

LAND FOR BUILD TO SUIT OR SALE



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

5135 Tamiami Trail E.
Naples, FL 34113

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



PROPERTY DETAILS

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

PROPERTY HIGHLIGHTS

- 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
239.489-3600
lboy@cpswfl.com

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



The Isles of Collier Preserve – future 1,600 homes

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2018 Total Population:	7,776	49,154	103,061
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%

PROPERTY OVERVIEW

- Located south of Rattlesnake Hammock Rd and across the street from The Isles of Collier Preserve (1,600 plus unit community)
- 1-mile population projected to grow 16.1% over the next 5 years.
- 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.
- The front portion of the parcel is divided into two retail outparcels.
- Potential uses include restaurant, retail, office or medical.

For more information, please contact:

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

LANE BOY
Director
239.489.3600
lboy@cpswfl.com

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

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



For more information, please contact:

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

LANE BOY
Director
239.489-3600
lboy@cpswfl.com

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