

**US 41/Parkshore Fully Built-Out Medical Space**



**PROPERTY HIGHLIGHTS**

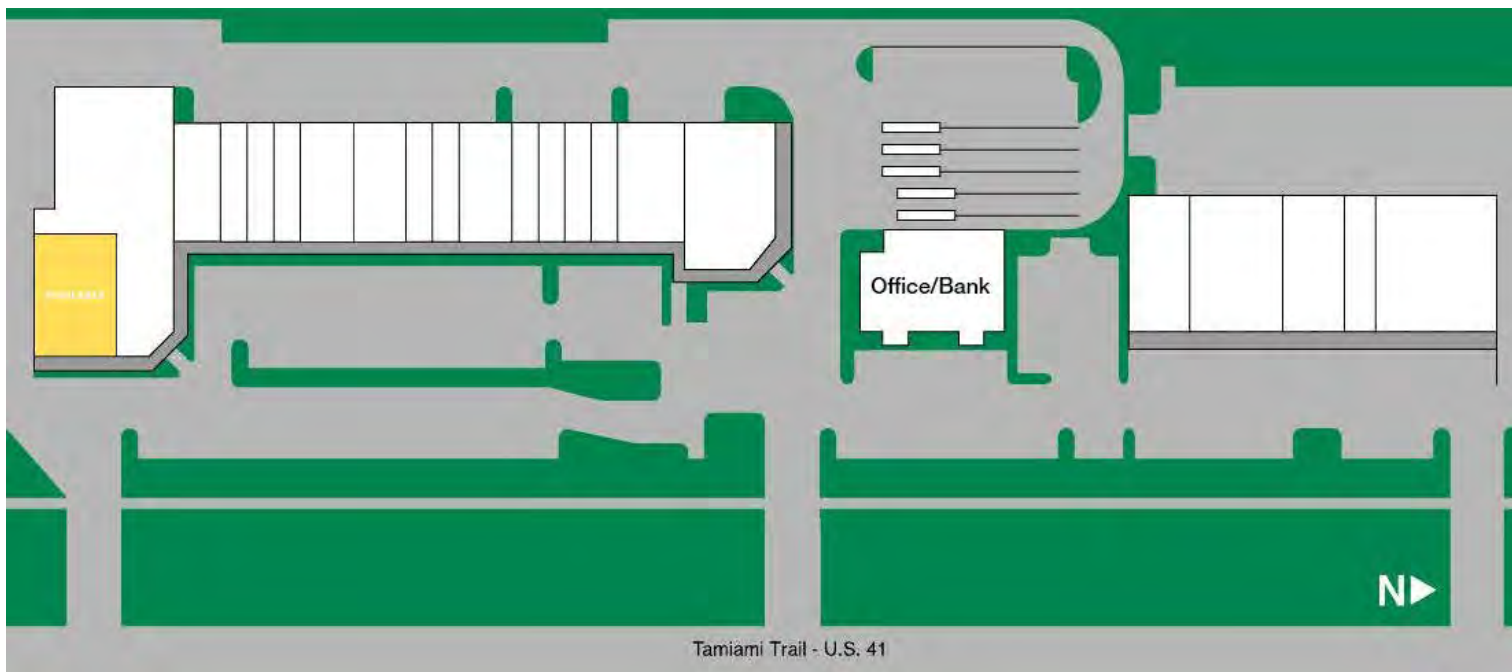
- +/- 2,929 SF For Lease
- \$45.00/SF + \$9.52/SF CAM
- 3601 Ste 2 Tamiami Trail N., Naples, FL 34103
- Excellent Frontage on High Traffic US 41 (Tamiami Trail)
- Strong Growth Market
- Tremendous well-known co-tenants



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Total Estimated Population 2024	10,644	40,972	102,950
Median HH Income Annual	\$109,457	\$100,246	\$83,575
Growth 2024-2029	+16.65%	+15.53%	+14.76%

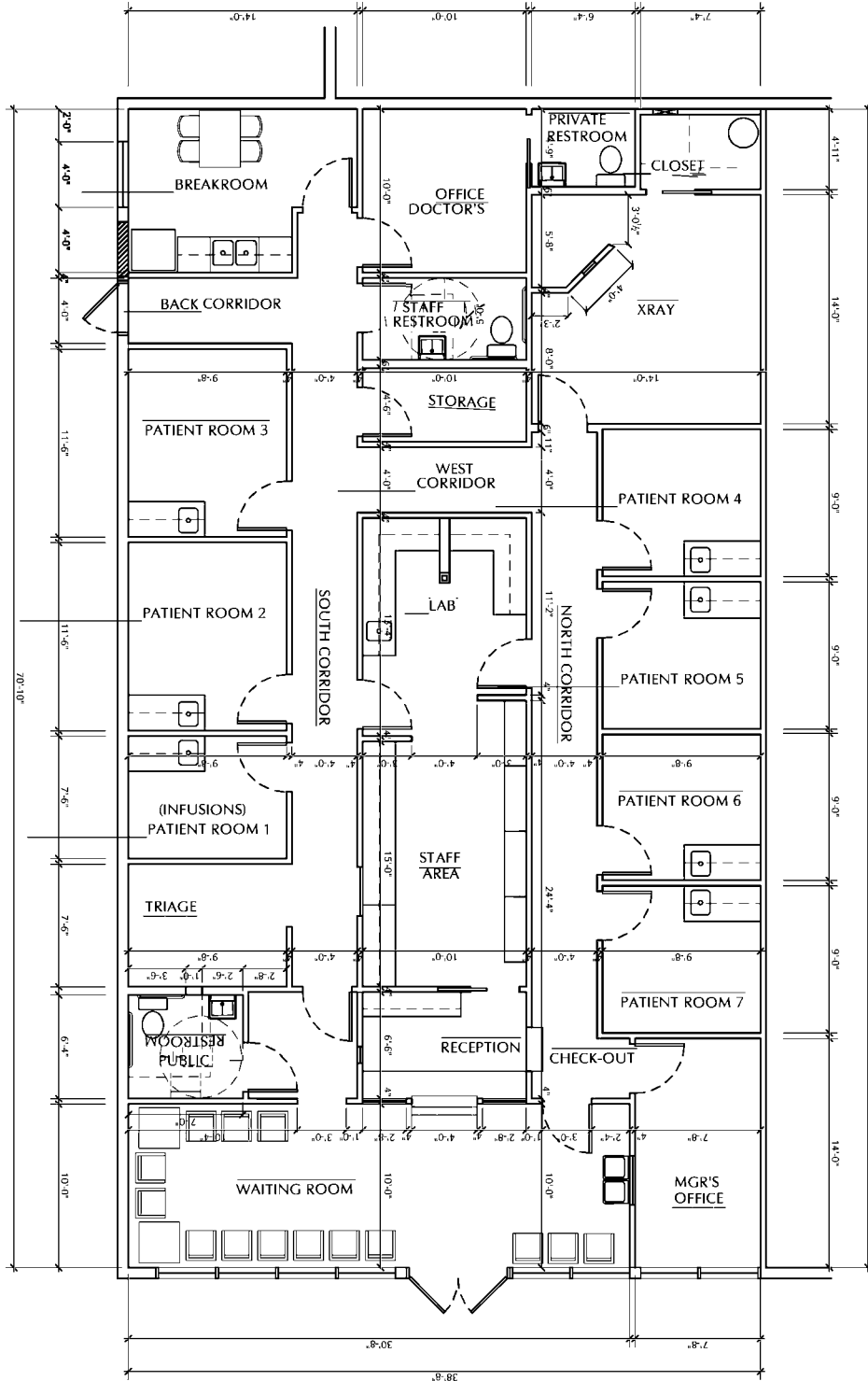
# FOR LEASE: 3603 Tamiami Trail N., Naples, FL 34103



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# FLOOR PLAN



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