

3920 TOLLHOUSE DR

Naples, FL 34114



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

Property Highlights

- New construction
- Prime Naples location with convenient access to major roadways
- Ample on-site parking
- Proximity to retail, dining, and residential communities
- Professionally managed
- Located within an established business park

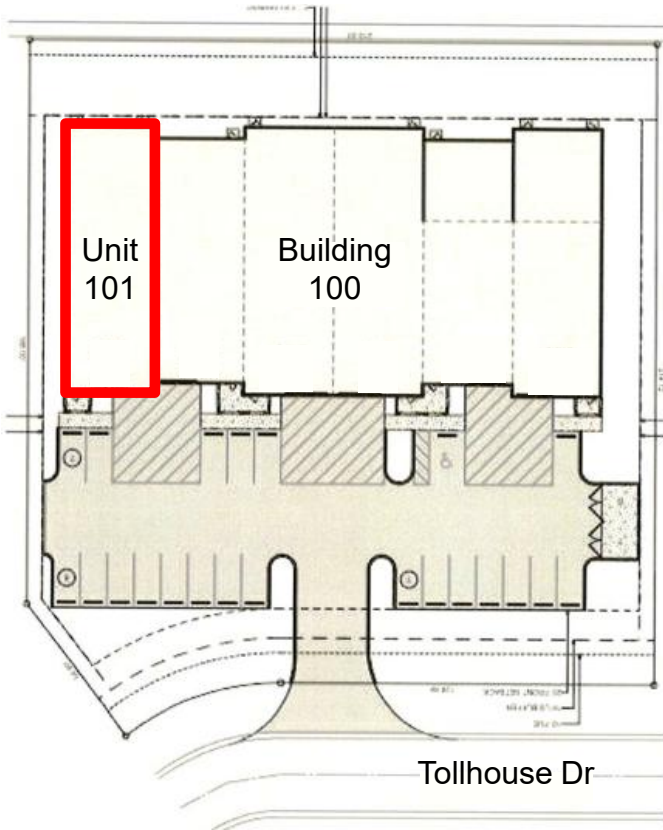
PROPERTY TYPE	Industrial Flex Condos
YEAR BUILT	2025
ZONING	Industrial PUD
SUBMARKET	Outlying Collier County
LEASE TYPE	NNN
RATE	\$24.00 PSF
CAM	\$5.70 PSF

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Better never settles

Available Unit 101



Unit Highlights

- Warehouse
- Fully air conditioned
- One roll-up door
- Vacant and available immediately
- Three reserved parking spaces
- LED lighting
- Epoxied floors

Unit	Size	Lease Rate	CAM	Monthly Rent
101	2,703 SF	\$24.00 NNN	\$5.70	\$6,689.93

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2025 Demographics	1-Miles	5-Miles	10-Miles
Total Population	2,929	93,286	293,920
Total Households	1,295	38,928	125,754
Annual Population Growth 2025-2030	1.5%	1.5%	1.8%
Average Household Income	\$100,267	\$101,946	\$121,001
Median Age	52.6	50.7	53.5

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