

# 3920 TOLLHOUSE DR

Naples, FL 34114



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## For Lease

### Property Highlights

- New construction
- Prime Naples location with convenient access to major roadways
- Ample on-site parking
- Proximity to retail, dining, and residential communities
- Professionally managed
- Located within an established business park

PROPERTY TYPE Industrial Flex Condos

YEAR BUILT 2025

ZONING Industrial PUD

SUBMARKET Outlying Collier County

LEASE TYPE NNN

RATE \$20.00 PSF  
(\$1.00/SF annual increases after the first year)

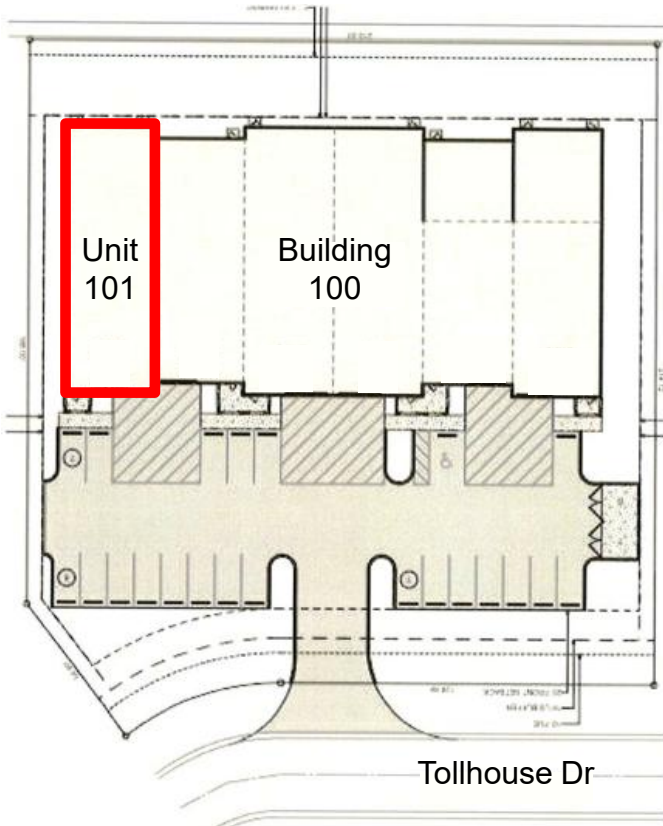
CAM \$5.70 PSF

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtsman@cpswfl.com](mailto:gtsman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

Better never settles

## Available Unit 101



### Unit Highlights

- Warehouse
- Fully air conditioned
- One roll-up door
- Vacant and available immediately
- Three reserved parking spaces
- LED lighting
- Epoxied floors

Unit	Size	Lease Rate	CAM	Monthly Rent
101	2,703 SF	\$20.00 NNN	\$5.70	\$5,788.93

(\$1.00/SF annual increases after the first year)

# 3920 TOLLHOUSE DR

Naples, FL 34114



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



2025 Demographics	1-Miles	5-Miles	10-Miles
Total Population	2,929	93,286	293,920
Total Households	1,295	38,928	125,754
Annual Population Growth 2025-2030	1.5%	1.5%	1.8%
Average Household Income	\$100,267	\$101,946	\$121,001
Median Age	52.6	50.7	53.5

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtsaman@cpswfl.com](mailto:gtsaman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

Better never settles