,885	99,106
EST. HOUSEHOLDS	2,800	21,739	45,849
EST. MEDIAN HOUSEHOLD INCOME	\$64,111	\$63,988	\$67,260
TRAFFIC COUNTS (2022)	45,000 AADT		

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