

FREESTANDING RETAIL

GOLDEN GATE CITY

FOR SALE OR LEASE

4110 GOLDEN GATE PARKWAY, NAPLES, FL 34116



PRICE:	\$1,875,000 @ \$148 PSF	
LEASE RATE:	\$10.75 PSF NNN	
CAM:	\$3.25 PSF	
LOCATION:	Southwest corner of Golden Gate Parkway and Collier Boulevard	
BUILDING SIZE:	12,677± SF	Total
	8,688± SF	1 st Floor
	3,989± SF	2 nd Floor
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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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

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,584	47,616	93,632
EST. HOUSEHOLDS	3,506	16,380	36,819
EST. AVERAGE HOUSEHOLD INCOME	\$53,878	\$62,089	\$80,519
TRAFFIC COUNTS (2015)	20,000 AADT		

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SURVEY

