

LAST UNIT  
REMAINING!

15495

15495 TAMAMI TRAIL N  
SHOPPES AT AUDUBON  
NAPLES, FL 34112

FOR LEASE

HIGH-END RETAIL

IDEAL SHOWROOM | GYM | PILATES

# AVAILABILITY: **800± SF**

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
103	800	\$35.00	\$2,333.33	\$7.25	\$483.33	\$2,816.67

LEASE RATE: **\$35.00 PSF NNN**

CAM: **\$7.25 PSF (2026 Est.)**

ZONING: **PUD**

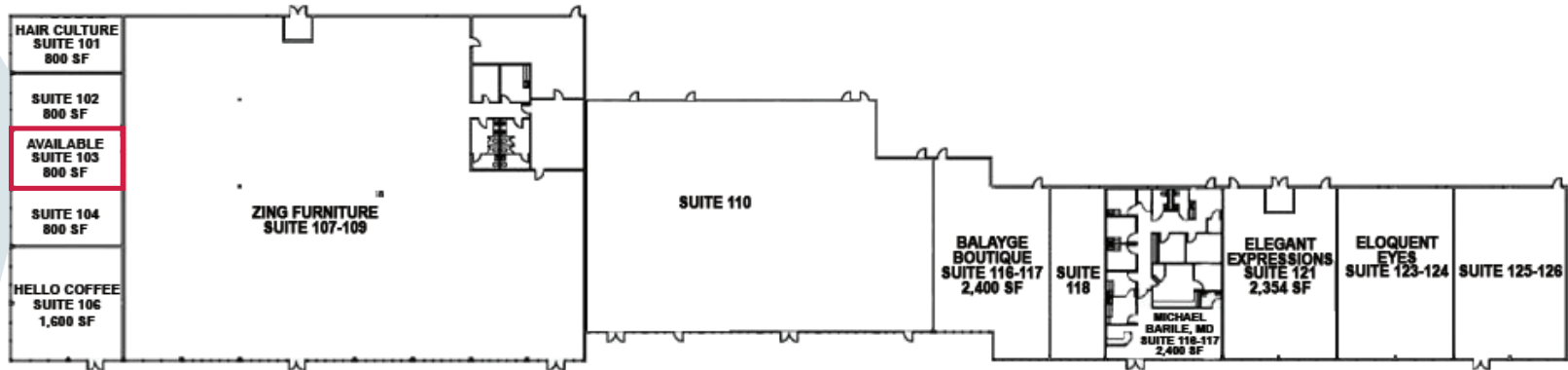
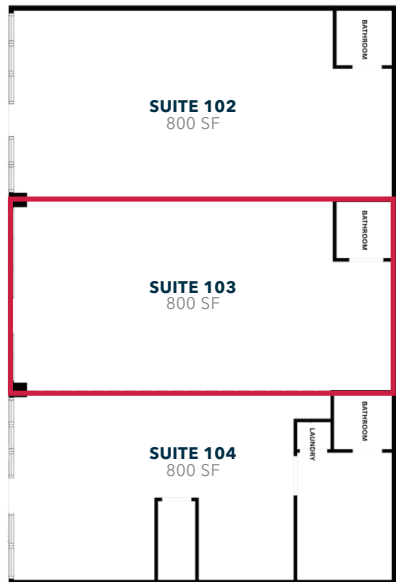
YEAR BUILT: **2000**

## PROPERTY FEATURES

- High-end retail space ideal for showroom, fitness, Pilates, gym, physical therapy, wellness, and specialty retail uses
- Located at Shoppes at Audubon, a prime retail destination along US 41 (Tamiami Trail N) at the Collier / Lee County line
- 600± linear feet of frontage along US 41 (Tamiami Trail N) providing exceptional visibility and brand exposure
- Exposure to over 41,500 vehicles per day
- Ample surface parking with convenient ingress and egress



# LAYOUT





## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,456	38,229	94,510
HOUSEHOLDS	3,061	18,922	45,870
MEDIAN HOUSEHOLD INCOME	\$94,616	\$96,413	\$102,339
AVG. HOUSEHOLD INCOME	\$153,396	\$160,354	\$160,588

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
41,500 (Tamiami Trail N - US 41)	2024
17,600 (Old US 41)	

# 15495 TAMAMI TRAIL N

## SHOPPES AT AUDUBON

### NAPLES, FL 34112

#### EXCLUSIVE LEASING AGENTS:

##### **BROCK RASMUSSEN**

Principal

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06/22/26