FREESTANDING RETAIL **GOLDEN GATE CITY**

FOR SALE OR LEASE

4110 GOLDEN GATE PARKWAY, NAPLES, FL 34116





PRICE: \$1,875,000 @ \$148 PSF

\$10.75 PSF NNN LEASE RATE:

CAM: \$3.25 PSF

LOCATION: Southwest corner of Golden Gate Parkway and Collier Boulevard

BUILDING SIZE: 12,677± SF Total

> 8,688± SF 1st Floor 2nd Floor 3.989± SF

LAND SIZE: 0.40± Acres

PARKING: 225 (17 cars per 1,000 SF) Cross Easement

YEAR BUILT: 1982

ZONING: C4 (Collier County)

TRAFFIC COUNTS: 16,203 AADT (2016)

READY FOR BUILD-OUT-

Completely renovated structure with 3 phase electric service. Renovations include grease traps, new roof, exterior finish, electrical service panels, windows & doors, and new concrete floors on both 2nd floor rooms. The building is located just off the corner of Golden Gate Parkway and Collier Boulevard (State Road 951), just minutes from I-75 Exit 105. Densely populated area with more than 25,000 just in Golden Gate City.

CONTACT

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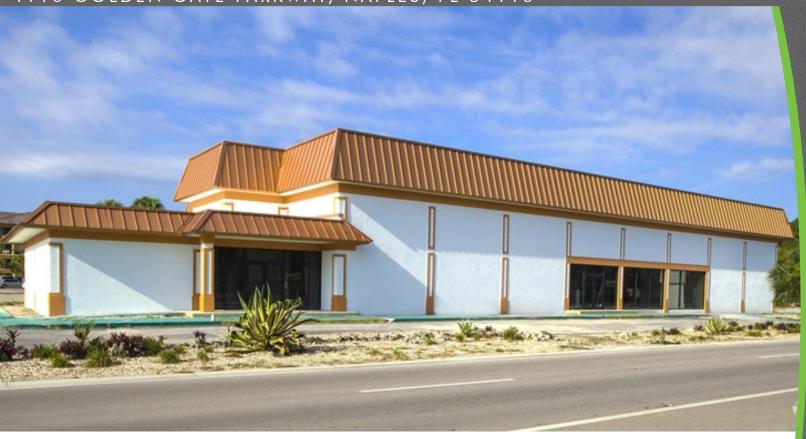
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HIGHLIGHTS

- Parking, Parking, Parking
- 225 deeded parking available
- New exterior features include grease traps, roof, exterior finish, electrical service panels, windows & doors
- Building was gutted and is ready for build-out, new concrete floors on both 2nd floor rooms
- C4 Zoning, health club, church, banquet center, urgent care, medical, fitness center
- Completely renovated structure with 3 phase service

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2016 DEMOGRAPHICS EST. POPULATION 11.584 47.616 93.632 EST. HOUSEHOLDS 3,506 16,380 36,819

1 MILE

3 MILES

5 MILES

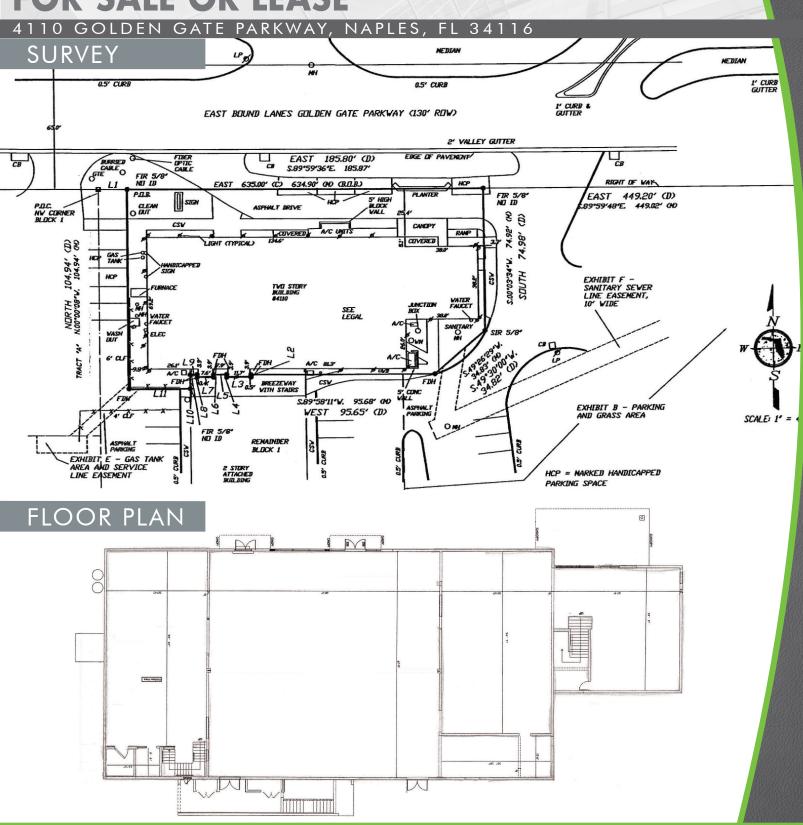
EST. AVERAGE HOUSEHOLD INCOME \$53,878 \$62,089 \$80,519 20.000 AADT

TRAFFIC COUNTS (2015)

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