Investment Properties Corporation

L A N D L E A S E

LAND LEASE OR BUILD TO SUIT

Located directly off of Tamiami Trail East

5101 Tamiami Trail E | Naples, Florida 34113

CONTACT (239) 261-3400

Clint Sherwood, ext. 179
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Investment Properties Corporation of Naples
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Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.

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Annual Rent:	$200,000, NNN
Parcel 1:	.96 acres
Parcel 2:	.89 acres
Total:	1.85 acres
Zoning:	C4
Property Type:	Retail, Office, or Medical

With EXISTING 11,800 SF Office Building to be Used or Demolished

Almost two acres in the middle of the rapidly growing area of East Naples. Located just east of the major intersection of Tamiami Trail East & Rattlesnake Hammock Road. Highway frontage with an access road to Rattlesnake Hammock. The property has an existing 11,800 SF former bank building that can be used or scraped for new development. Owner will entertain a land lease or build-to-suit and will split the property as needed.

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DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	7,542	49,861	99,446
Est. Avg. Household Income	$113,947	$115,614	$133,937
2024 AADT Traffic Count	47,000 cars on Tamiami Trail East, 22,500 cars on Rattlesnake Hammock Road daily.		

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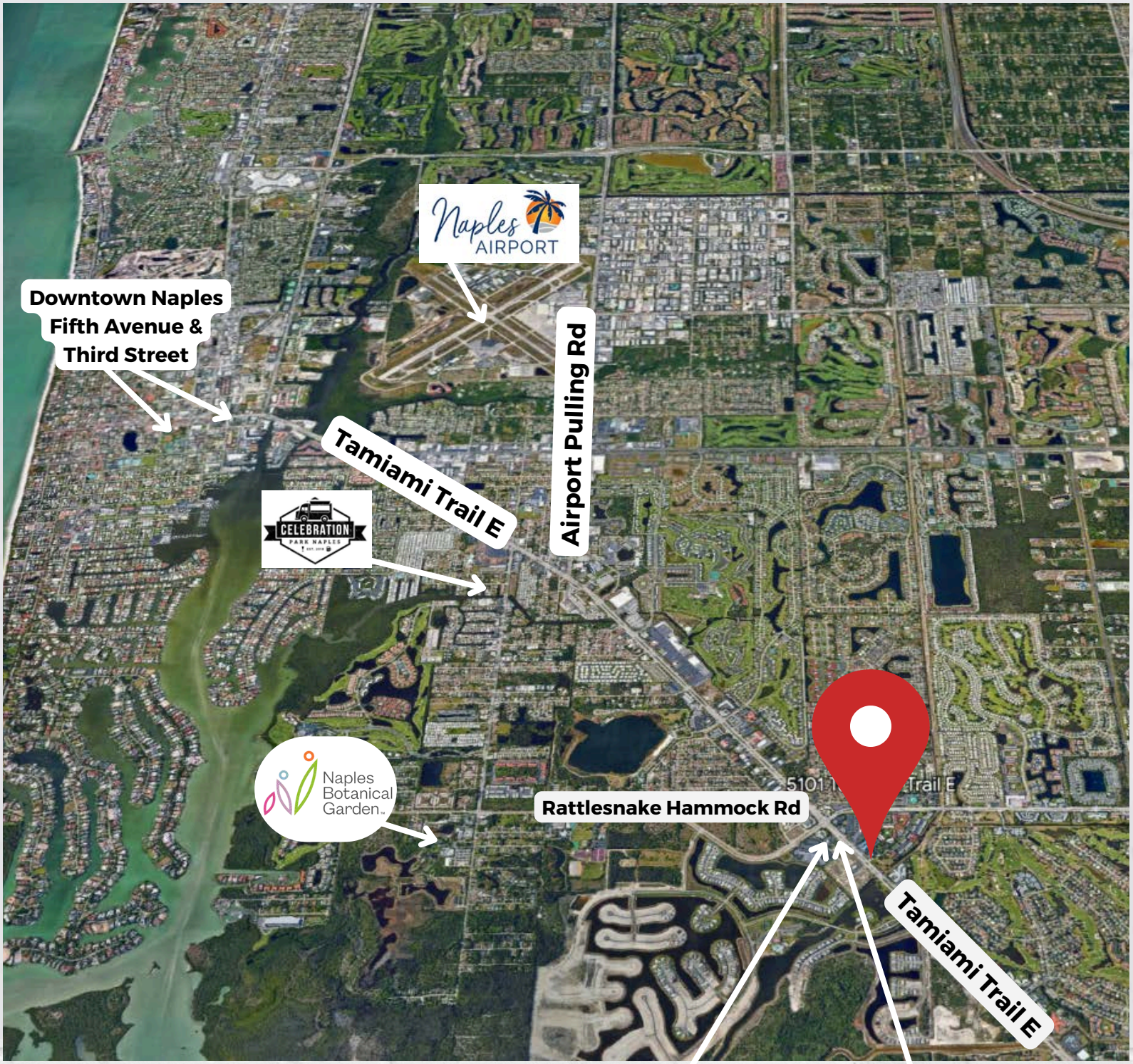

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