

FOR LEASE - Office Space

Lely Plaza

8807 & 8831 Tamiami Trail E, Naples, FL 34113



OFFERING SUMMARY

Available SF: **8807:** 1,036 SF
8831: 2,012 SF

Lease Rate: **8807:** \$19.00/SF
8831: \$14.00/SF

Estimated CAM: \$5.26 PSF

Lot Size: 1.84 Acres

Building Size: 20,000 SF

Building Class: B

Zoning: C-4

Market: Southwest Florida

PROPERTY OVERVIEW

Unit 8807 is a fully built-out and remodeled medical office space comprising of four exam rooms, two offices, restroom, lab and waiting room. Contact for showing instructions.

PROPERTY HIGHLIGHTS

- Excellent location on lighted intersection (US-41/Tamiami Trail & St. Andrews Blvd)
- Signage on building facing US-41 E & pylon sign
- Centrally located between Lely Resort, Treviso Bay and The Isles currently under construction.
- Unit 8807 - end unit (BUILT-OUT MEDICAL)
- High traffic counts reporting 39,013 cars per day

Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Lely Plaza

8803-8833 Tamiami Trail E, Naples, FL 34113



Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Lely Plaza

8803-8833 Tamiami Trail E, Naples, FL 34113



Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



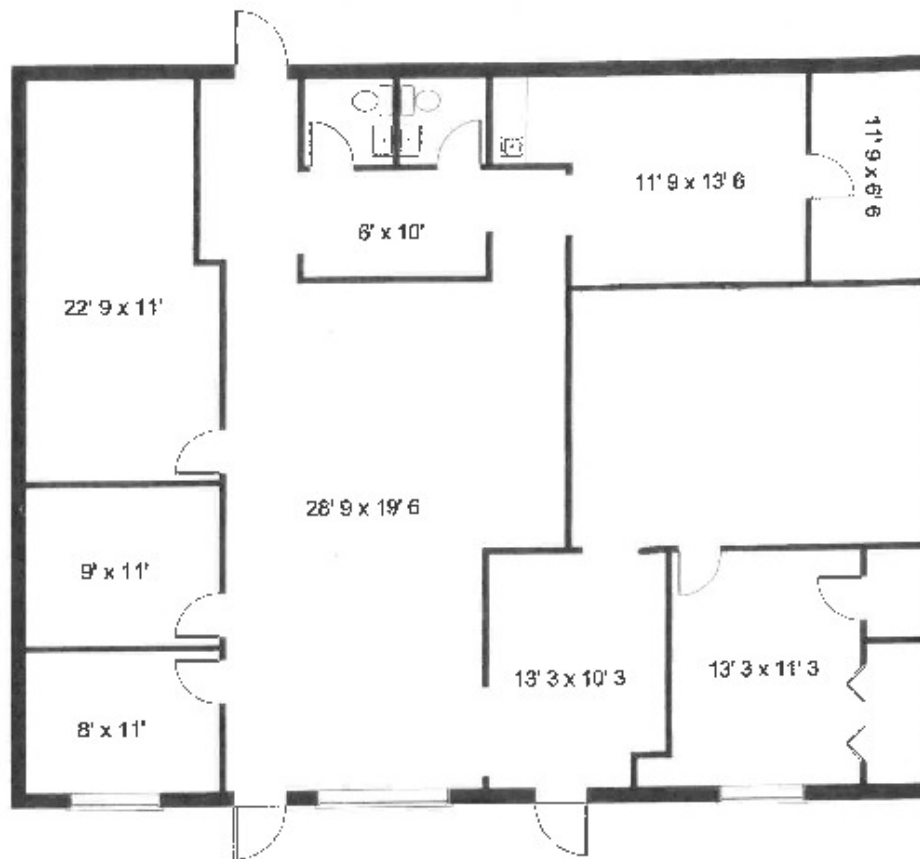
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Lely Plaza

8803-8833 Tamiami Trail E, Naples, FL 34113

**8831-33 TAMAMIAMI TRAIL EAST
NAPLES, FL**



TOTAL USEABLE AREA 2212 sq. ft.

PRECISION FLOORPLANS, INC.
www.precisionfloorplans.com
239 - 568 - 9411

ALL ROOMS ARE OUTFISHED
WITH LVT, 12"
GALV. STEEL

THIS IS PRECISION FLOORPLANS, INC.
A 100% VIRTUAL FIRM. For more information or to see, please call (800) 888-8888

Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com

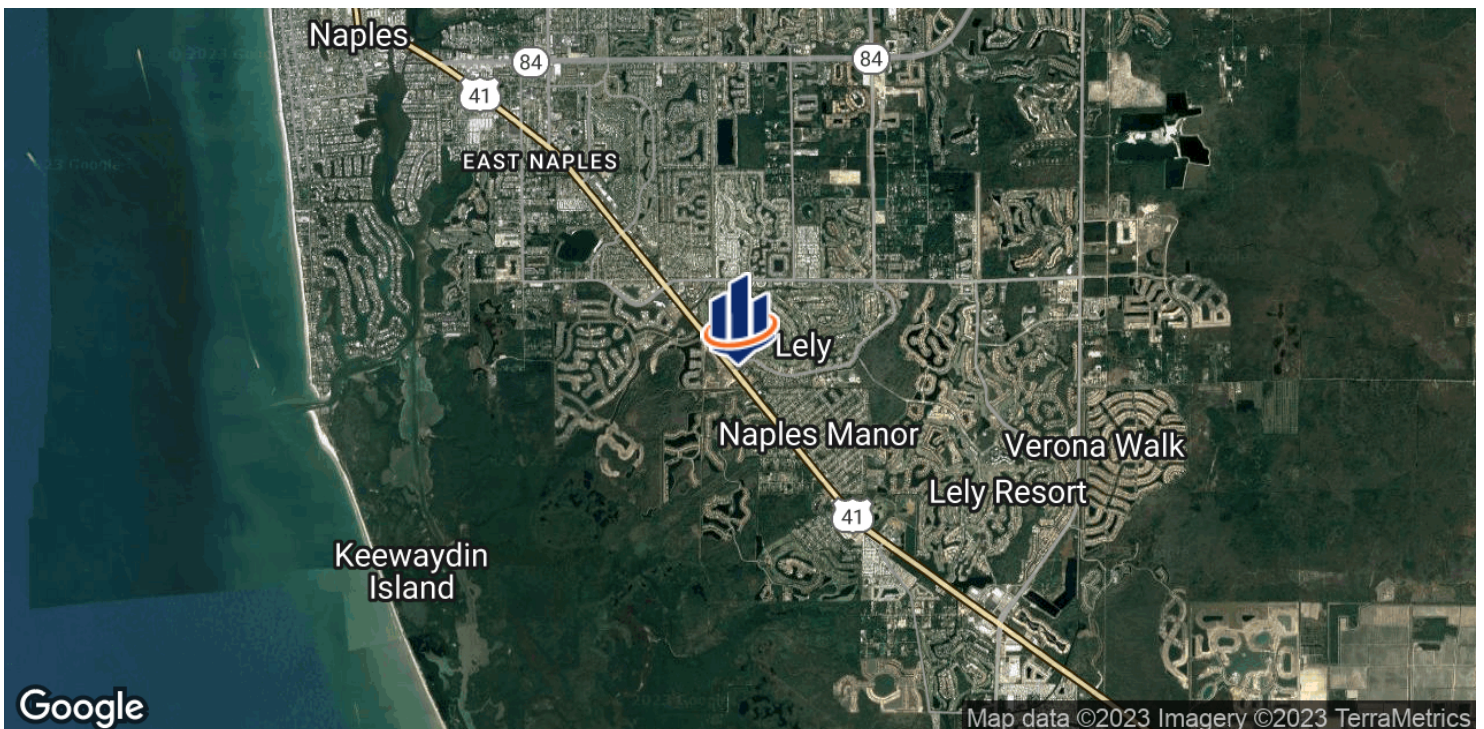
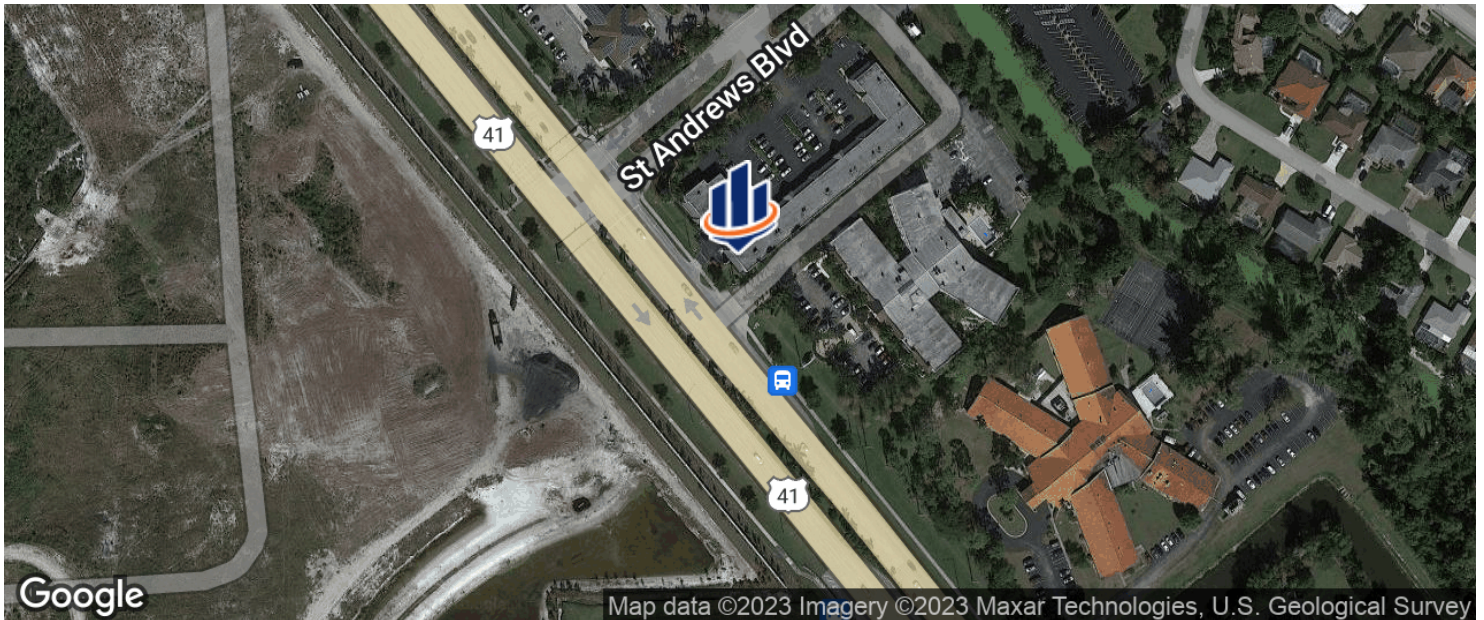


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Lely Plaza

8803-8833 Tamiami Trail E, Naples, FL 34113



Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com

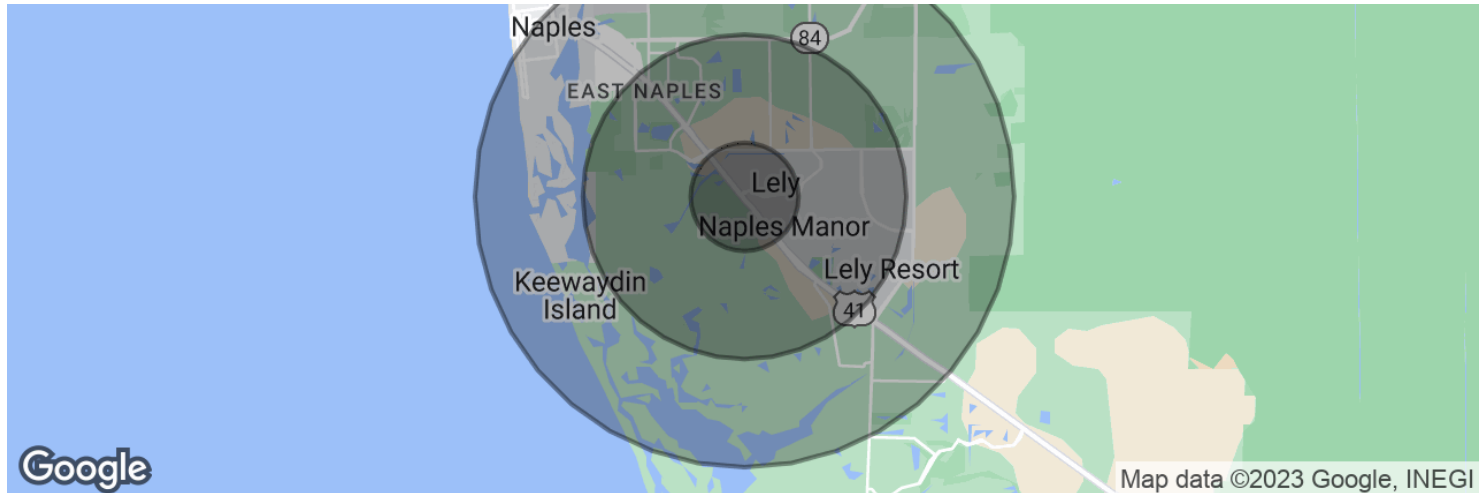


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Lely Plaza

8803-8833 Tamiami Trail E, Naples, FL 34113



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,422	37,863	85,031
Median age	56.1	47.5	46.3
Median age (Male)	54.2	46.4	44.7
Median age (Female)	56.8	48.3	47.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,013	14,914	33,383
# of persons per HH	2.2	2.5	2.5
Average HH income	\$70,017	\$69,174	\$74,495
Average house value	\$281,955	\$253,920	\$301,469

** Demographic data derived from 2020 ACS - US Census*

Todd Sabin

Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.