

Great Naples
Location...

Suite C203

Located in Park Shore
area

US 41 Frontage

Near Waterside Shops

Surrounded by Affluent
Residential Communities

**ALEXANDER
BUILDINGS**

**4081 Tamiami Trail North
Naples, FL 34103**



Naples, Florida

Serving the greater area of Naples, Florida, including Park Shore and Pelican Bay. Near major shopping and dining destinations. Established restaurant with indoor and outdoor patio dining.

The grounds are well manicured with mature trees and landscaping. The complex is broken into four individual buildings adjoined by a garden courtyard.



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Medical Office Available



Unit Size:	2,714 SF
Divisible:	Possible
Building Size:	32,236 SF
Lease Type:	NNN
Price/SF:	\$25.00
CAM/SF:	\$10.28
Use:	Professional Office or Medical Office

Description:

3-6 Exam Rooms
3 bathrooms

Rarely available medical office unit in the heart of Pelican Bay, Parkshore and Moorings area. Accessible from Old Trail Dr. and US41. Modern unit and ready to move in!

Key Features:

Fiber optic and cable communications available
Easy access from Old Trail Blvd. and Tamiami Trail
Serving affluent neighborhoods
Music system ready



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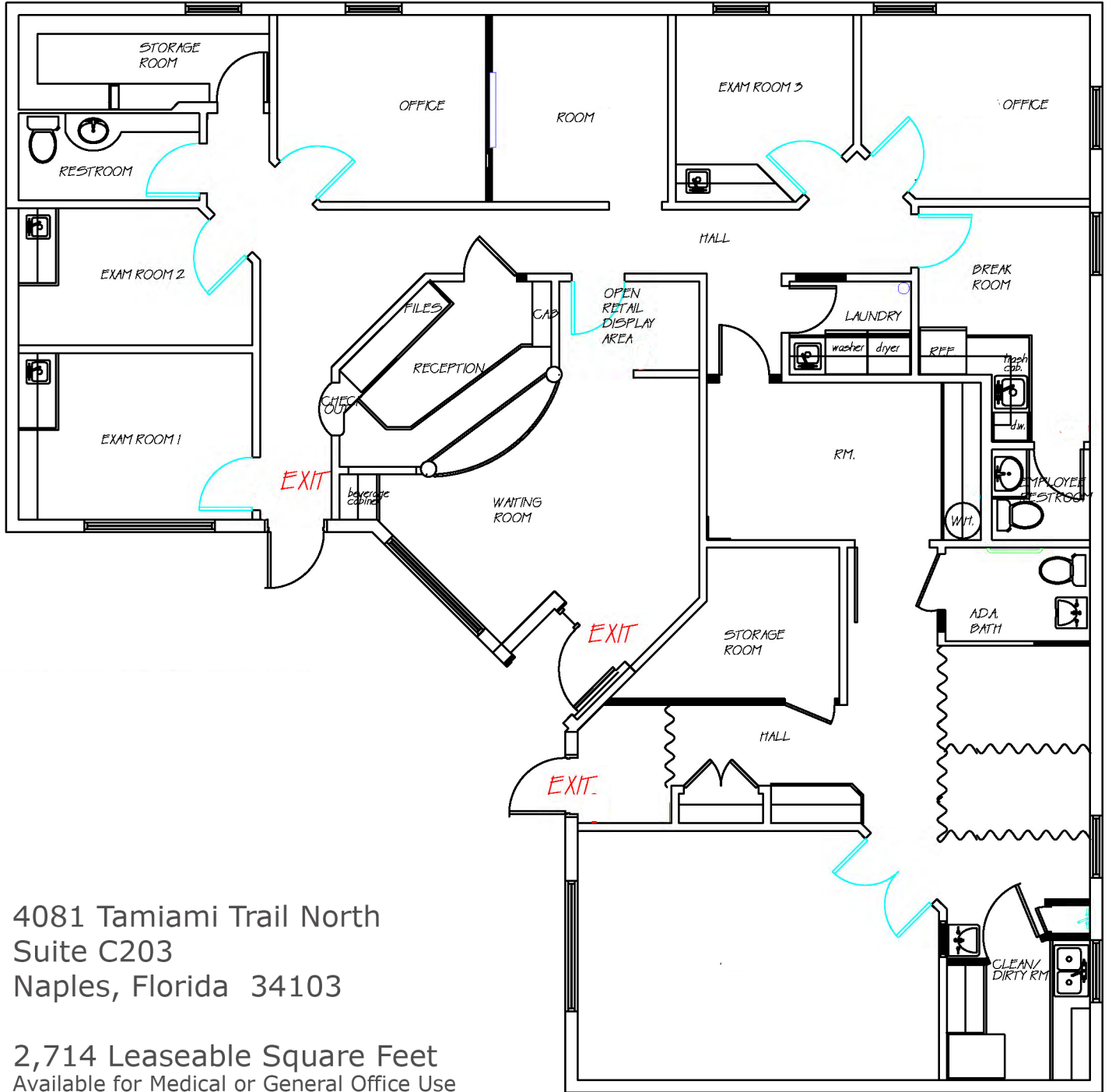


Nestled between two of Collier County's largest population submarkets City of Naples and North Naples, the Alexander Buildings offer you an ideal location for professional service business or medical practice. The superior location is directly on the West side of US41 and South of Pine Ridge Road. Grabbing a fresh lunch is as simple as walking across the courtyard to one of Naples' finest eating establishments and many more nearby.



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4081 Tamiami Trail North
 Suite C203
 Naples, Florida 34103

2,714 Leaseable Square Feet
 Available for Medical or General Office Use

Key Southwest Florida Data

Traffic Count (average daily traffic volume)

Location: North of Golden Gate Parkway on US41 Count Station 15
2nd Quarter 2023: 53,973 Vehicles
Source: Collier County Transportation Management Services

Regional Area Population

Location:	Collier County: (Naples, Golden Gate & Marco Island)
Population, 2018 estimate:	378,488
Population, 2023 Estimate:	404,310
Source:	US Census Bureau State & County QuickFacts

Southwest Florida International Airport Total Passengers

Source: Lee County Port Authority Department of Public Affairs

1990	3,734,067	2000	5,207,212	2012	7,350,625
1991	3,436,520	2001	5,277,708	2013	7,637,801
1992	3,472,661	2002	5,185,648	2014	7,970,493
1993	3,717,758	2003	5,891,668	2015	8,371,801
1994	4,005,067	2004	6,736,630	2016	8,604,673
1995	4,098,264	2005	7,518,169	2017	8,842,549
1996	4,317,347	2006	7,643,217	2018	9,373,178
1997	4,477,865	2007	8,049,676	2019	10,225,180
1998	4,667,207	2008	7,603,845	2020	5,978,414
1999	4,897,253	2009	7,415,958	2021	10,332,434
		2010	7,514,316	2022	10,343,802
		2011	7,537,745	2023	10,069,849
				2024	11,000,000 est.

Businesses Nearby

