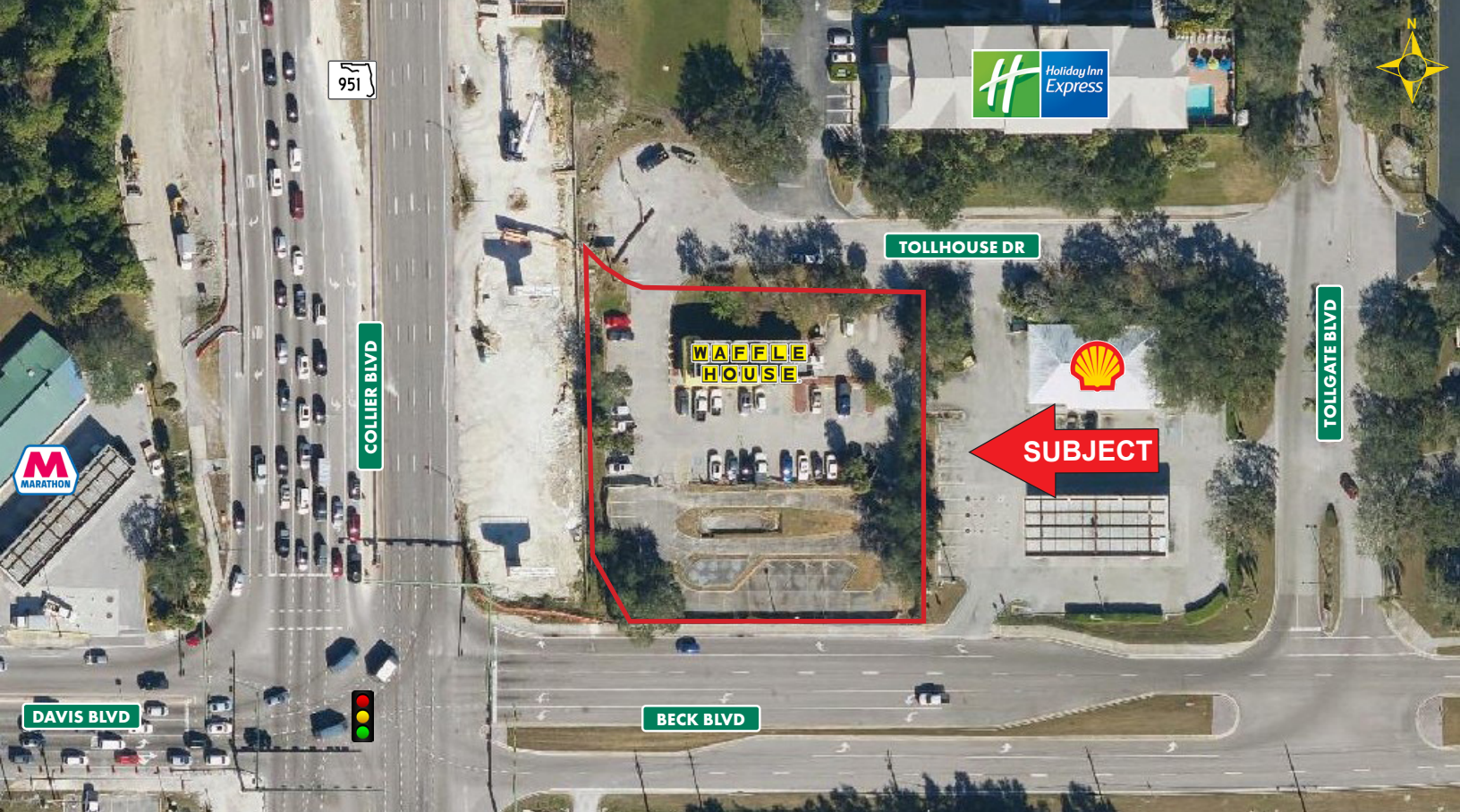


INVESTMENT & DEVELOPMENT OPPORTUNITY

OPERATING WAFFLE HOUSE + VACANT OUTPARCEL

FOR SALE OR LEASE

3824 - 3828 TOLLHOUSE DRIVE, NAPLES, FL 34104



- PROPERTY SALE PRICE:** \$2,500,000 (Entire Parcel)
- LAND LEASE PRICE:** \$100,000 Per Year NNN (Vacant Outparcel Only)
- LAND SIZE:** 1± Acre (Waffle House + 0.44-acre outparcel)
- ZONING:** Tollgate PUD - Planned Unit Development (Collier County)
- F.L.U.:** Mixed Use Activity Center Subdistrict
- FLOOD ZONE:** X
- UTILITIES:** Water, Sewer & Electricity
- PARCEL ID:** 76885050306

CONTACT

stan stouder, CCIM
Founding Partner
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stan.stouder@creconsultants.com

Premier investment and development opportunity to purchase the entire ~1-acre parcel (including the operating Waffle House and adjacent vacant outparcel), located at the northeast corner of the signalized intersection of Collier Boulevard and Beck Boulevard. This site offers outstanding visibility with 66,500 AADT. A newly constructed right-in right-out entrance directly to Collier Boulevard will allow northbound traffic on Collier Boulevard to enter and exit the property without using Davis/Beck Boulevard. The property benefits from major interchange improvements underway, including the construction of two new flyover ramps from Davis Boulevard (Beck Boulevard). Located at I-75 Exit 101 within the Tollgate PUD and situated in the Innovation Zone Overlay, the site is ideally suited for drive-thru, high-traffic commercial, or mixed-use development with in place income from Waffle House. The owner will consider financing for a qualified buyer and/or build-to-suit for a qualified tenant.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

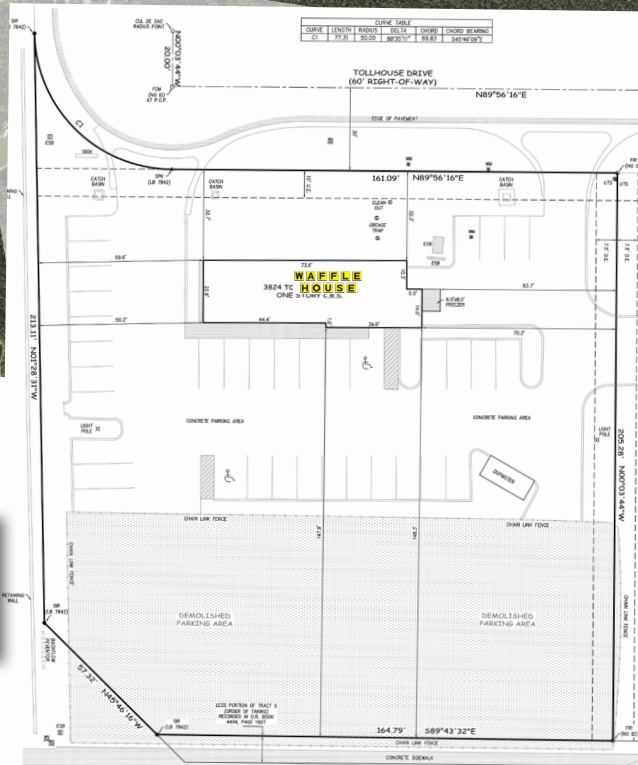
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HIGHLIGHTS

- Entire ~1-acre parcel for sale — includes fully operating Waffle House & vacant outparcel
- Vacant outparcel separately offered for lease at \$100,000 NNN/year
- Newly constructed direct entrance next to Waffle House for superior access from Collier Blvd
- Busy signalized intersection with 66,500 AADT
- Within the Innovation Zone Overlay
- Immediate access to I-75 with major interchange improvements underway
- Seller financing available to qualified buyers
- Waffle House lease, sales data, cost-segregation report, available upon execution of Confidentiality Agreement

SURVEY
1± ACRE

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,707	44,143	98,960
EST. HOUSEHOLDS	2,090	18,114	43,358
EST. MEDIAN HOUSEHOLD INCOME	\$76,957	\$78,474	\$80,918
TRAFFIC COUNT (2024)	66,500 AADT (Collier Blvd)		

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