

FOR LEASE - Industrial Warehouse Space

Gemini Plaza

3784 Arnold Ave, Naples, FL 34104



OFFERING SUMMARY

Available SF:	1,600 - 3,200 SF
Lease Rate:	N/A
Year Built:	1982
Building Size:	14,400 SF
Zoning:	Industrial
Market:	Naples

PROPERTY OVERVIEW

Located in Gemini Plaza, this flex/industrial space is conveniently located with access off of Airport-Pulling Road just South of Golden Gate Pkwy.

PROPERTY HIGHLIGHTS

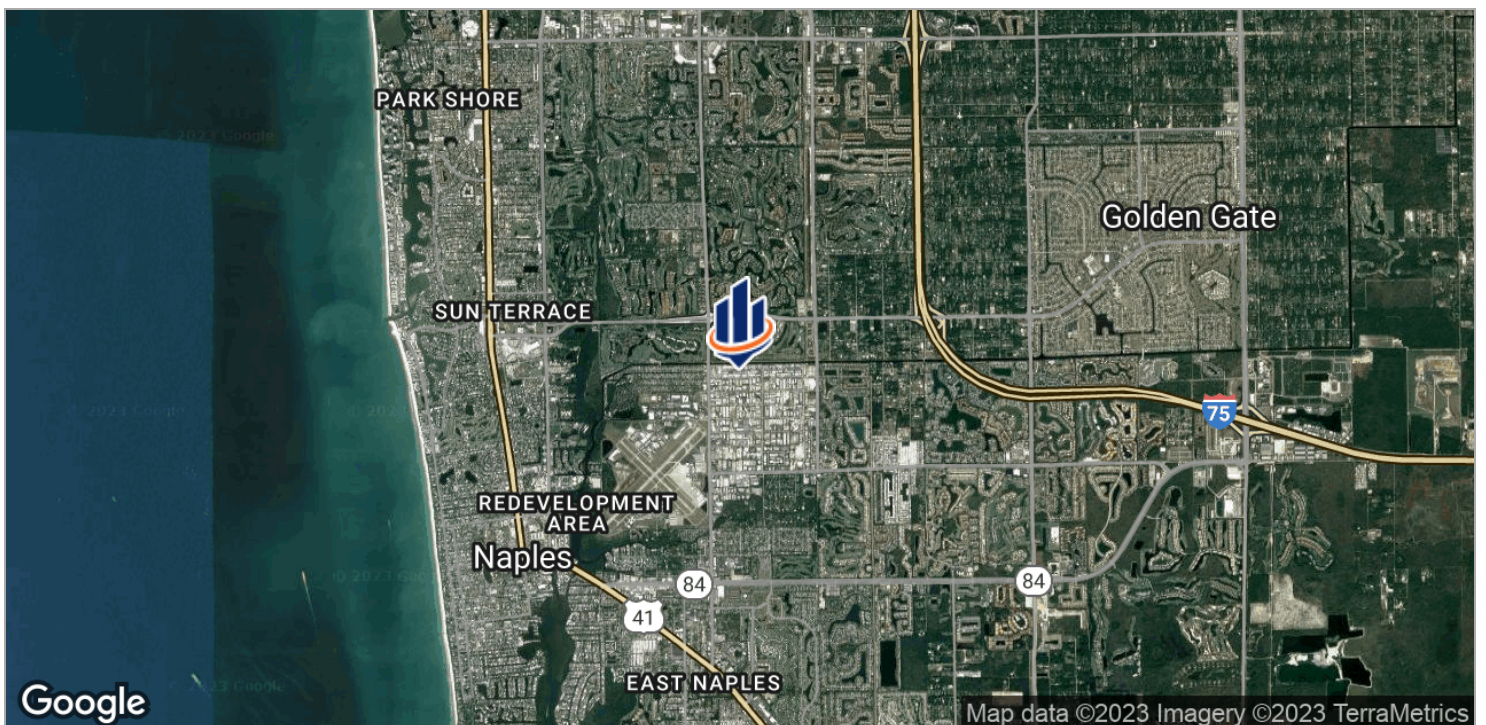
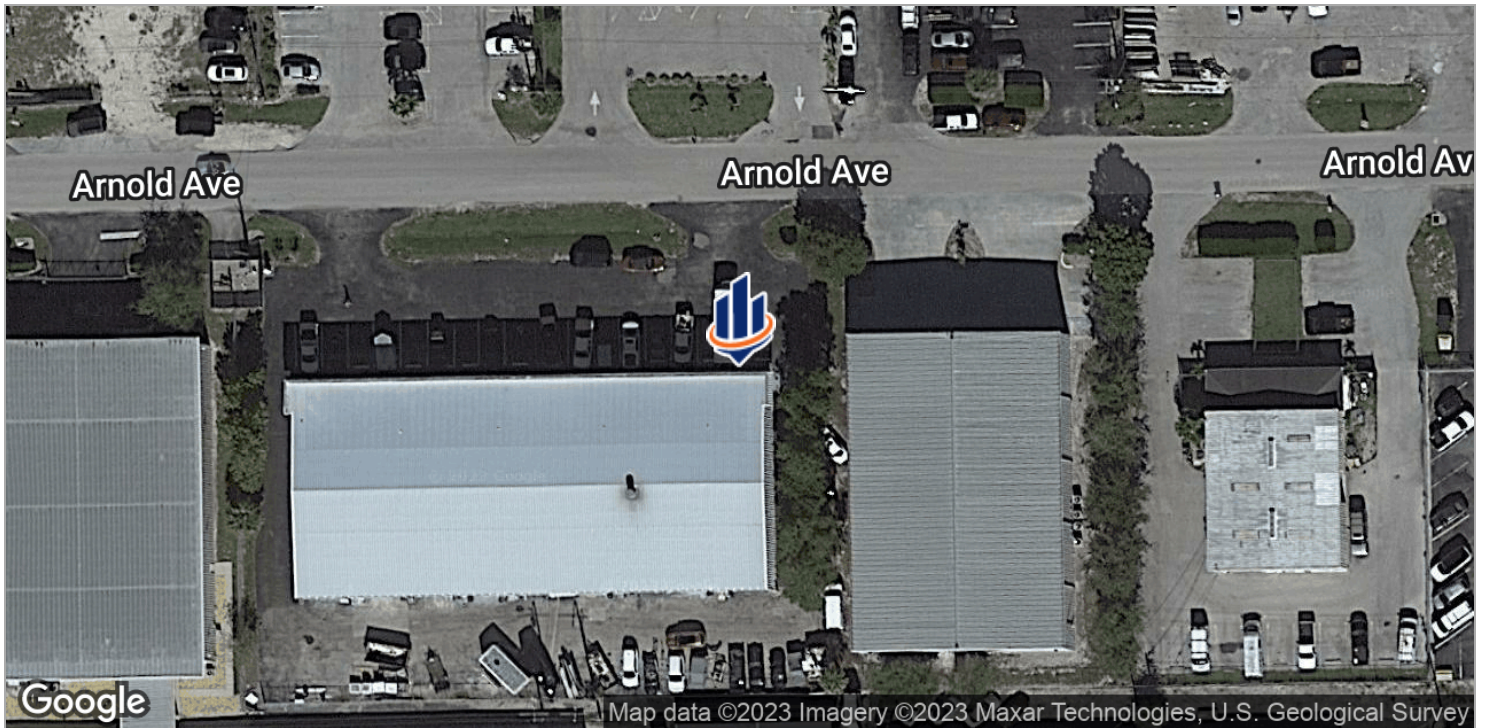
- Fenced Lot
- Air Conditioning
- Parking Ratio: 2.5/1,000 SF
- Ceiling Height: 16 FT - 18 FT
- Grade-Level Doors (12' x 12')
- Traffic Counts (ADT) 46,492
- Locally Owned and Managed
- New Roof in 2014
- Electric: 3 Phase Power

Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@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 - Industrial Warehouse Space



Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@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 - Industrial Warehouse Space

Gemini Plaza

3784 Arnold Ave, Naples, FL 34104

Moorings Park at Grey Oaks - Grande Place Clubhouse



Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com

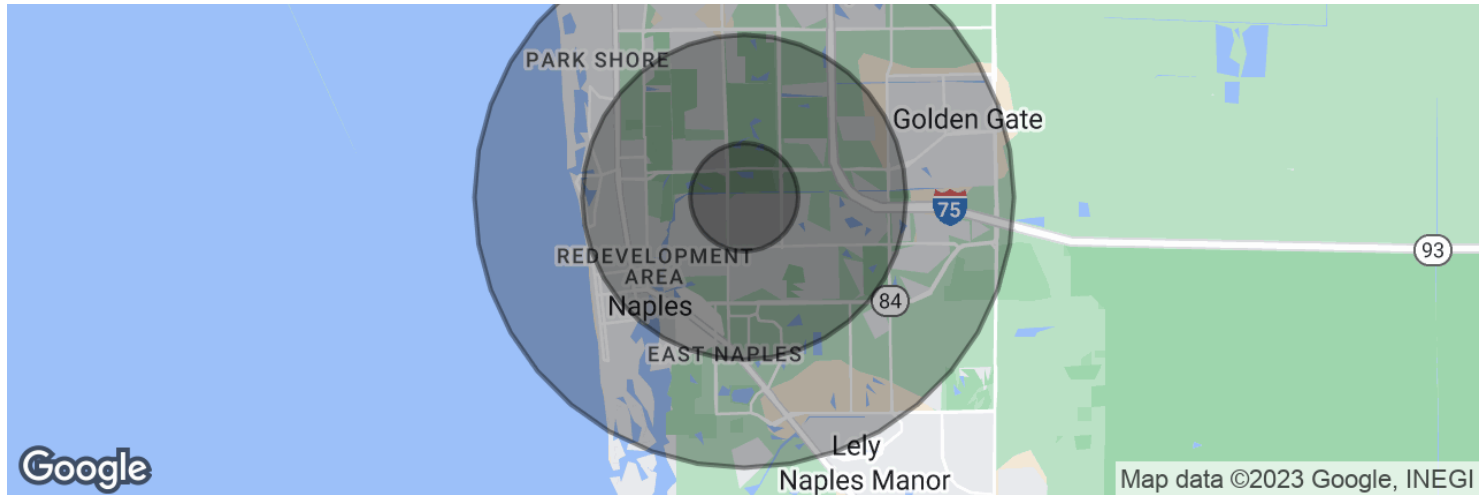


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Industrial Warehouse Space

Gemini Plaza

3784 Arnold Ave, Naples, FL 34104



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,741	52,190	140,715
Median age	43.6	48.1	46.0
Median age (Male)	42.0	45.9	44.3
Median age (Female)	47.2	50.8	47.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,809	21,506	55,897
# of persons per HH	2.6	2.4	2.5
Average HH income	\$95,441	\$82,993	\$86,522
Average house value	\$315,375	\$385,567	\$422,189

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

Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@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.