

2224 TAMAMI TRAIL E
NAPLES, FL 34109



FOR LEASE

DRIVE-THRU RESTAURANT
HIGH VISIBILITY US 41 LOCATION

LEASE RATE: **\$45.00 PSF NNN**

SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1,750	\$45.00	\$6,562.50	\$6.50	\$947.92	\$7,510.42

SIZE: **1,750± SF on 0.41± Acres**

CAM: **\$6.50 PSF (Estimated)**

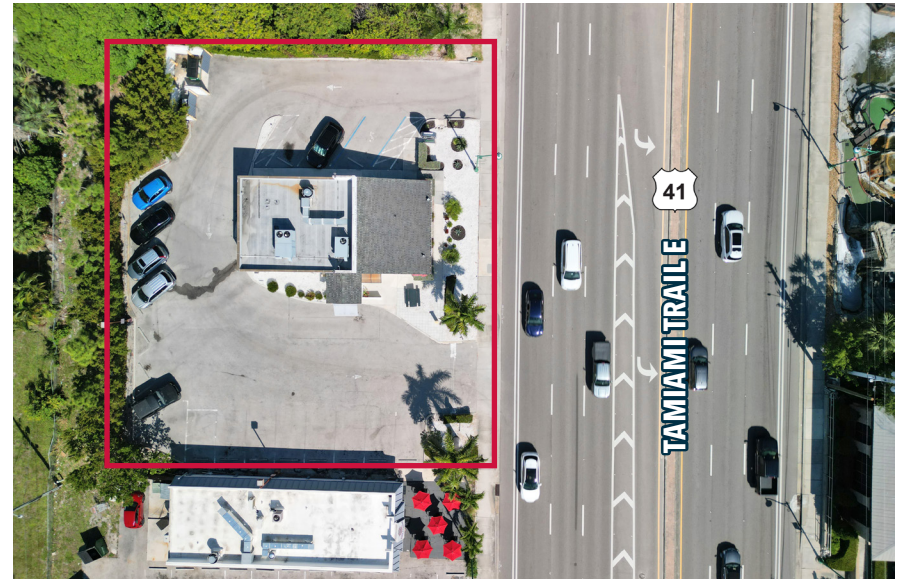
ZONING: **C4 - Commercial**

YEAR BUILT: **Fully Renovated in 2021**

PARKING RATIO: **10/1,000 SF (20 Spaces)**

PROPERTY OVERVIEW

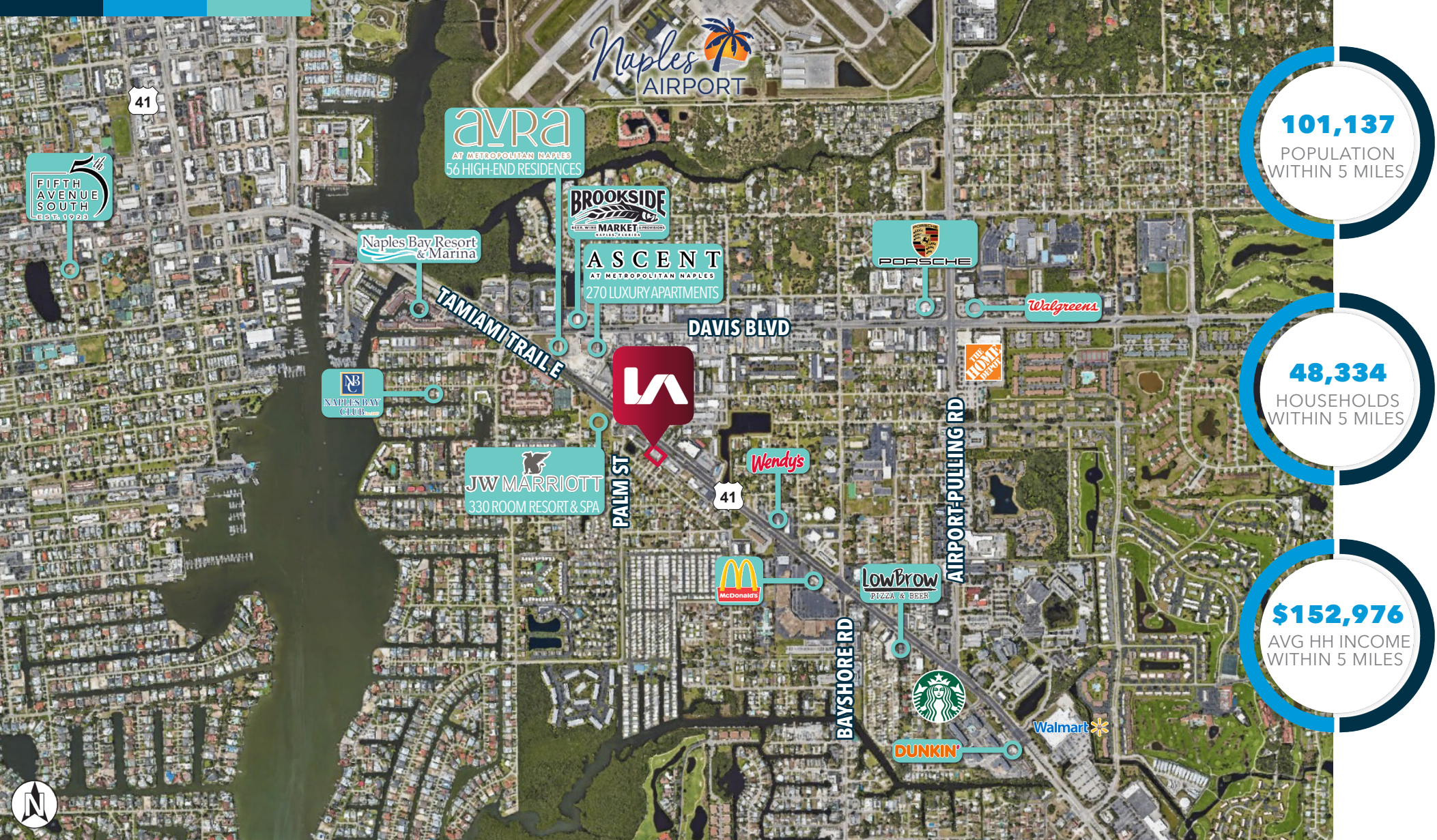
Positioned along highly trafficked US 41 / Tamiami Trail E, 2224 Tamiami Trail E presents a rare opportunity to lease a freestanding 1,750± SF second-generation drive-thru restaurant in the rapidly evolving East Naples corridor. Situated on 0.41± acres with approximately 140' of frontage, the property offers exceptional visibility, access, and exposure to more than 35,500 vehicles per day nearby. Located between Naples and Marco Island, the site benefits from strong surrounding demographics, growing hospitality activity, and proximity to major developments including JW Marriott Marco Island Beach Resort, The Metropolitan Naples, Avra, and The Halcyon. Zoned C-4, the property is ideally suited for QSR, fast-casual, and drive-thru concepts with existing infrastructure including a drive-thru lane, pylon signage, and ample surface parking.





PROPERTY FEATURES

- Freestanding second-generation restaurant building
- Drive-thru infrastructure with pylon signage and ample on-site parking
- Approximately 140 feet of frontage with strong visibility and access
- Located on a heavily traveled corridor with 35,000 VPD
- Strategically positioned between Naples and Marco Island consumer bases
- Minutes from Downtown Naples and 5th Avenue South
- Surrounded by significant redevelopment and hospitality growth
- Ideal for QSR, fast-casual, and drive-thru concepts



LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,406	45,109	101,137
HOUSEHOLDS	3,412	21,507	48,334
MEDIAN HOUSEHOLD INCOME	\$69,125	\$80,137	\$85,909
AVG. HOUSEHOLD INCOME	\$126,102	\$150,364	\$152,976

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
---------------	------

35,500 (US 41) 2025

2224 TAMAMI TRAIL E

NAPLES, FL 34109

CONTACT:

BRYAN FLORES

Senior Vice President

239.682.7444

bflores@lee-associates.com

CODY SHADLEY

Senior Vice President

239.398.7349

cshadley@lee-associates.com

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 submitted to errors, omissions, change of price, rental 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.

05/12/26