



Investment
Properties
Corporation

LAND LEASE

LAND LEASE OR BUILD TO SUIT

📍 Located directly off of Tamiami Trail East

5101 Tamiami Trail E | Naples, Florida 34113



📞 **CONTACT (239) 261-3400**

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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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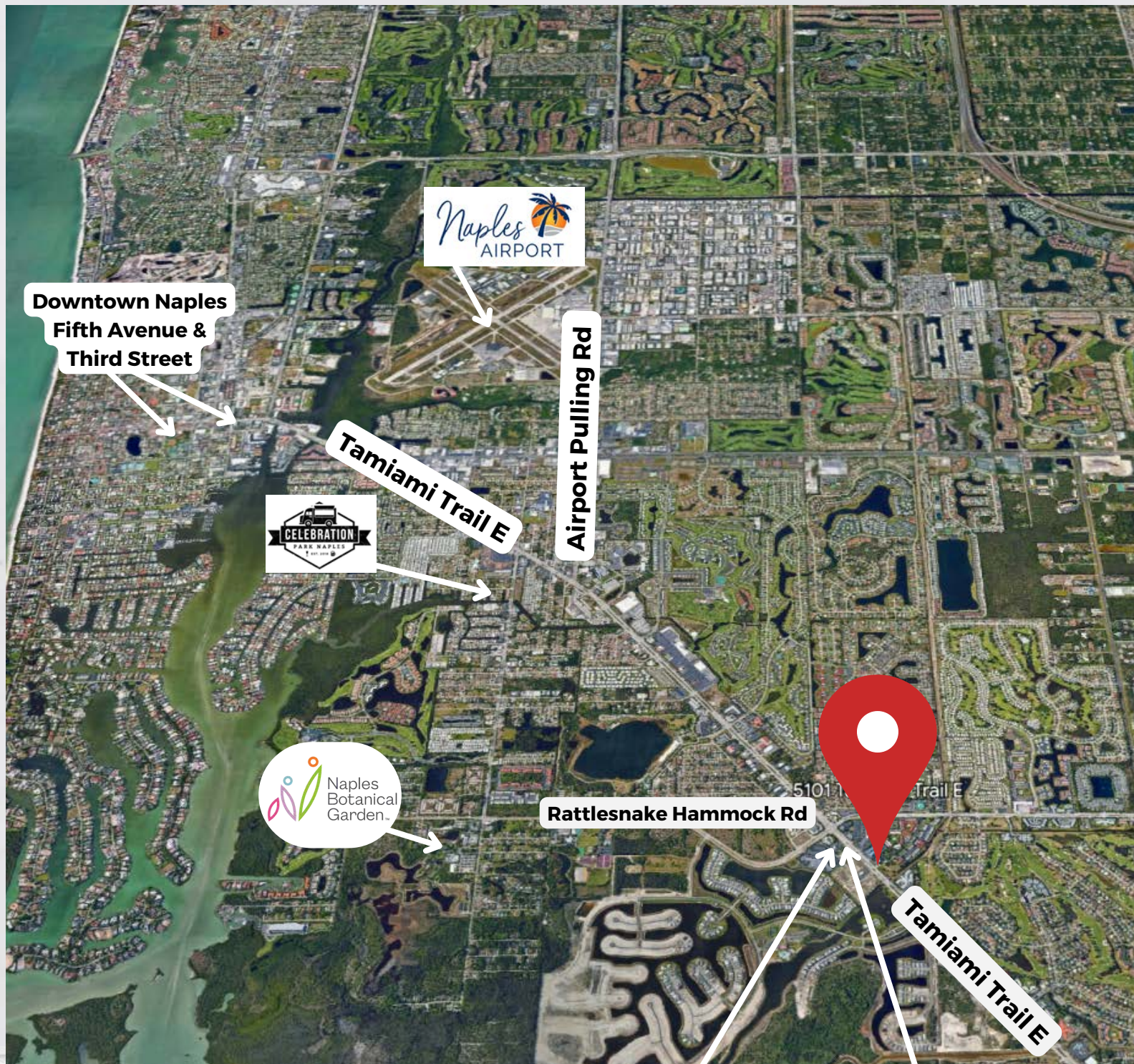
DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	7,542	49,861	99,446
Est. Avg. Household Income	\$113,947	\$115,614	\$133,937
2025 AADT Traffic Count	50,000 cars on Tamiami Trail East, 22,500 cars on Rattlesnake Hammock Road daily.		



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