

Sugden Park Plaza- SPACE FOR LEASE

4270 Tamiami Trail E.
Naples, FL 34112



OFFERING SUMMARY

Available SF: 814 - 9,650 SF

Lease Rate: **First Floor Retail:**
\$16.00 SF/yr (NNN)

Second Floor Retail:
\$13.00 SF/yr (NNN)

CAM (HVAC Included): \$5.73 PSF

Lot Size: 4.03 Acres

Building Size: 41,500 SF

Zoning: PUD

Market: Southwest Florida

Submarket: East Naples

PROPERTY OVERVIEW

High traffic corridor in Naples with opportunity to expand in the prosperous East Naples market. Sugden Park Plaza offers a unique opportunity to secure a centralized value add retail asset with sizable upside potential that is densely surrounded with favorable demographics.

PROPERTY HIGHLIGHTS

- First floor retail space and second floor office space available
- Second generation and vanilla shell opportunities
- Signage on the building & US-41 Pylon
- Ample parking
- Located at the major intersection of US-41 [45,000 AADT]
- Excellent demographics & upscale housing development trends
- New regional sports fields & other major local investments nearby
- Surrounded by national development of Walgreen's, CVS, Wawa, etc.

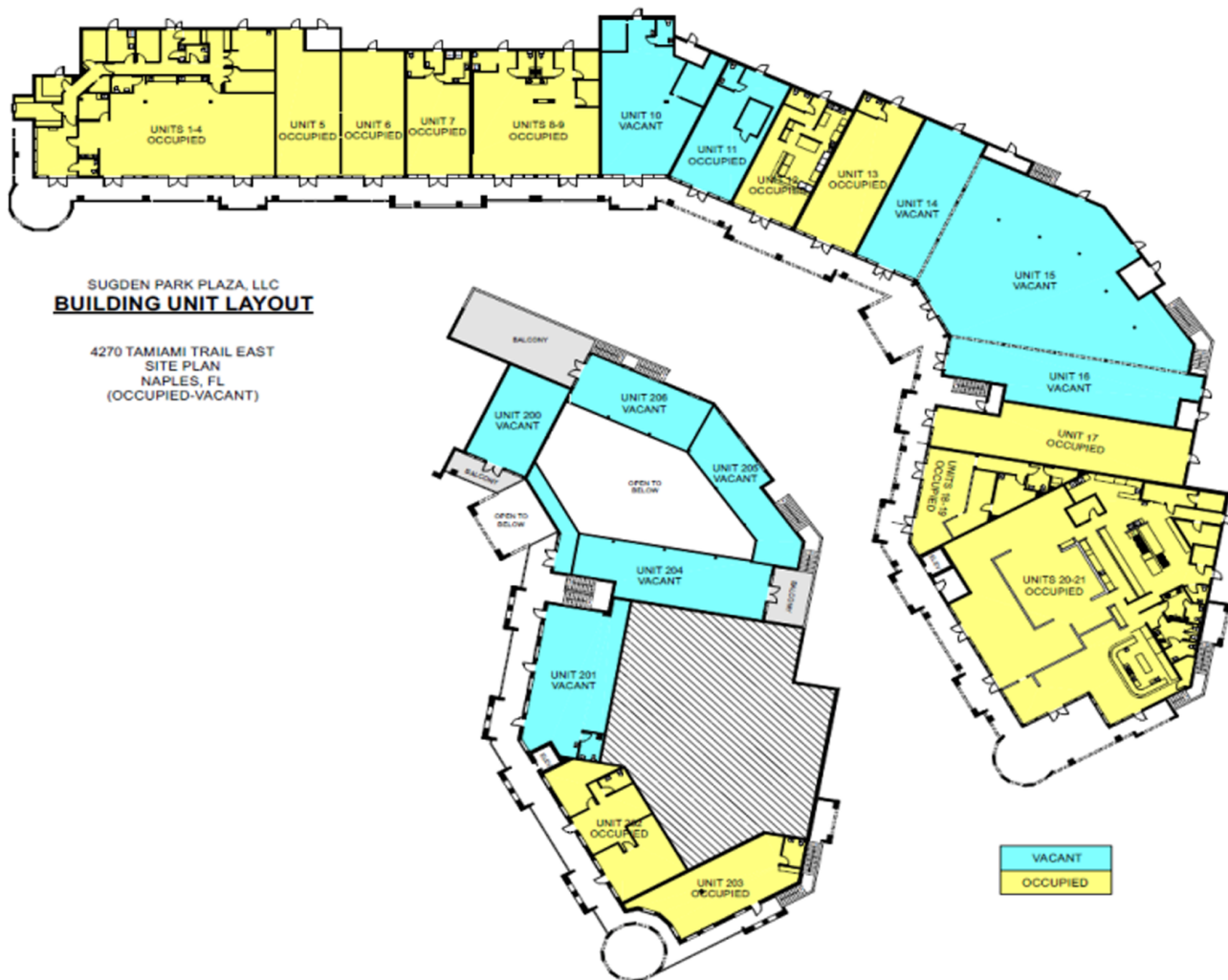
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 15	Available	4,133 - 9,650 SF	NNN	\$16.00 SF/yr	Grey Shell
200	Available	814 - 9,650 SF	NNN	\$13.00 SF/yr	Grey Shell
201	Available	1,572 - 9,650 SF	NNN	\$13.00 SF/yr	Vanilla Shell
203	Available	1,144 SF	NNN	\$13.00 SF/yr	Built out
204	Available	1,450 - 9,650 SF	NNN	\$13.00 SF/yr	Grey Shell
205	Available	853 - 9,650 SF	NNN	\$13.00 SF/yr	Grey Shell
206	Available	828 - 9,650 SF	NNN	\$13.00 SF/yr	Grey Shell

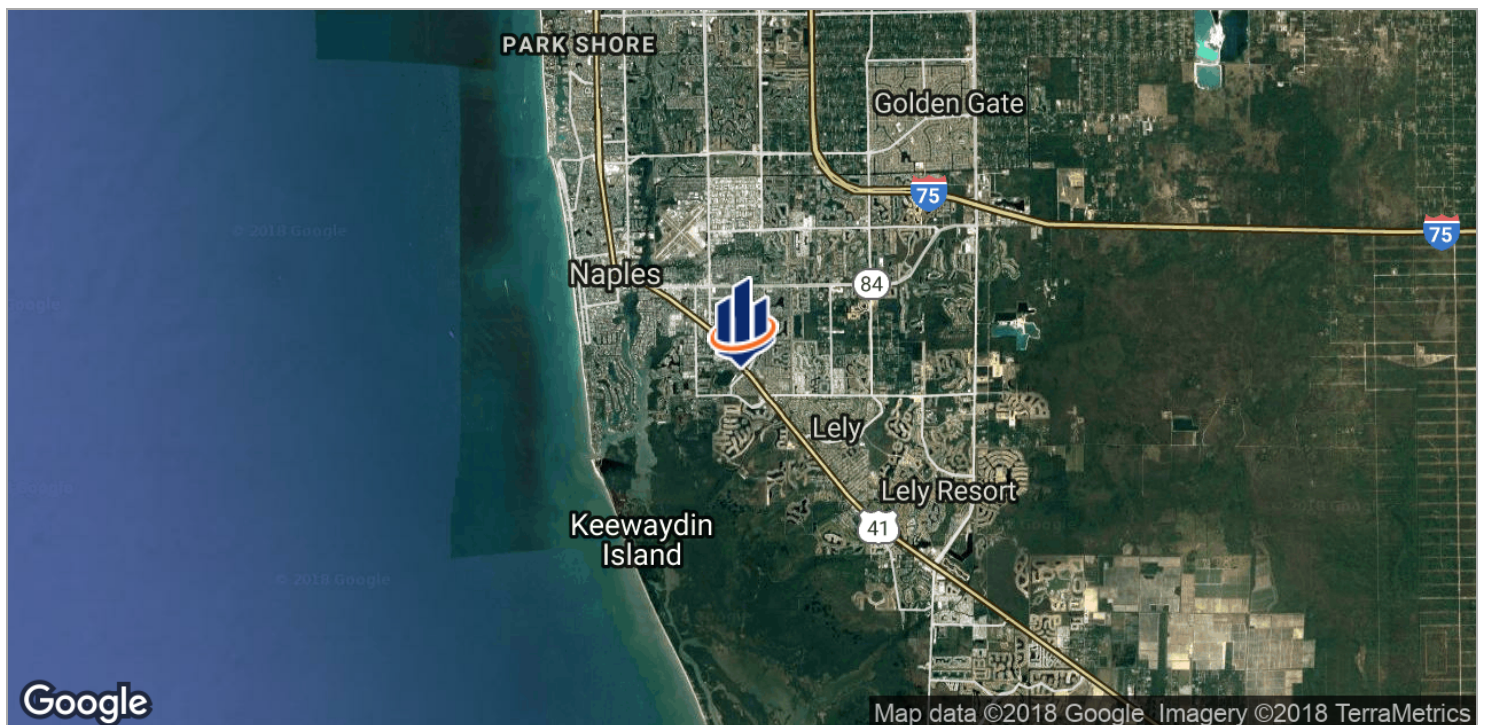
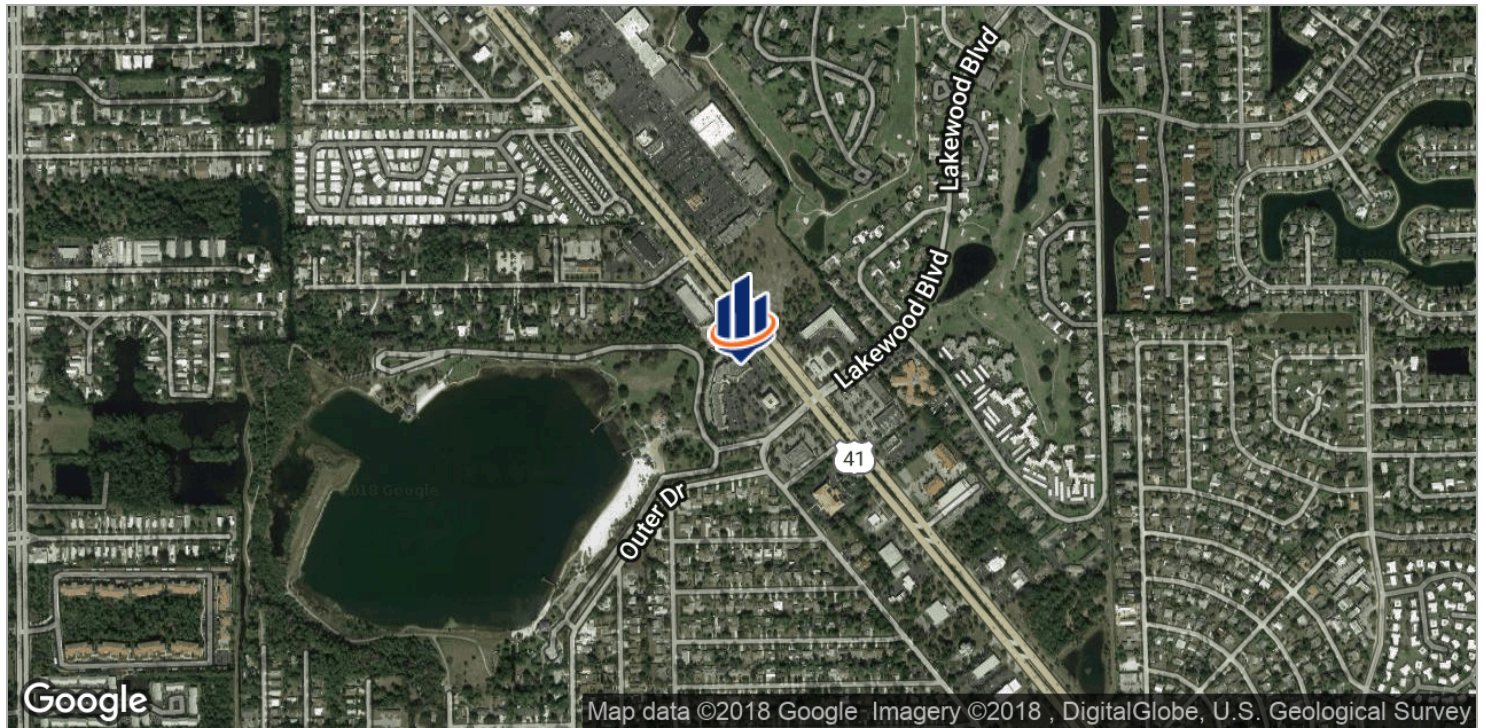
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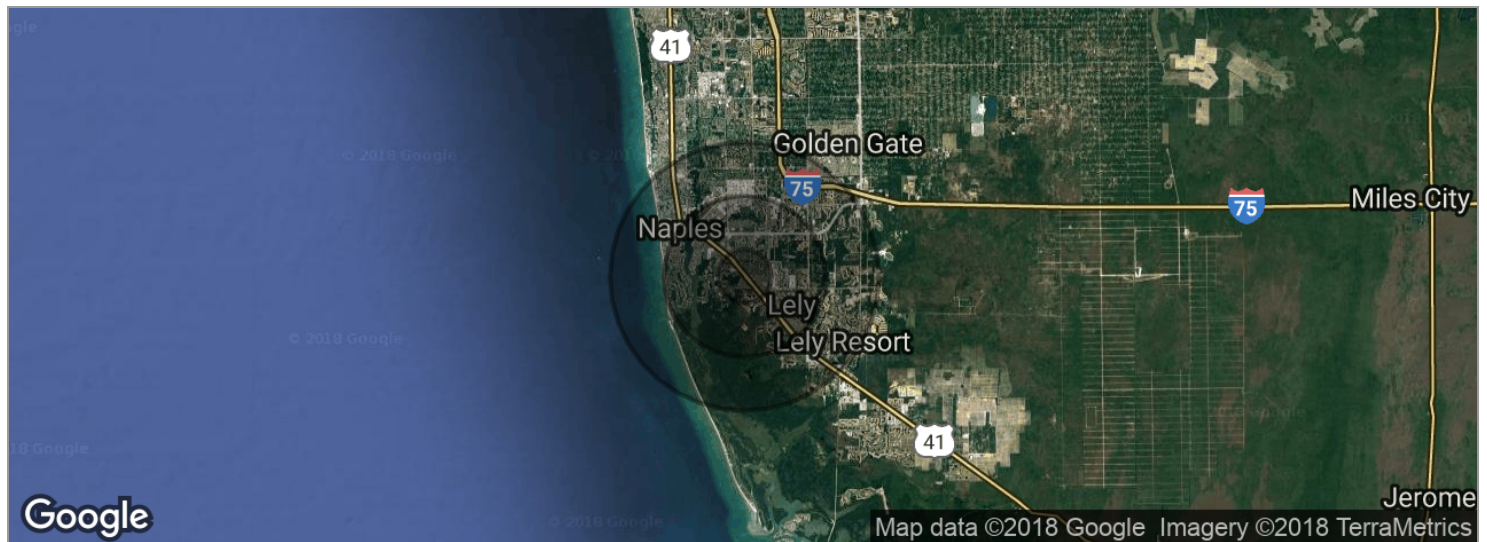
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,385	50,320	95,847
Median age	41.3	48.0	46.6
Median age [Male]	38.9	45.9	45.4
Median age [Female]	43.9	50.3	48.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,895	20,473	38,062
# of persons per HH	2.7	2.5	2.5
Average HH income	\$64,355	\$74,542	\$81,231
Average house value	\$264,160	\$292,318	\$358,497

* Demographic data derived from 2010 US Census

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