



NAPLES, FLORIDA

Shoppes at Hammock Cove

4326 - 4420 Thomasson Drive, Naples, Florida 34112

LAT: 26.106105 | LONG: -81.750002

GLA: 72,189 SQ. FT

TRAFFIC COUNTS: 59,900 DAILY



Prime Retail Location

- ▶ SW corner of US Hwy 41 (Tamiami Trail E) & Thomasson Dr
- ▶ High-visibility location on major Naples corridor
- ▶ Access with signalized intersection

Area Demographics

- ▶ 104,000+ residents within 5 miles
- ▶ \$135K+ average household income
- ▶ Strong local workforce and service demand

Anchor Tenant

- ▶ Anchored by high-volume Publix
- ▶ 3 Bank Outparcels

Tenant Mix

- ▶ Blend of national & local tenants
- ▶ Includes retail, dining & service uses
- ▶ Ideal for shop and service users

Residential Growth

- ▶ Rapid growth in immediate trade area
- ▶ 60+ luxury units planned nearby
- ▶ Expanding Naples residential base

Area Traffic Drivers

- ▶ Located along US Hwy 41 corridor
- ▶ Near Culver's, AT&T, Jersey Mike's, Lamborghini Naples Dealership
- ▶ Close to hotels, medical & auto uses

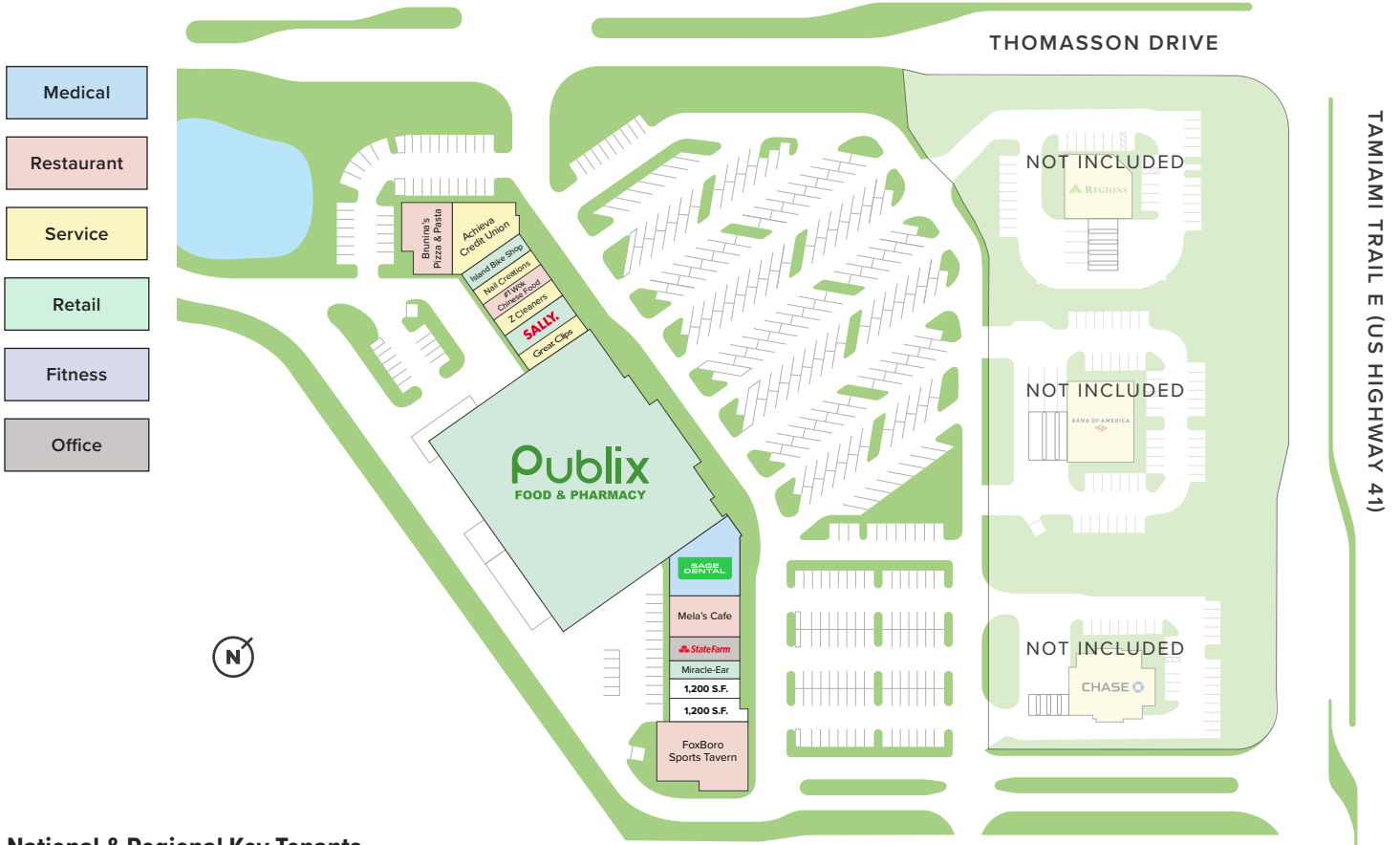
NOW LEASING!



Sandi Rogacki / SENIOR ASSOCIATE
(954) 821-4222 | srogacki@woolbright.net

SHOPPES AT HAMMOCK COVE

Naples, FL



National & Regional Key Tenants



2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	7,421	51,707	104,539
Households	3,410	23,624	48,887
Average HH Income	\$106K	\$122K	\$135K
Median Age	54	54	55
Daytime Employment	3,015	23,109	62,169
Traffic Counts	59,900 Cars Daily		

For leasing information and availability contact:

Sandi Rogacki
 ☎ (954) 821-4222 ✉ srogacki@woolbright.net

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WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net