

2099 PINE RIDGE RD
ORANGE PINE PLAZA
NAPLES, FL 34109



FOR LEASE

RETAIL SPACE

HIGH VISIBILITY CENTER ON PINE RIDGE RD

LEASE RATE: **\$30.00 PSF**

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
2085-87	2,000	\$30.00	\$5,000.00	\$8.86	\$1,476.67	\$6,476.67

CAM: **\$8.86 PSF**

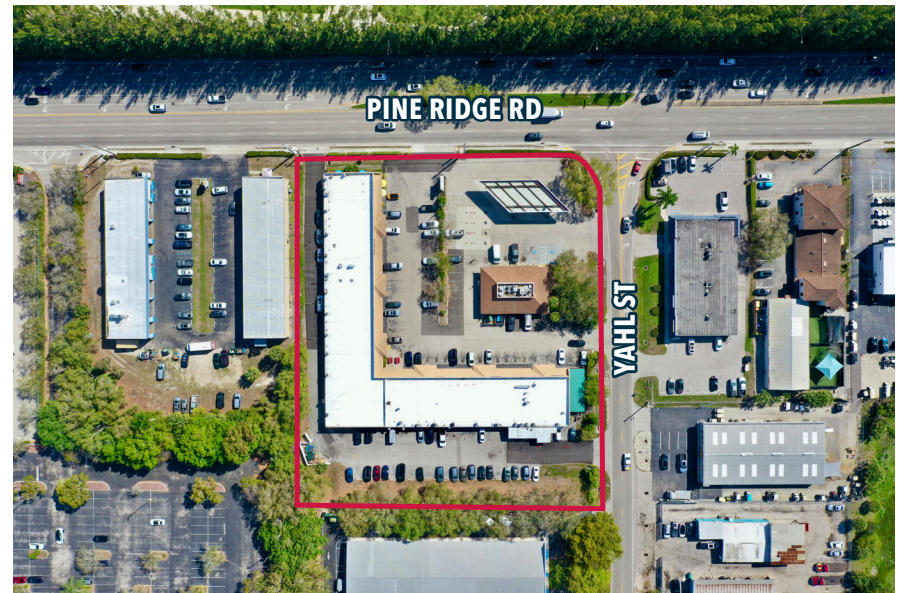
ZONING: **C5 - Commercial**

PARKING RATIO: **6.62/1,000 SF (96 Spaces)**

PROPERTY OVERVIEW

Orange Pine Plaza offers a highly visible leasing opportunity in the heart of Naples, positioned along Pine Ridge Road between Airport-Pulling Road and Goodlette-Frank Road. With exposure to approximately 64,000 vehicles per day, the property provides strong frontage and consistent daily traffic, making it an ideal location for businesses seeking visibility along one of Naples' primary commercial corridors.

The center features a multi-tenant layout with small-suite spaces well-suited for retail and service-oriented users, supported by flexible C-5 zoning that allows for a wide range of commercial uses. Combined with its central location and strong surrounding demographics, Orange Pine Plaza presents an attractive opportunity for businesses looking to establish or expand their presence in the Naples market.

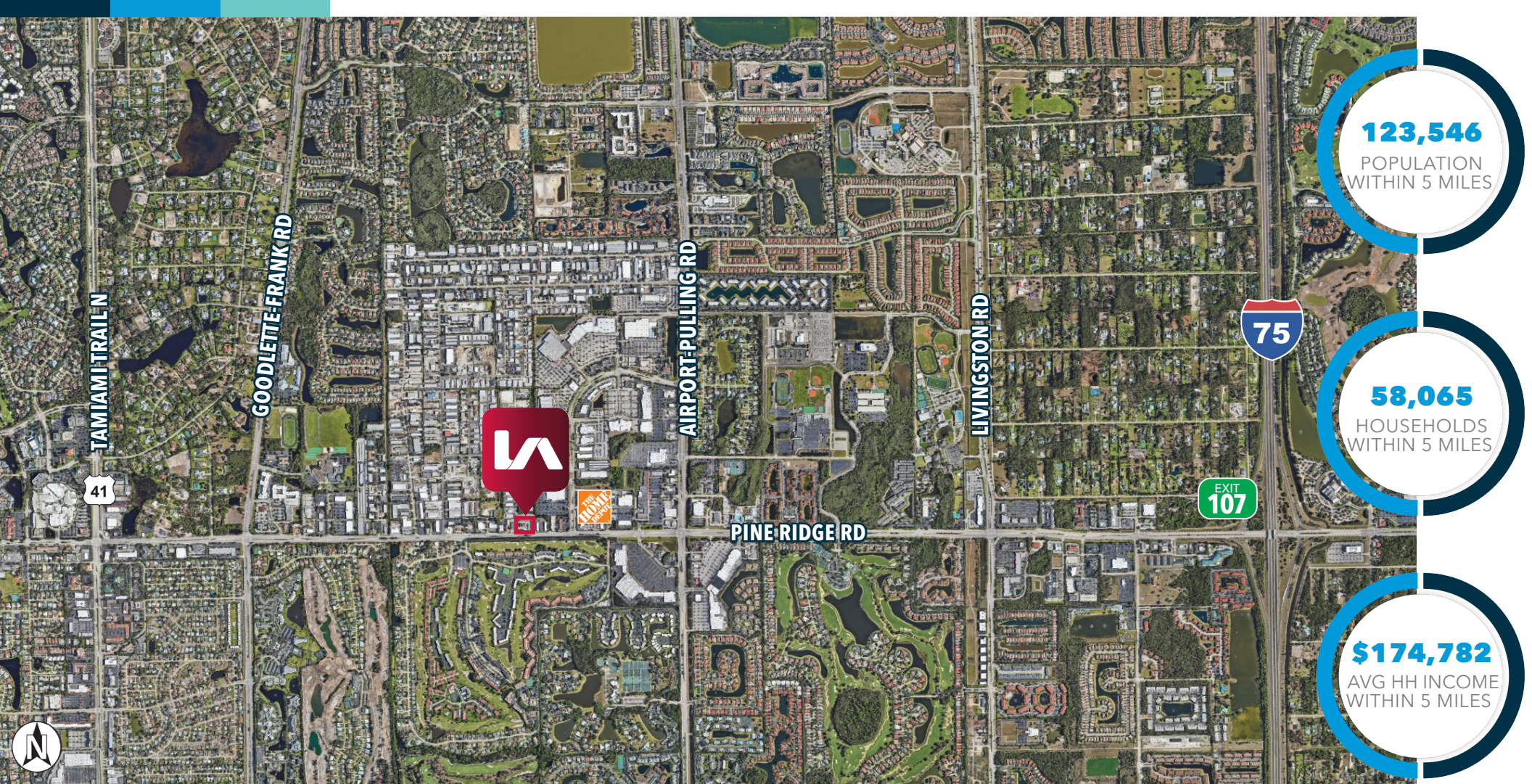




PROPERTY FEATURES

- Excellent visibility on Pine Ridge Road with approximately 64,083 AADT
- Central Naples location between Airport-Pulling Rd & Goodlette-Frank Rd
- Convenient access to surrounding residential and business districts
- C-5 zoning allowing for a wide variety of commercial uses
- Small-suite configuration ideal for retail and service users
- Strong area demographics \$201,304 average household income (3-mile radius)





123,546
POPULATION
WITHIN 5 MILES

58,065
HOUSEHOLDS
WITHIN 5 MILES

\$174,782
AVG HH INCOME
WITHIN 5 MILES

LOCATION DEMOGRAPHICS

TRAFFIC COUNTS

	1 MILE	3 MILES	5 MILES	VOLUME (AADT)	YEAR
2025 POPULATION	6,123	49,774	123,546	64,083	2025
HOUSEHOLDS	3,063	25,423	58,065		
MEDIAN HOUSEHOLD INCOME	\$89,772	\$112,052	\$102,761		
AVG. HOUSEHOLD INCOME	\$163,146	\$201,304	\$174,782		

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