

# LAND FOR GROUND LEASE OR SALE



**CUSHMAN & WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

**5135 Tamiami Trail E.**  
Naples, FL 34113

**Sale Price: \$2,178,000 (\$25 PSF)**



## PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

Strap #	458800 M 135B20
Parcel #	55150880002
Total Land Area	2 Acres
Total Land Square Footage	87,120 SF
Zoning	C-4
Frontage	+/-315' on Tamiami Trail East
Submarket	East Naples

- C-4 zoning allows for a variety of uses
- Corner lot and direct frontage on US 41
- Located in a high growth area
- High traffic counts (AADT 40,500)
- Land is mostly cleared
- Median cut on US-41
- Close proximity to numerous residential communities including The Isles of Collier Preserve
- Valley Stream Drive connects to Rattlesnake Hammock Road

For more information, please contact:

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
gtasman@cpswfl.com

**LANE BOY**  
Director  
239.675.3219  
lboy@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
www.cpswfl.com

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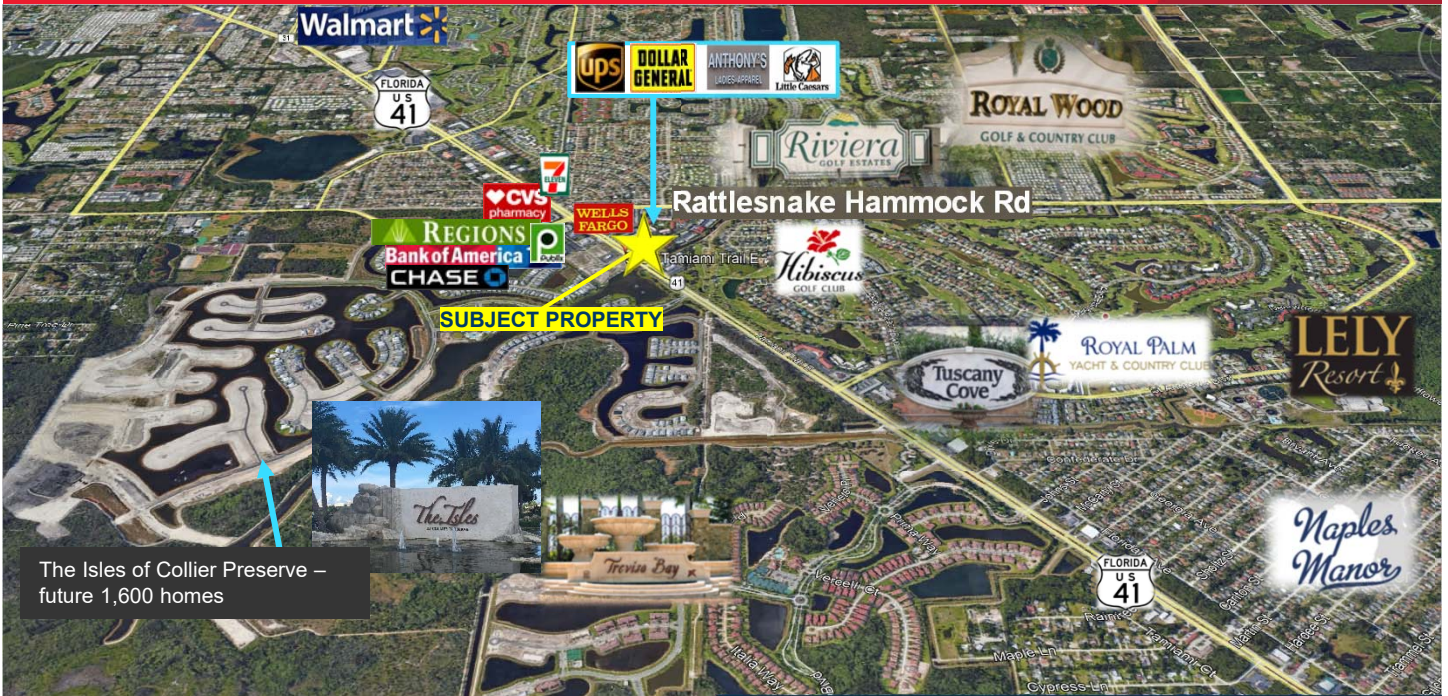


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The Isles of Collier Preserve –  
future 1,600 homes

DEMOGRAPHICS				PROPERTY OVERVIEW
POPULATION	3 Miles	5 Miles	10 Miles	
2018 Total Population:	7,776	49,154	103,061	<ul style="list-style-type: none"> <li>➤ Located south of Rattlesnake Hammock Rd and across the street from The Isles of Collier Preserve (1,600 plus unit community)</li> <li>➤ 1-mile population projected to grow 16.1% over the next 5 years.</li> <li>➤ The site is located at the southeast corner of Tamiami Trail East and Valley Stream Drive in the East Naples submarket of Collier County. The parcel is zoned C-4.</li> <li>➤ The front portion of the parcel is divided into two retail outparcels.</li> <li>➤ Potential uses include restaurant, retail, office or medical.</li> </ul>
2023 Population:	8,617	54,395	114,923	
Pop Growth 2018-2023:	10.82%	10.66%	11.51%	
Average Age:	52.20	48.20	47.70	
HOUSEHOLDS	3 Miles	5 Miles	10 Miles	
2018 Total Households:	3,584	20,969	44,581	
HH Growth 2018-2023:	10.41%	10.19%	10.94%	

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**Don't miss this rare opportunity to secure a prime C-4 retail site!**



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