



For Lease

Mercantile Business Center

4755-4795 Mercantile Avenue, Naples, FL 34104



PROPERTY SUMMARY

Introducing an exceptional opportunity for your business at 4755-4795 Mercantile Avenue, Naples, FL. The property offers exceptional accessibility with immediate access to Airport-Pulling Road and Golden Gate Parkway, approximately five minutes from Interstate 75, less than 10 minutes from the Naples Airport, and just 10 minutes from Downtown Naples. This prime commercial space offers versatile floor layouts, expansive windows for natural light, and high ceilings for a modern and spacious feel. With convenient access to major roadways and ample parking, this property is perfectly positioned for success. This location provides convenient access to both local amenities and the broader Southwest Florida market, making it ideal for industrial, flex, and service oriented users.

PROPERTY HIGHLIGHTS

- Fully Renovated Suites - Move-In Ready
- Ideal Central Naples Location, Close to Naples Airport
- Direct access to Livingston Road
- Located in Naples' most active industrial submarket
- High-demand industrial corridor with strong demographics and minimal vacancy.
- Flexible Terms & Rent Incentives Available

Lease Rate

Call for Details

Site Size

8.55 Acres

Building Size

88,440 SF

Year Built

1985

Total Units Available

3 Units

Zoning

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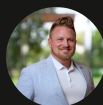
Corrie Gates

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Ashley Barrett Bloom

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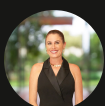




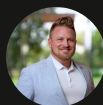
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LEASE INFORMATION

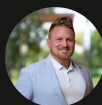
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,375 - 2,700 SF	LEASE RATE:	Call for Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4775- 5 & 6	Available	1,375 - 2,700 SF	NNN	Call For Details
4775-5	Available	1,375 SF	NNN	Call For Details
4755- 10 & 12	Available	2,700 SF	NNN	Call For Details



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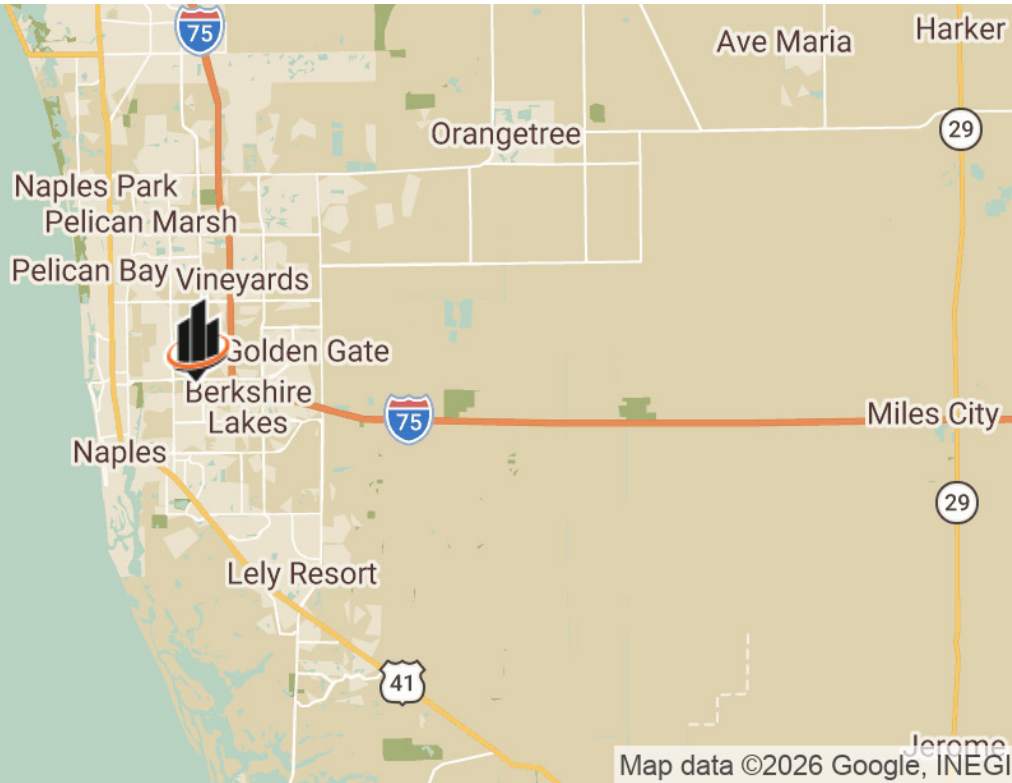




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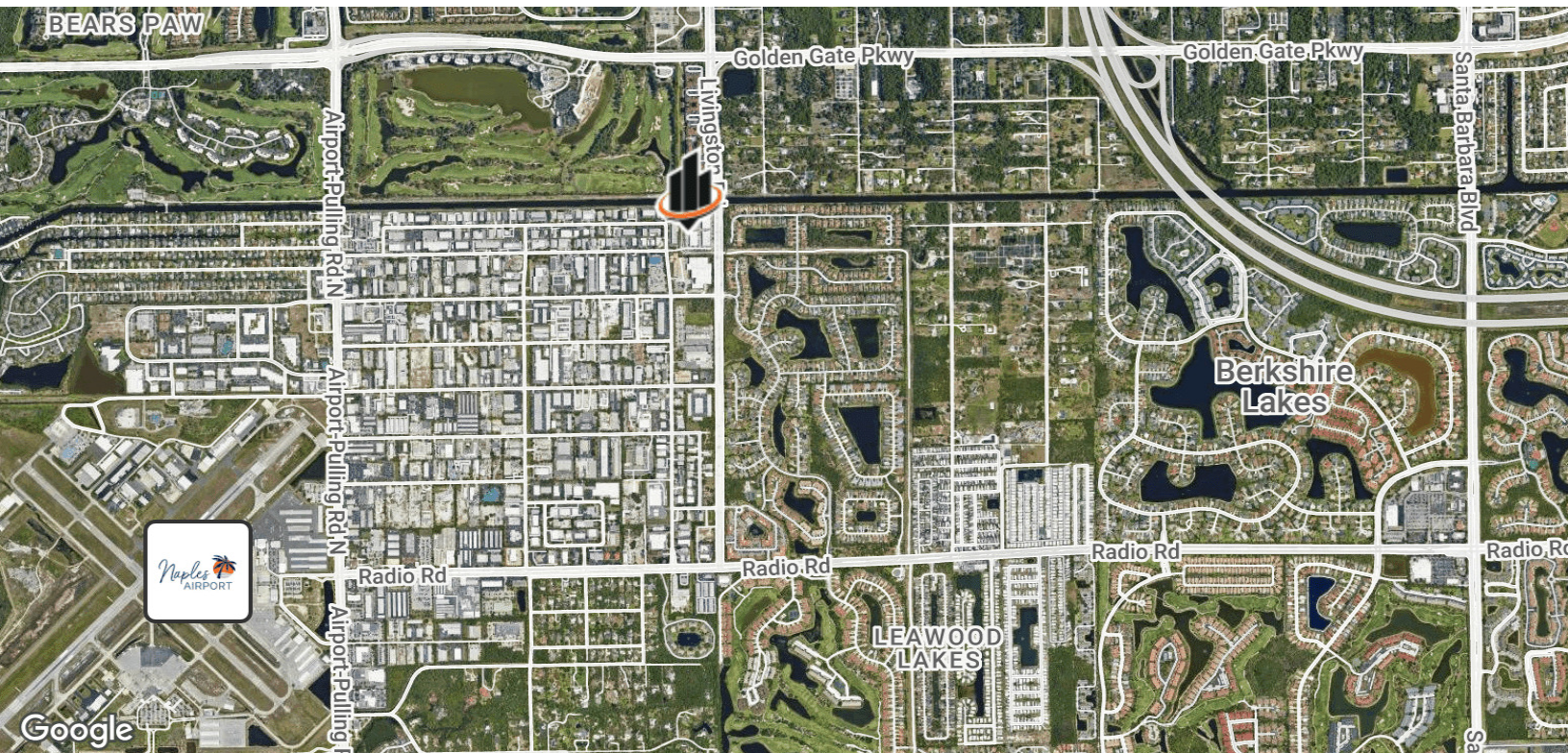
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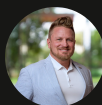
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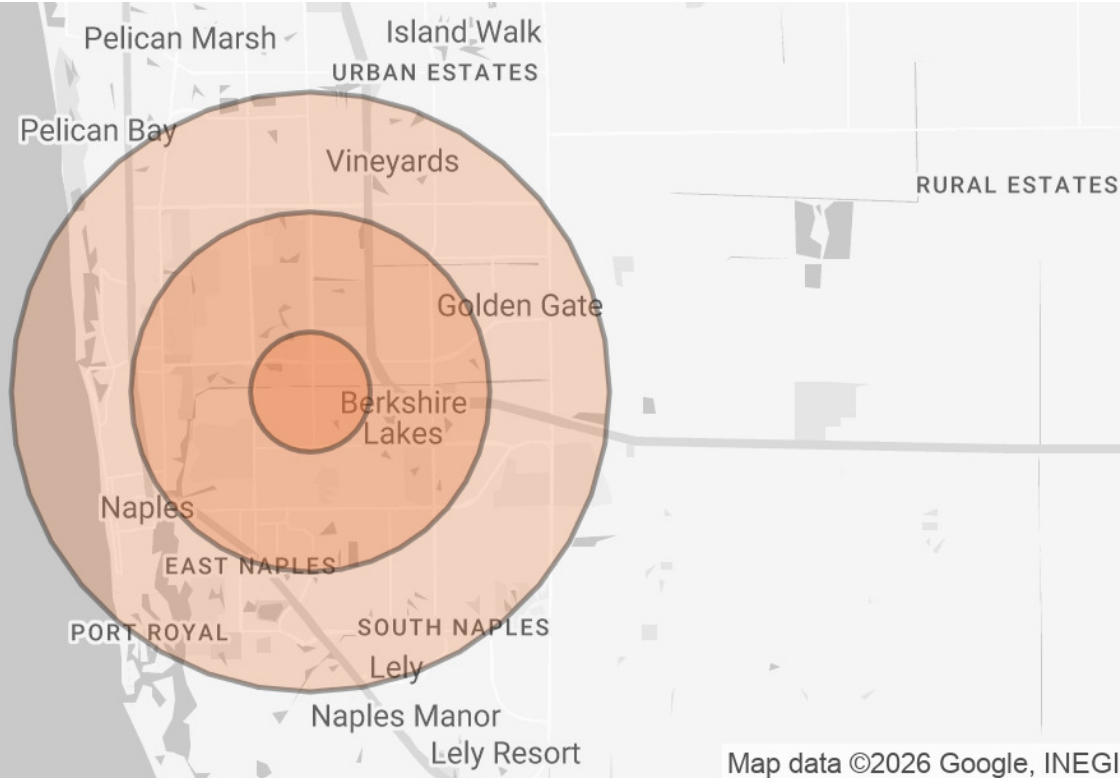




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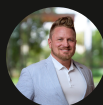
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,309	57,662	145,398
AVERAGE AGE	50.4	52.4	53
AVERAGE AGE (MALE)	51.7	50.1	52
AVERAGE AGE (FEMALE)	49.9	53.7	53.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,293	24,770	63,431
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$150,295	\$115,759	\$135,737
AVERAGE HOUSE VALUE	\$764,135	\$519,133	\$760,676

2023 American Community Survey (ACS)



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