

SUITE  
100-102



**FOR  
LEASE**

2<sup>ND</sup> GEN RESTAURANT  
RETAIL / OFFICE  
SPACE

# TANGLEWOOD MARKETPLACE

4910 TAMAMI TRAIL N, NAPLES, FL 34103

## PROPERTY FEATURES

- 2<sup>nd</sup> Generation Restaurant End-Cap with Prominent Signage
- Prime Park Shore Location in Central Naples
- Less Than ½ Mile South of Pine Ridge Road
- Excellent Visibility and High Daily Traffic Counts on US 41
- Strong, Diverse Tenant Mix
- Pylon Signage
- 194 Parking Spaces (4.16/1,000 SF)

## AVAILABILITY

SUITE	100-102	112	114	120-122
SIZE (SF)	7,581	1,200	983	2,200
LEASE RATE (PSF)	\$50.00	\$35.00	\$40.00	\$35.00
MONTHLY BASE RENT	\$31,587.50	\$3,500.00	\$3,276.67	\$6,416.67
CAM (PSF)	\$10.06	\$10.06	\$10.06	\$10.06
MONTHLY CAM	\$6,355.41	\$1,006.00	\$824.08	\$1,844.33
TOTAL MONTHLY RENT	\$37,942.91	\$4,506.00	\$4,100.75	\$8,261.00

Please Contact:

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Principal

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



Waterside Shops

Pine Ridge Rd

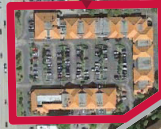
**TANGLEWOOD MARKETPLACE  
4910**

TAMIAMI TRAIL N  
NAPLES, FL 34103

41  
Tamiami Trail N

Castello Dr

Goodlette-Frank Rd



**42,174**

POPULATION  
WITHIN 3 MILES

**21,783**

HOUSEHOLDS  
WITHIN 3 MILES

**\$216,940**

AVG HH INCOME  
WITHIN 3 MILES

**44,000**

TRAFFIC COUNTS  
(AADT)

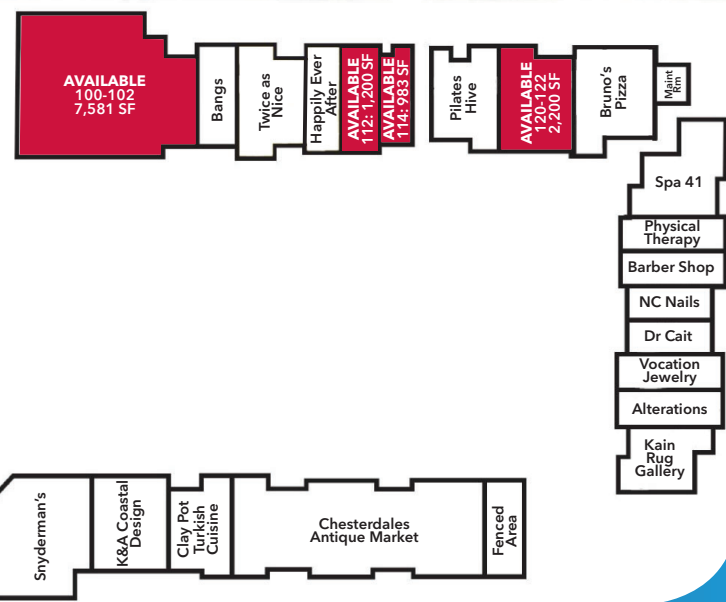


## LOCATION DEMOGRAPHICS

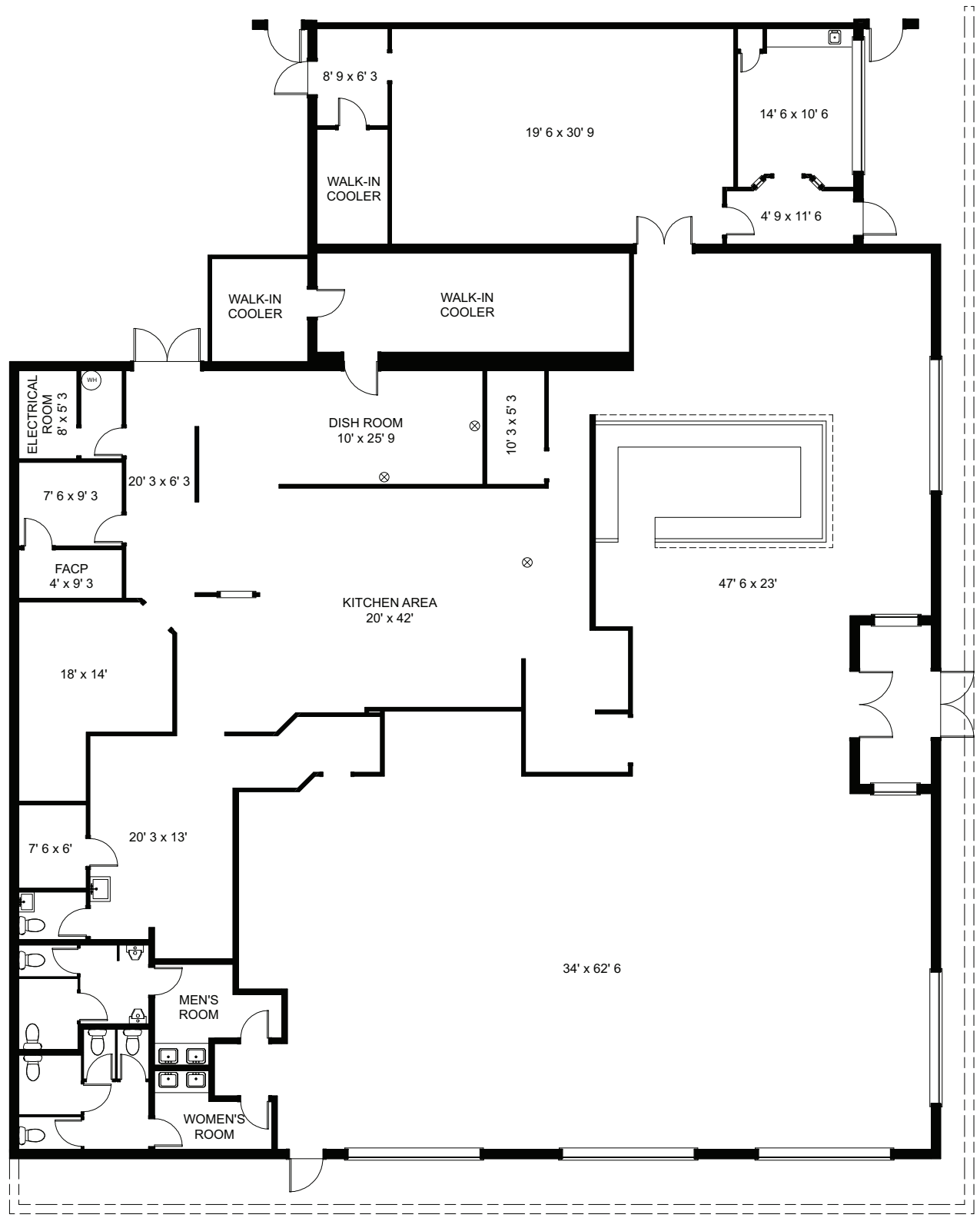
	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,497	42,174	90,360
HOUSEHOLDS	3,542	21,783	45,113
MEDIAN HOUSEHOLD INCOME	\$118,448	\$120,444	\$111,014
AVG. HOUSEHOLD INCOME	\$198,498	\$216,940	\$196,265

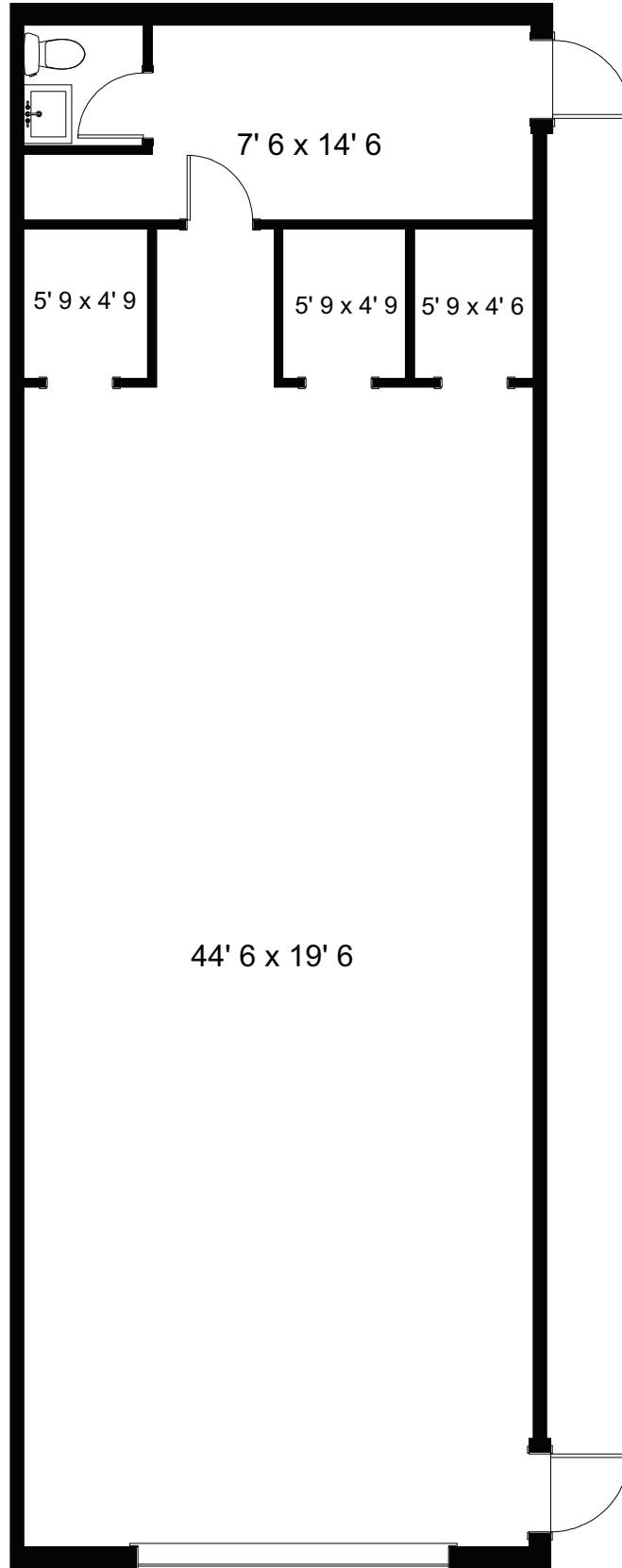
## TRAFFIC COUNTS

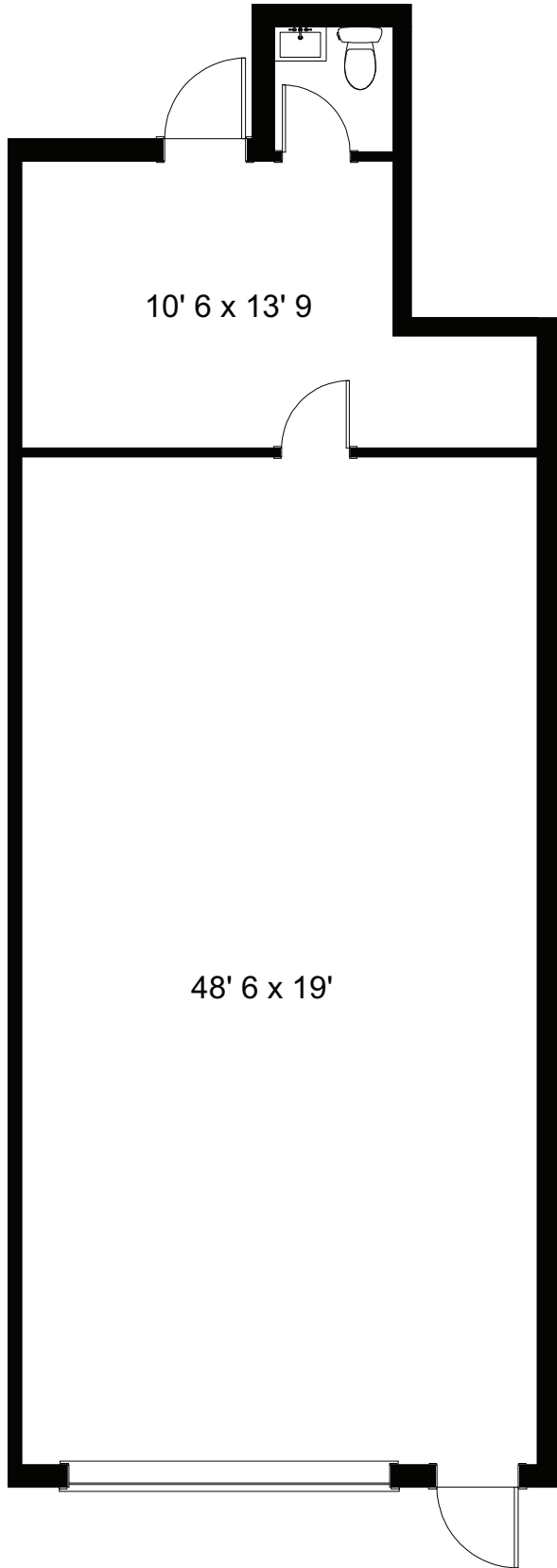
VOLUME (AADT)	YEAR
44,000	2025



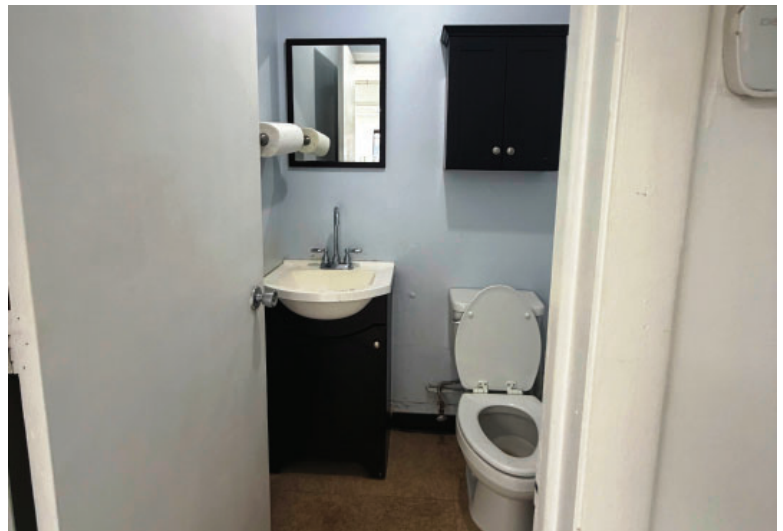
**TANGLEWOOD  
MARKETPLACE  
4910**  
UNIT  
100-102

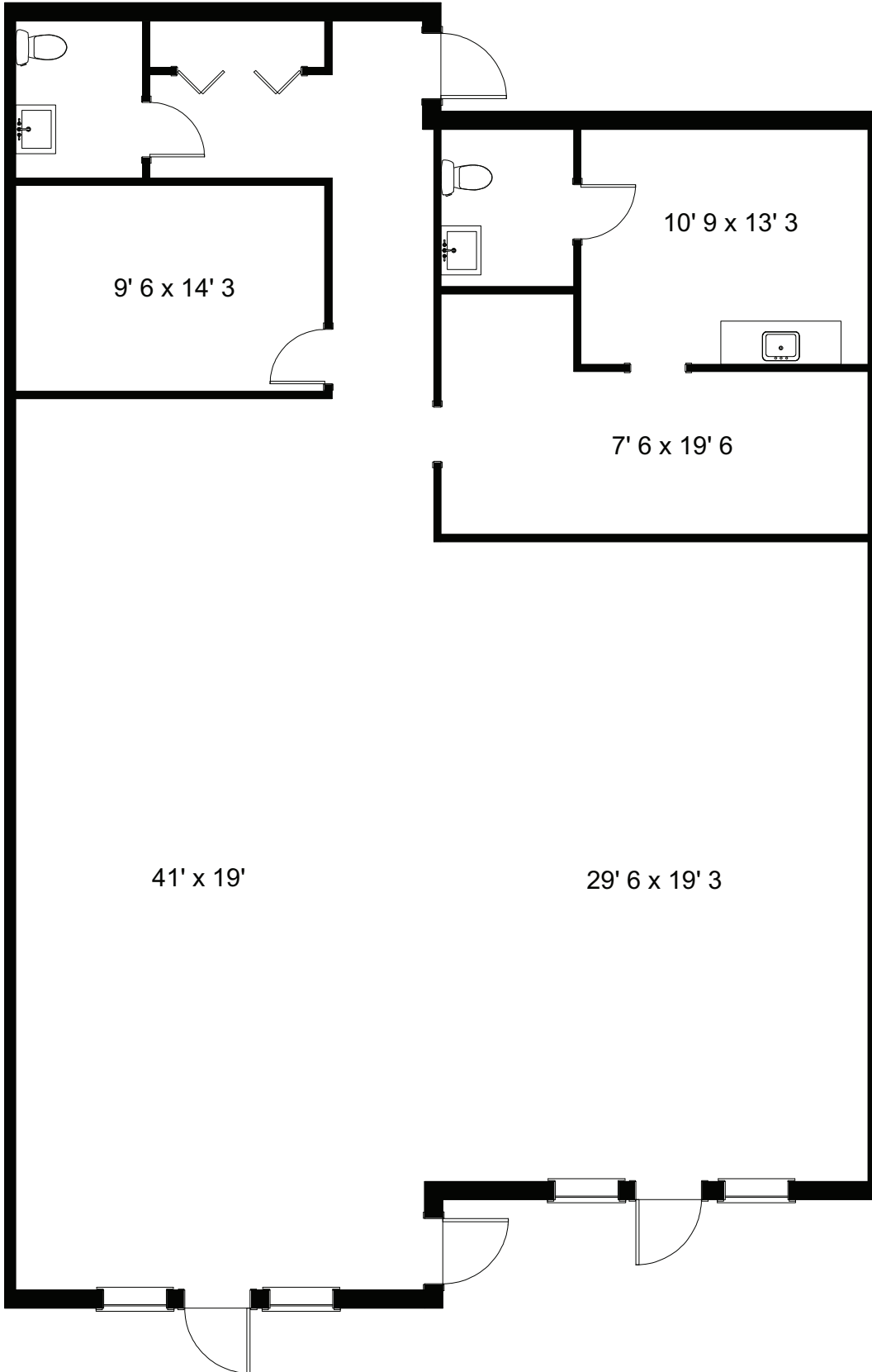






**TANGLEWOOD  
MARKETPLACE  
4910**  
UNIT  
114





**TANGLEWOOD  
MARKETPLACE  
4910**  
UNIT  
120-122

