



**FOR
LEASE**

RETAIL
SPACE

WIGGINS PASS CROSSING

13500 TAMIAMI TRAIL N

NAPLES, FL 34108

WIGGINS PASS CROSSING is at the signalized corner of Wiggins Pass Road and heavily traveled Tamiami Trail North (US 41) in North Naples, between downtown Naples and Bonita Springs. The center is shadow anchored by national retailers and features a balanced mix of local and national tenants.

AVAILABILITY

SUITE	13500 - 5
SIZE (SF)	2,300
LEASE RATE (PSF)	\$28.00 NNN
MONTHLY BASE RENT	\$5,366.67
OPEX (PSF)	\$7.50
MONTHLY OPEX	\$1,437.50
TOTAL MONTHLY RENT	\$6,804.17

Please Contact:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

8/21/26

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7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





PROPERTY FEATURES

- Signalized intersection of Wiggins Pass Rd & Tamiami Trail N (US 41)
- Excellent visibility with multiple access points
- Strong tenant mix
- Immediate availability
- Zoning: PUD (Collier County)

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	5,685	41,782	103,692
HOUSEHOLDS	3,094	20,719	50,560
MEDIAN HOUSEHOLD INCOME	\$90,196	\$110,463	\$106,448
AVG. HOUSEHOLD INCOME	\$143,720	\$173,403	\$166,322
MEDIAN AGE	68.7	62.1	61.6

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
62,000	2025

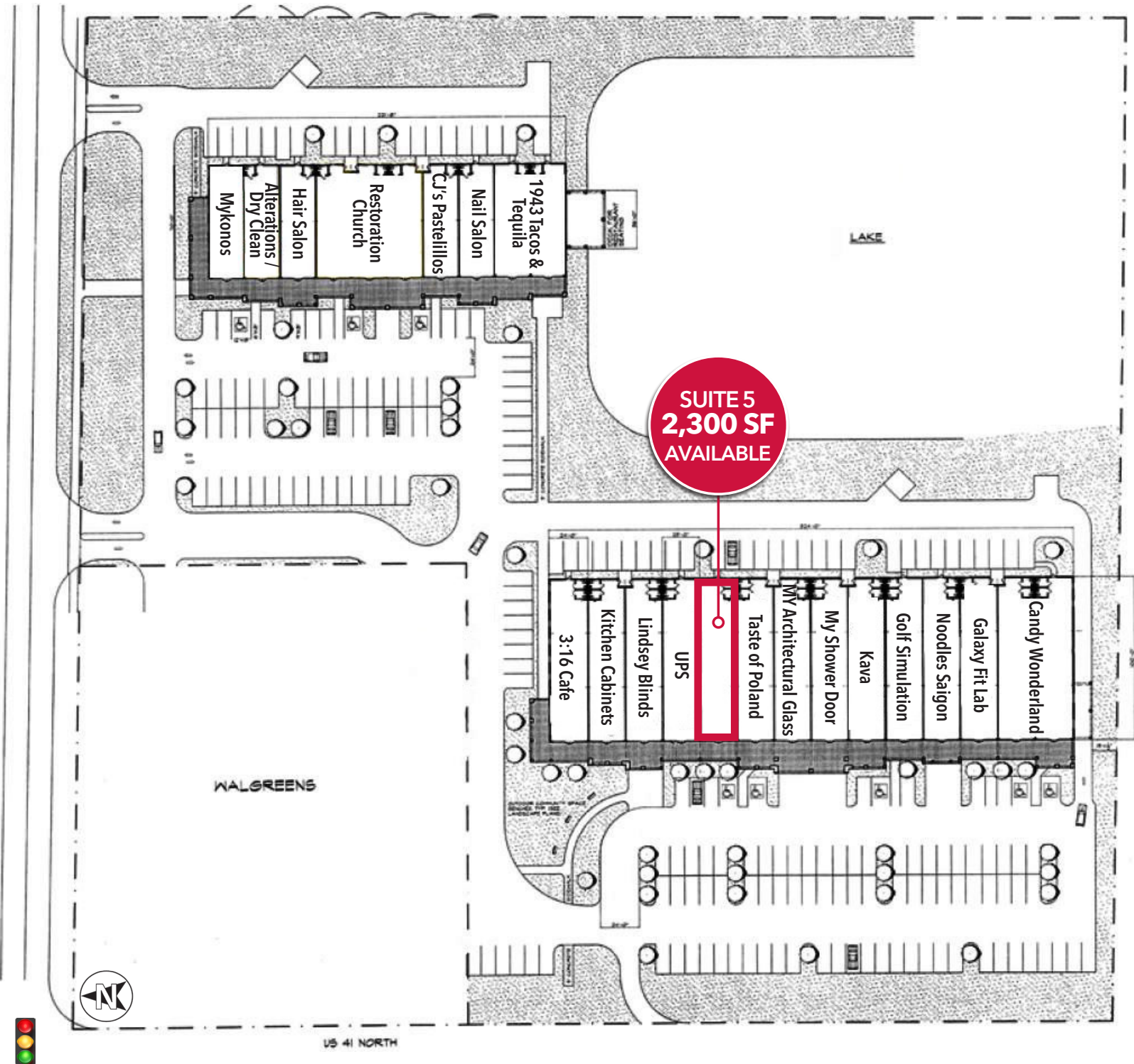
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