

C-4 Investment Land

11187-11201 Tamiami Trail E., Naples, FL 34113

For Sale



Property Details

Price:	\$399,000		
Size:	2.44 Acres		
Price/SF:	\$3.75/SF		
Zoning:	C-4, Collier County		
Traffic Count:	45,537—2012 ADT		
<u>2012 Demos.</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,369	30,723	72,257
Med. Income:	\$52,803	\$52,514	\$52,038
Med. Age:	34.1	50.1	52.5

Property Overview

Priced to sell at only \$3.75/SF, this site consists of 4 contiguous lots and is one of the cheapest C-4 zoned properties available in Collier County. Originally planned to be a 3-story, air conditioned mini-storage facility of 96,000 SF, it can under its' present zoning accommodate a 20,000 SF retail shopping center. Right in/right out on US 41 already approved. Owner will consider financing with 25% down.

Contact Information :

Michael J. Carr, Jr.
mjccarr@cbcworldwide.com
Phone: 239.216.4902



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www.CBCWorldwide.com

4851 Tamiami Trail N., Suite 100, Naples, FL 34103
(800) 767-2998

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