



# TREVISO MIXED-USE

9004 TAMIAMI TRAIL  
NAPLES, FL 34113

LAND  
FOR SALE



9.07 AC



LAND FOR SALE



\$5,199,000

## PROPERTY INFORMATION

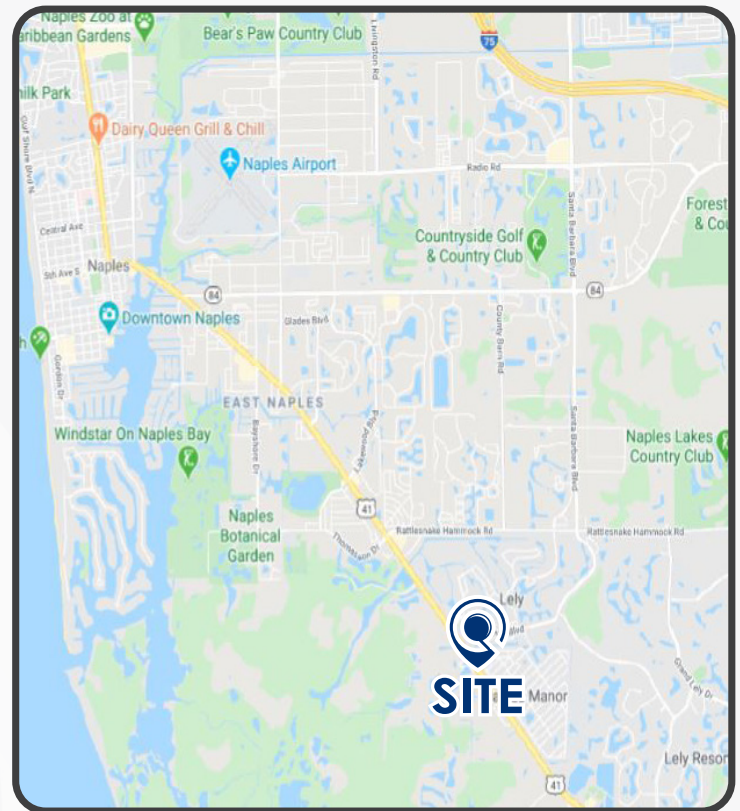
**Sale Price:** \$5,199,000  
**Lot Size:** 9.07 AC  
**Zoning:** C-PUD, Mixed-Use, Hotel, Auto  
**Uses:** Retail, Office, Medical, Restaurant  
**Tamiami Trail AADT:** 38,500 CPD

- Permitted for 395,089 SF of commercial use.
- Uses for land for retail, office, medical, restaurant, automotive dealership and more.
- Frontage on Tamiami Trail (US 41).
- Prime location, just less than ten miles from Naples' 5th Avenue South.

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	7,450	48,612	99,475
2025 Increase	2.1%	2.0%	2.1%
Avg HH Income	\$66,734	\$73,764	\$82,808
# Households	2,426	20,861	45,107
# Employees	1,370	14,744	51,789

(Applied Geographic Solutions 2020)



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