

# HERON PLACE FORMER DRY CLEANER RETAIL SPACE

## FOR LEASE

4176 & 4180 TAMiami TRAIL N, NAPLES, FL 34103



- LEASE RATE:** \$15.00 PSF NNN
- CAM:** \$4.75 PSF (Includes Property Taxes and Insurance)
- LOCATION:** Located at the signalized intersection of Shady Rest Lane and Tamiami Trail N
- PARKING:** 174 surface spaces
- ZONING:** C-3 (Collier County)
- YEAR BUILT:** 1988

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
4176	1,600	\$15.00	\$2,000.00	\$4.75	\$633.33	\$152.73	\$2,786.07
4180	1,600	\$15.00	\$2,000.00	\$4.75	\$633.33	\$152.73	\$2,786.07
4176-4180	3,200	\$15.00	\$4,000.00	\$4.75	\$1,266.67	\$305.47	\$5,572.13

### FORMER DRY CLEANER SPACE

These two contiguous spaces are located at the east wing of Heron Place, the "L" shaped neighborhood strip center with high visibility, marquee signage and plenty of common parking. Conveniently located in North Naples in a very busy mid-trail section of US 41 that is across from the upscale Park Shore neighborhood. Within close proximity to Fresh Market, Felipe's Mexican Taqueria, McDonald's and many other restaurants and retailers.

#### CONTACT

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### HIGHLIGHTS

- Former dry cleaner
- Ready to occupy
- Competitive lease rate
- Marquee signage on Tamiami Trail
- Prime location at signalized intersection
- Across from upscale neighborhood of Park Shore

### JOIN EXISTING TENANTS

- Berkshire Hathaway Realty
- Twinkle Twinkle Little Store (children's consignment store)
- Skillet's Restaurant
- Premier Showcare Kitchen & Bath
- Franco's Beauty Center
- Premier Liquidation Services
- Suzanne's Salon
- Engler Window & Door
- Chic Spa

2017 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	10,446	41,830	94,970
EST. HOUSEHOLDS	5,327	21,084	46,073
EST. AVERAGE HOUSEHOLD INCOME	\$84,087	\$105,392	\$104,422
TRAFFIC COUNTS (2016)	40,019 AADT		

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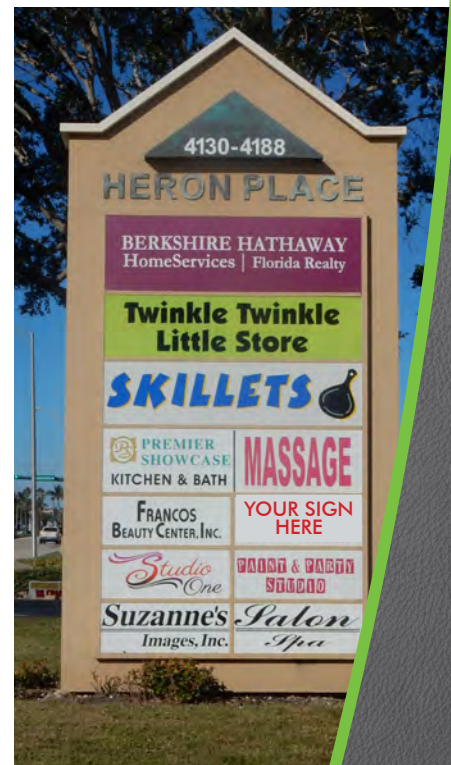


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