

**\$2 Million  
Renovation  
Underway!**



~ Conceptual Photo ~

**FOR  
LEASE**

RETAIL / OFFICE  
SPACE

# TANGLEWOOD MARKETPLACE

4910 TAMIAMI TRAIL N, NAPLES, FL 34103

## PROPERTY FEATURES

- **Plaza Undergoing a Complete \$2M Exterior Renovation, Including New Seal Coat, Parking Lot Striping, New Roof, Freshly Painted Buildings, & New Landscaping!**
- Prime Park Shore Location in Central Naples
- Less Than ½ Mile South of Pine Ridge Road
- Excellent Visibility and High Daily Traffic Counts on US 41
- Strong, Diverse Tenant Mix
- Pylon Signage
- 194 Parking Spaces (4.16/1,000 SF)

## AVAILABILITY

SUITE	114	122	206
SIZE (SF)	983	1,200	1,200
LEASE RATE (PSF)	\$30.00	\$35.00	\$40.00
MONTHLY BASE RENT	\$2,457.50	\$3,500.00	\$4,000.00
CAM (PSF)	\$10.06	\$10.06	\$10.06
MONTHLY CAM	\$824.08	\$1,006.00	\$1,006.00
TOTAL MONTHLY RENT	\$3,281.58	\$4,506.00	\$5,006.00

Please Contact:

**Brock Rasmussen**

Principal

**239.209.0458**

brasmussen@lee-associates.com

**Gary Barlow**

Senior Vice President

**239.877.4980**

gbarlow@lee-associates.com

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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6/29/26

YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



Waterside Shops

Pine Ridge Rd

**TANGLEWOOD MARKETPLACE**  
**4910**

TAMIAMI TRAIL N  
NAPLES, FL 34103

**42,174**

POPULATION WITHIN 3 MILES

**21,783**

HOUSEHOLDS WITHIN 3 MILES

**\$216,940**

AVG HH INCOME WITHIN 3 MILES

**44,000**

TRAFFIC COUNTS (AADT)

**AVAILABLE 1/1/2027**

SUITE 206

SUITE 122

SUITE 114

41

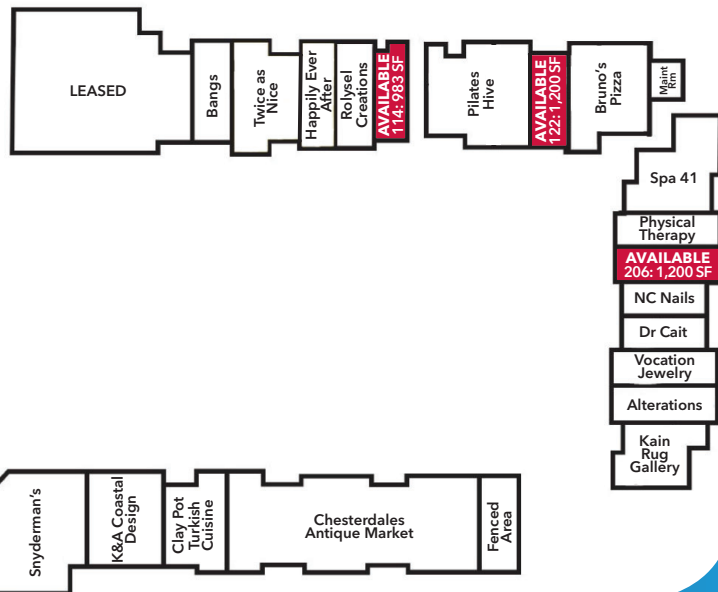
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## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,497	42,174	90,360
HOUSEHOLDS	3,542	21,783	45,113
MEDIAN HOUSEHOLD INCOME	\$118,448	\$120,444	\$111,014
AVG. HOUSEHOLD INCOME	\$198,498	\$216,940	\$196,265

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
44,000	2025



# CURRENT VIEW

TANGLEWOOD  
MARKETPLACE  
**4910**

TAMIAMI TRAIL N  
NAPLES, FL 34103

## EXTERIOR

RENOVATIONS  
ARE CURRENTLY  
UNDERWAY!

# UPDATES UNDERWAY

PAINTING  
ALL  
EXTERIOR

NEW  
PARKING LOT  
STRIPING

NEW  
METAL ROOF

NEW  
SEAL COAT

UPDATING  
ALL  
LANDSCAPE

41

~ Conceptual Photo ~

**TANGLEWOOD  
MARKETPLACE  
4910**  
TAMIAMI TRAIL N  
NAPLES, FL 34103



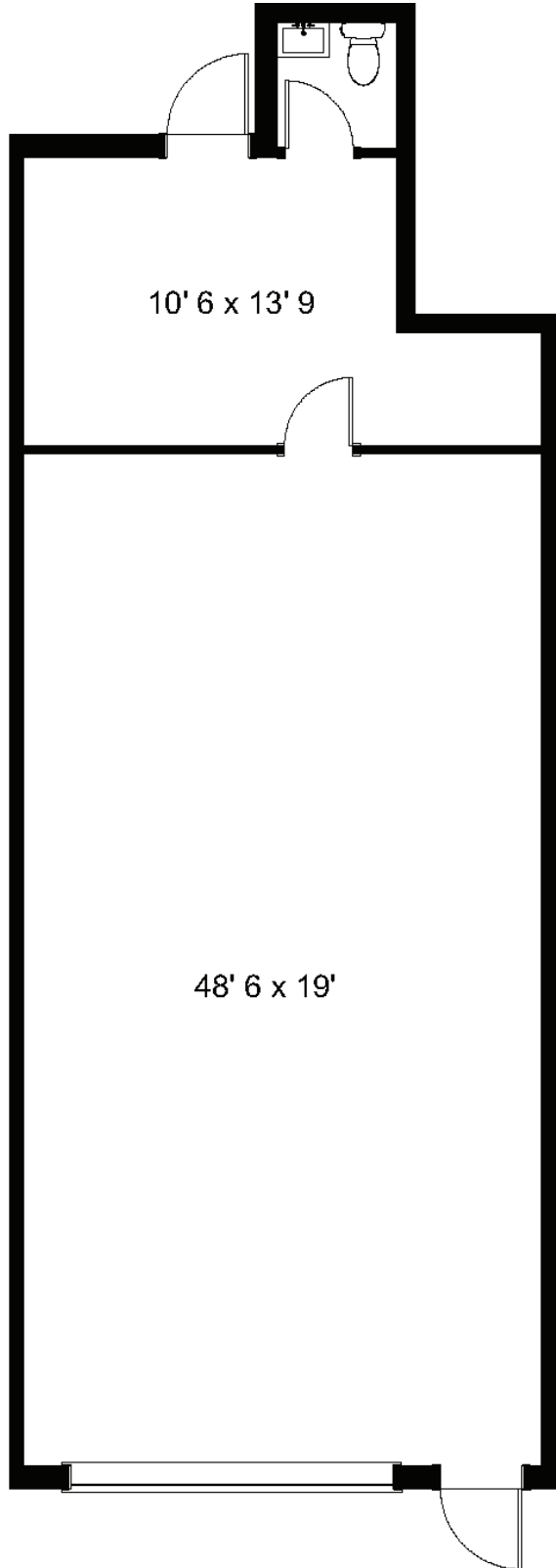
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# FLOOR PLAN

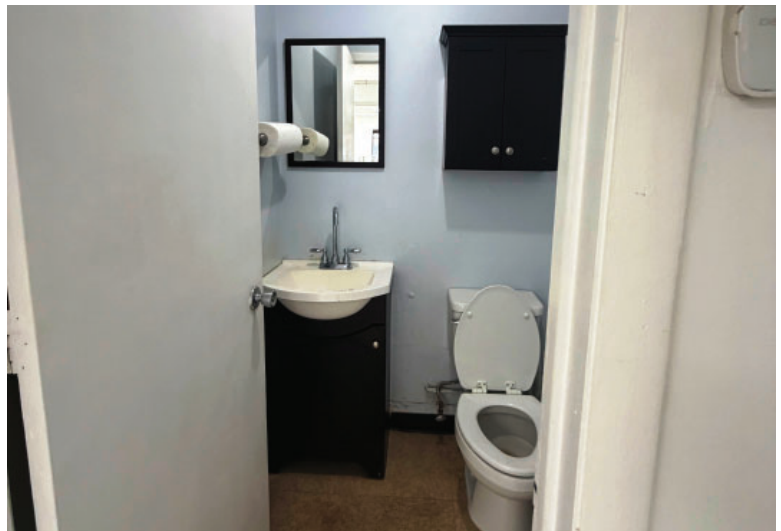
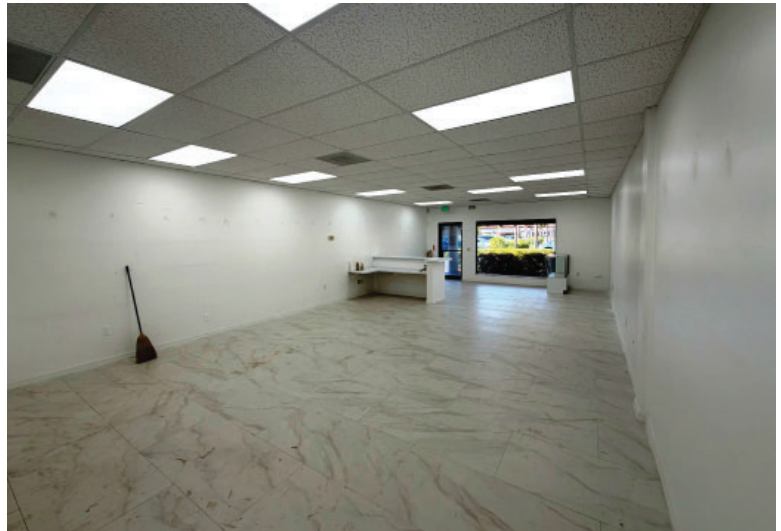
983 SF



# UNIT PHOTOS

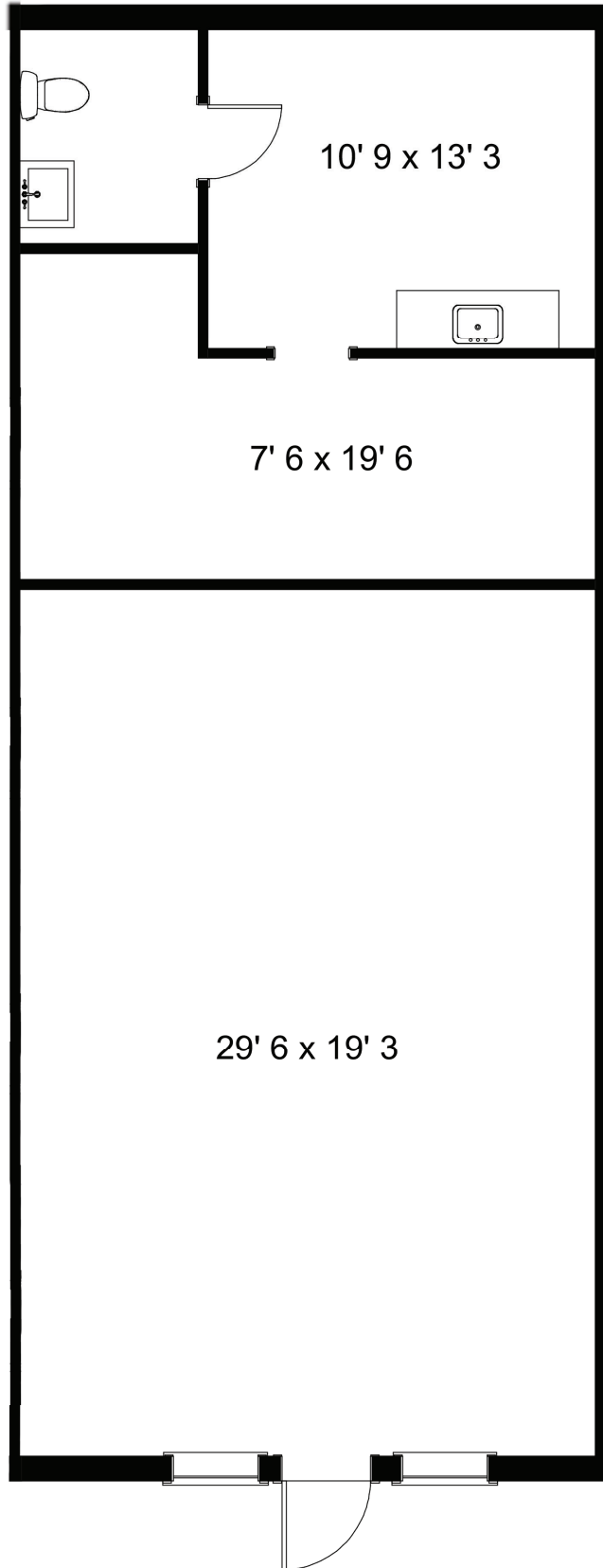
**TANGLEWOOD  
MARKETPLACE  
4910**

UNIT  
114



# FLOOR PLAN

1,200 SF

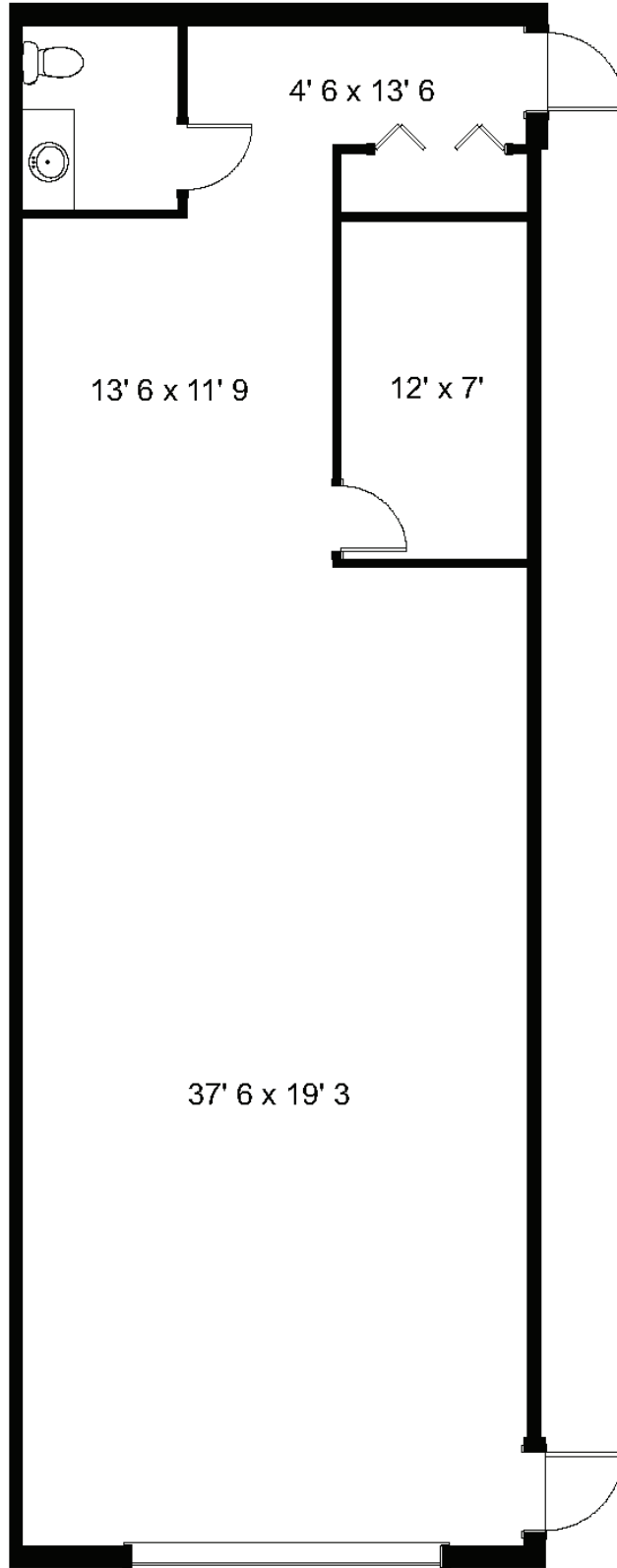


# UNIT PHOTOS



# FLOOR PLAN

1,200 SF



# UNIT PHOTOS

TANGLEWOOD  
MARKETPLACE  
**4910**  
UNIT  
206

