



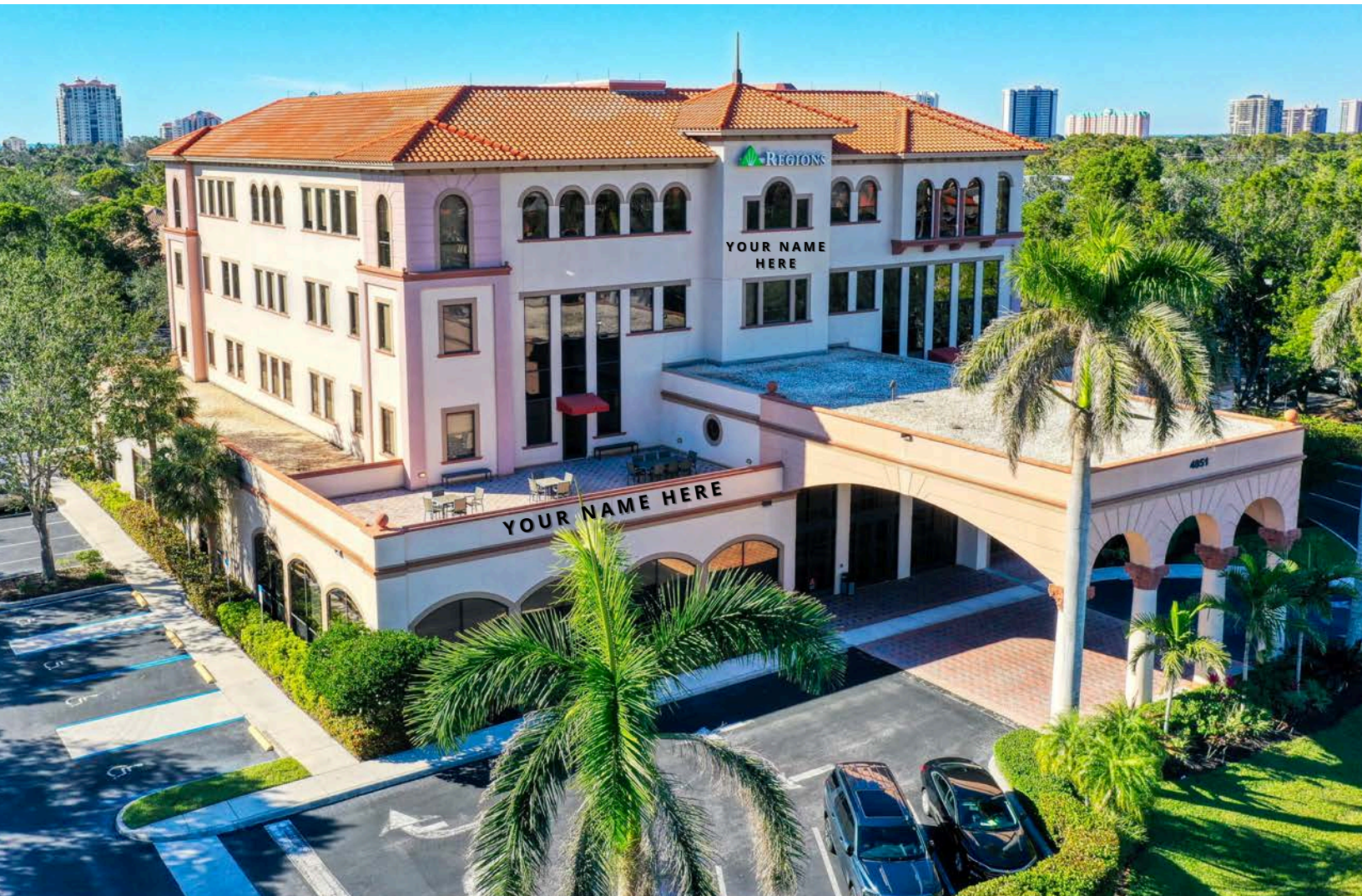
Investment  
Properties  
Corporation

**F O R L E A S E**

# REGIONS BANK BUILDING PREMIER CLASS A OFFICE SUITES

📍 Located off of Tamiami Trail North just south of Pine Ridge Road

4851 Tamiami Trail North | Naples, Florida 34103



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*Licensed Real Estate Broker*

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**Investment  
Properties  
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## AVAILABILITY

| <u>SUITE #</u> | <u>SQUARE FOOTAGE</u> | <u>BASE RENT</u> | <u>EST. 2025 CAM</u> | <u>AVAILABILITY</u> |
|----------------|-----------------------|------------------|----------------------|---------------------|
| 103            | 638 SF                | \$40 NNN         | \$9.50 PSF           | IMMEDIATELY         |
| 302            | 3,484 SF              | \$35 NNN         | \$9.50 PSF           | IMMEDIATELY         |

*Building & monument signage available for qualified deals!*





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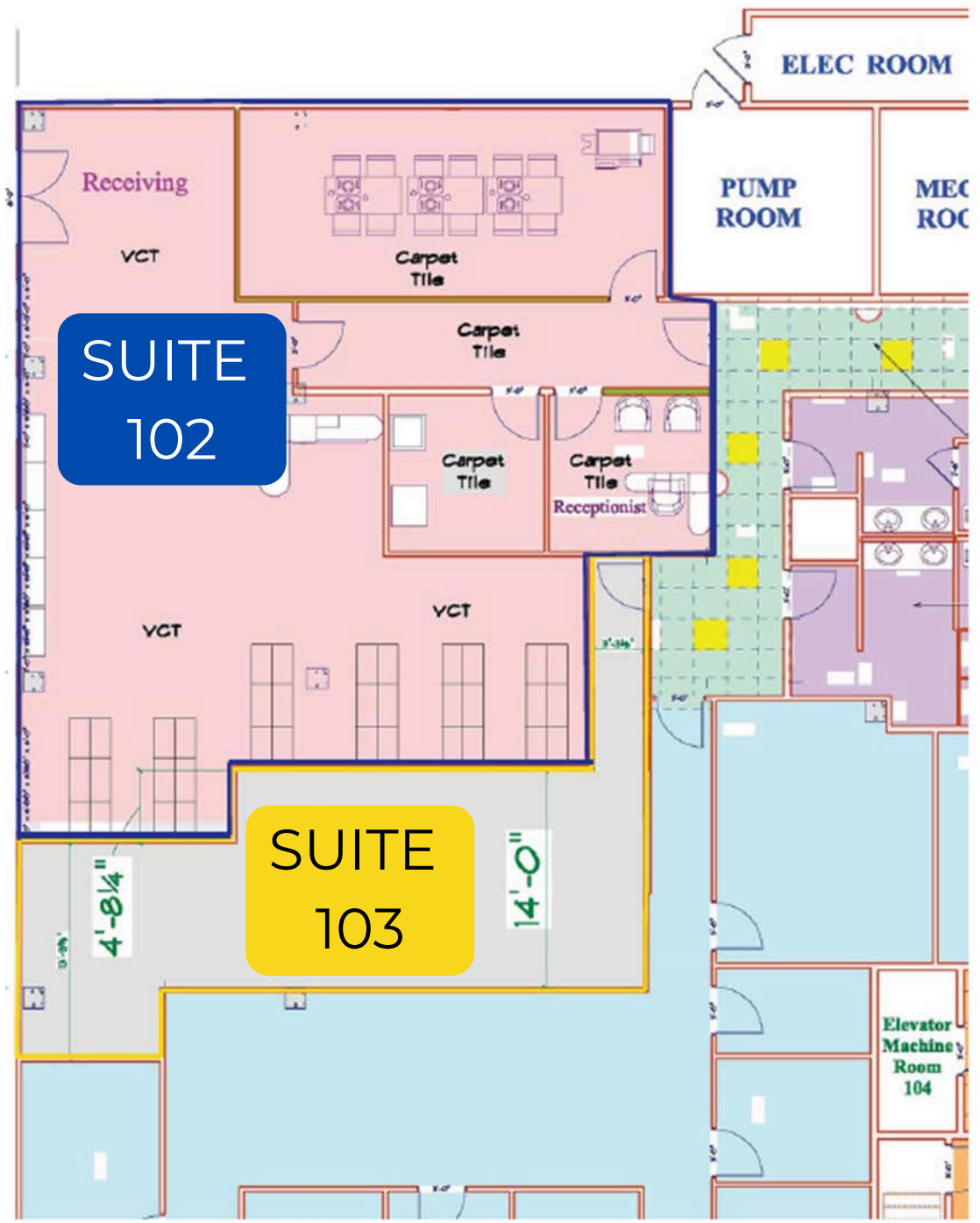
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## SUITE 103

638 SF





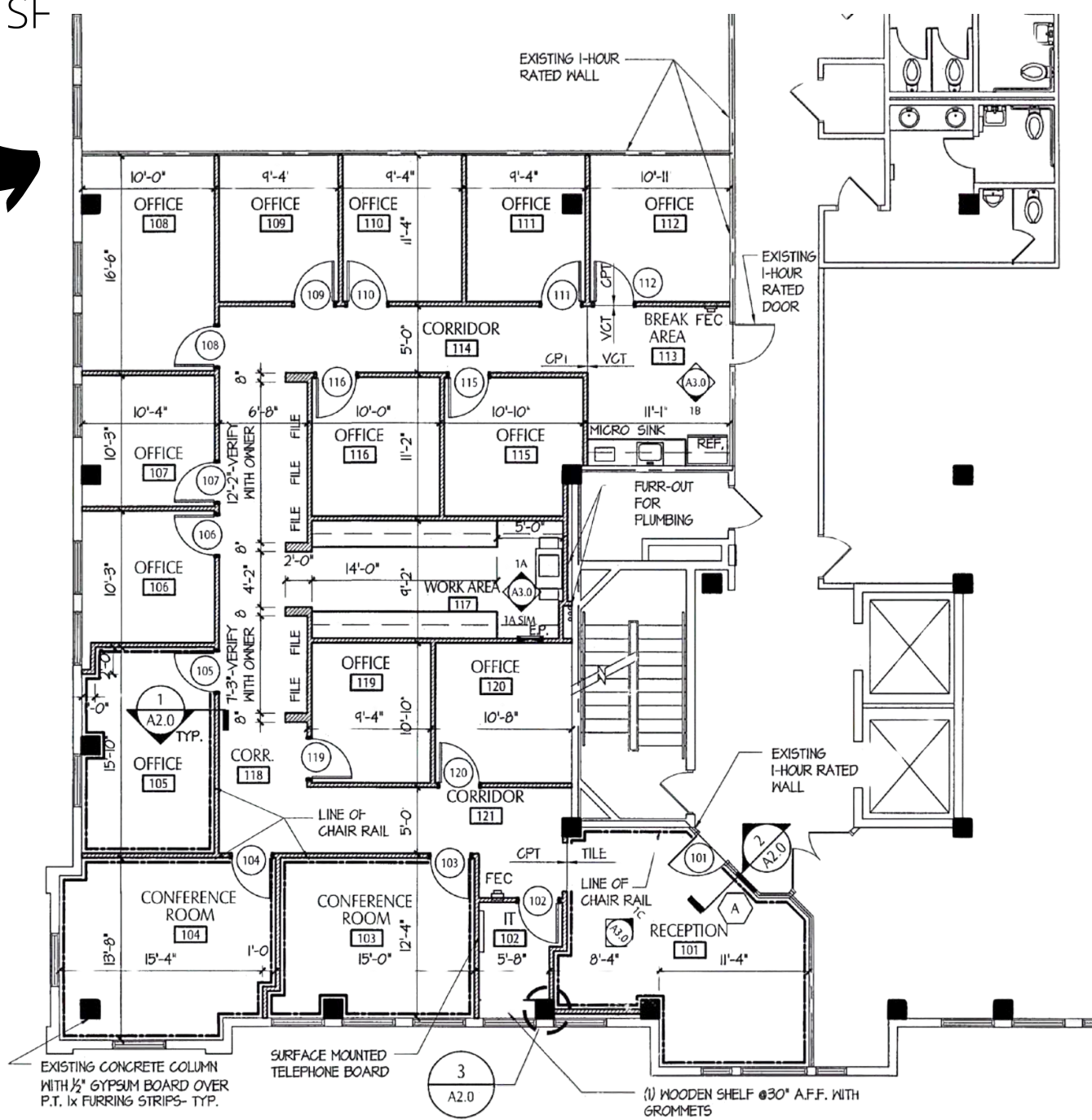
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## SUITE 302

3,484 SF





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NAPLES

The Finest Cosigner  
**Chesterdales**  
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**Bangs**  
salon & studio  
**SPA**  
THE ULTIMATE EXPERIENCE  
**OUTBACK**  
STEAKHOUSE®  
**MIMOSA**

**STAYBRIDGE**  
SUITES





**Investment Properties Corporation**

# REGIONS BANK BUILDING

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 4851 Tamiami Trail North | Naples, Florida 34103

## WATERSIDESHOPS

LESS THAN 1 MILE FROM PROPERTY!



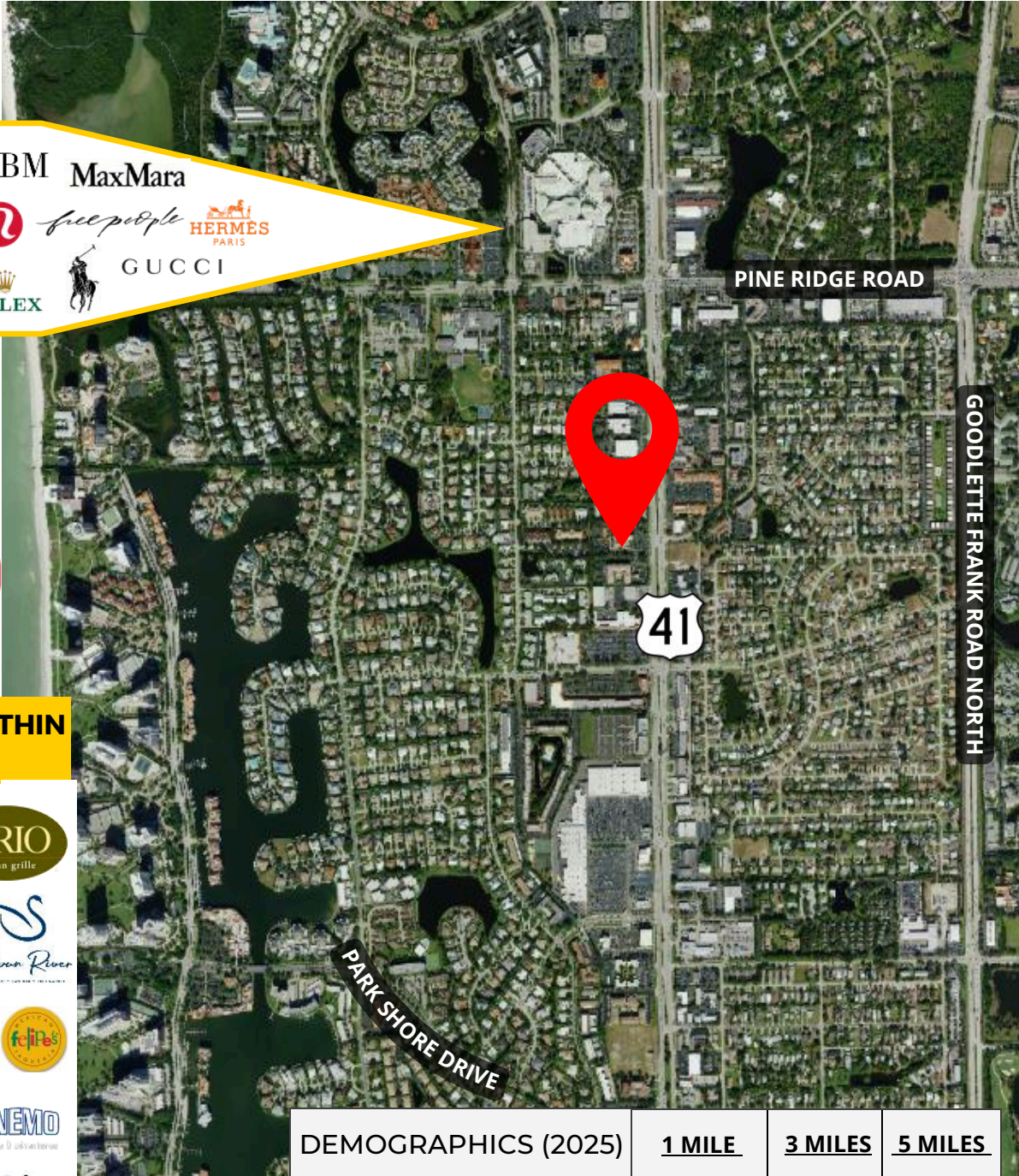
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click here!



Google Maps

| DEMOGRAPHICS (2025)        | <u>1 MILE</u>                         | <u>3 MILES</u> | <u>5 MILES</u> |
|----------------------------|---------------------------------------|----------------|----------------|
| Est. Population            | 9,266                                 | 41,165         | 87,746         |
| Est. Avg. Household Income | \$247,094                             | \$218,507      | \$198,811      |
| 2024 AADT Traffic Count    | 44,000 Cars on Tamiami Trail N. Daily |                |                |

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