

SUITE
101-102



**FOR
LEASE**

2ND GEN RESTAURANT
RETAIL / OFFICE
SPACE

TANGLEWOOD MARKETPLACE

4910 TAMAMI TRAIL N, NAPLES, FL 34103

PROPERTY FEATURES

- 2nd Generation Restaurant End-Cap with Prominent Signage
- Prime Park Shore Location in Central Naples
- Less Than ½ Mile South of Pine Ridge Road
- Excellent Visibility and High Daily Traffic Counts on US 41
- Strong, Diverse Tenant Mix
- Pylon Signage
- 194 Parking Spaces (4.16/1,000 SF)

AVAILABILITY

| SUITE | 101-102 | 112 | 114 | 120-122 |
|--------------------|-------------|------------|------------|------------|
| SIZE (SF) | 7,581 | 1,200 | 983 | 2,200 |
| LEASE RATE (PSF) | \$50.00 | \$35.00 | \$40.00 | \$35.00 |
| MONTHLY BASE RENT | \$31,587.50 | \$3,500.00 | \$3,276.67 | \$6,416.67 |
| CAM (PSF) | \$10.06 | \$10.06 | \$10.06 | \$10.06 |
| MONTHLY CAM | \$6,355.41 | \$1,006.00 | \$824.08 | \$1,844.33 |
| TOTAL MONTHLY RENT | \$37,942.91 | \$4,506.00 | \$4,100.75 | \$8,261.00 |

Please Contact:

Bill Young
Senior Vice President
239.402.3848
byoung@lee-associates.com

Biagio Bernardo
Senior Vice President
239.402.3847
bbernardo@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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YOUR LOCAL MARKET EXPERT
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



Waterside Shops

Pine Ridge Rd

TANGLEWOOD MARKETPLACE
4910

TAMIAMI TRAIL N
NAPLES, FL 34103

41
Tamiami Trail N

Castello Dr

Goodlette-Frank Rd



42,174

POPULATION
WITHIN 3 MILES

21,783

HOUSEHOLDS
WITHIN 3 MILES

\$216,940

AVG HH INCOME
WITHIN 3 MILES

44,000

TRAFFIC COUNTS
(AADT)



LOCATION DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 7,497 | 42,174 | 90,360 |
| HOUSEHOLDS | 3,542 | 21,783 | 45,113 |
| MEDIAN HOUSEHOLD INCOME | \$118,448 | \$120,444 | \$111,014 |
| AVG. HOUSEHOLD INCOME | \$198,498 | \$216,940 | \$196,265 |

TRAFFIC COUNTS

| VOLUME (AADT) | YEAR |
|---------------|------|
| 44,000 | 2024 |

