

SAGE

COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

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COMMERCIAL
PROPERTY
for
LEASE



DESCRIPTION :

1,771 SF Commercial Space—3148 Tamiami Trail E, Naples FL 34913

Executive Summary:

- Tamiami Trail Commercial Unit for Lease—Zoned C-3
- Join **Five Guys Burgers and Fries** at this High Visibility Site
- Direct Access From Tamiami Trail Eastbound and Westbound
- **23,000 cars/day** Average Traffic Count
- 1.7 Miles from 5th Avenue South in Naples
- Just 1/8th Mile from Collier County Courthouse and Government Center
- Surrounded by Government, Professional and National Retailer Activity
- Located in the Heart of the Bayshore Gateway Triangle
- Recently Renovated Building Exterior and Property
- Gray Box Interior Ready for Tenant Fit Out and Signage
- Plenty of On Site Parking

Attachments:

- Property Aerial
- Building Photos
- Building Plans
- Locator Map
- Traffic and Demographic Reports
- Customer Registration Form (for Brokers and Agents)

GENERAL :

LEASE RATE :

\$14/SF (NNN plus CAM)

CONTACT :

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