

# PROFESSIONAL OFFICE CONDOS JUST OFF TAMIAMI TRAIL N - FOR LEASE

875 94TH AVENUE N, NAPLES FL 34108



## PROPERTY FEATURES

**LEASE RATE:** \$21.00 NNN/SF  
**CAM:** \$4.00/SF  
**SIZE:** 633 & 875± SF  
**LOCATION:** Located off Tamiami Trail N, right behind Tuffy's Auto Care, across from the Mercato  
**ZONING:** C3 – Commercial (Collier County)  
**YEAR BUILT:** 2019

## PROPERTY HIGHLIGHTS

- Vanilla shell office condo
- Ideal for small professional office users
- Excellent location with great access
- Building Hurricane Rated with Hurricane Glass

## PROPERTY OVERVIEW

A very nice 633-875± SF vanilla shell professional office that has convenient access and visibility from Tamiami Trail N (US 41). Tenant to pay utilities and \$150/month for direct Fiber Optic T-6 Cable.

### 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,147	64,519	150,996
# Households	6,364	31,149	70,009
Median HH Income	\$49,147	\$52,757	\$54,034
Median Age	52.2	49.9	51.2

For more information please contact:

### MICHAEL MAHAN

Vice President

239.230.2184

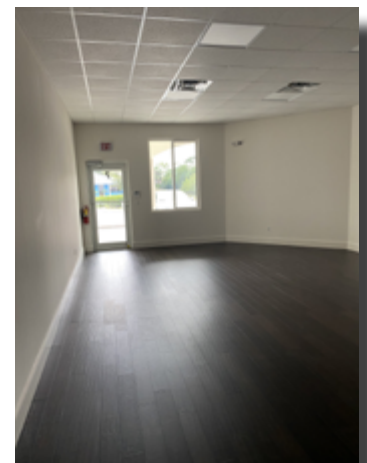
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YOUR LOCAL MARKET **EXPERT**

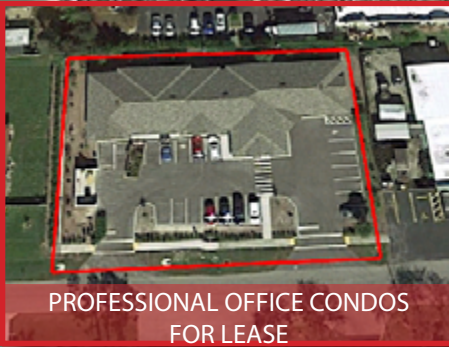
7400 Trail Blvd., Ste 101 | Naples, FL 34108 | [www.lee-associates.com](http://www.lee-associates.com)





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PROFESSIONAL OFFICE CONDOS  
FOR LEASE

## AVAILABLE UNIT

UNIT	SIZE (SF)	LEASE RATE (PSF NNN)	CAM (PSF)	MONTHLY SALES TAX	MONTHLY TOTAL
5	875	\$21.00	\$4.00	\$122.14	\$1,945.05
7	633	\$21.00	\$4.00	\$85.72	\$1,404.47

\*Each tenant is required to pay Utilities and \$150/month for direct Fiber Optic T-6 Cable.

For more information please contact:

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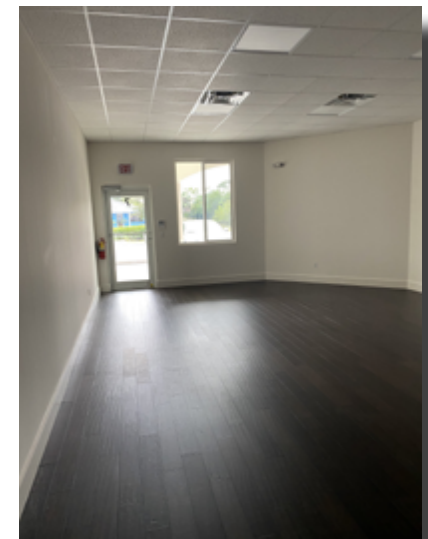
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