

GULF GATE PLAZA

2560 - 2896 E. Tamiami Trail | Naples, FL



FULLY BUILT-OUT, STATE-OF-THE-ART EQUIPMENT, MOVE-IN READY



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HIGHLIGHTS

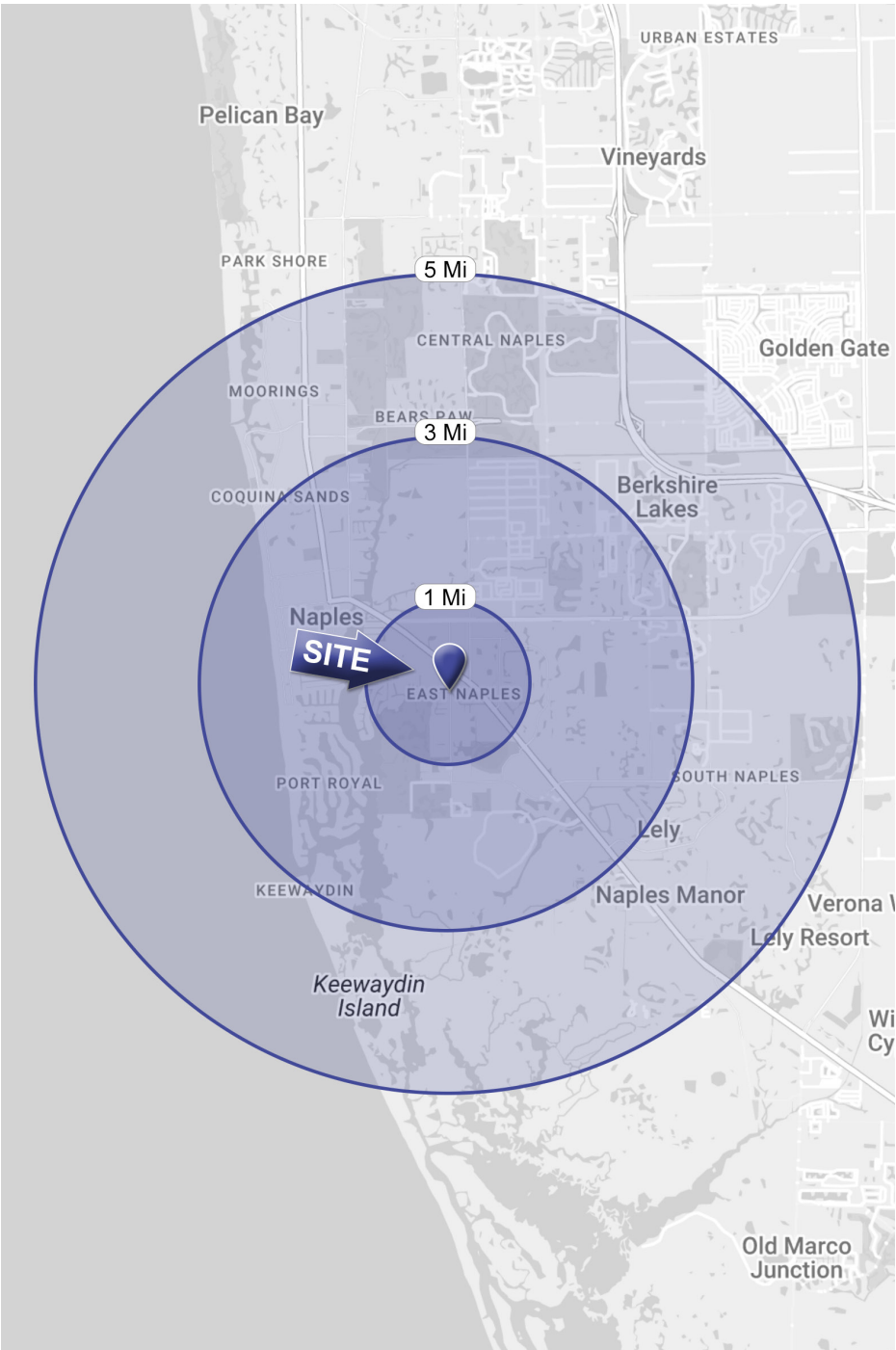
This exceptional 10,291 square foot medical facility offers a rare turnkey opportunity for healthcare providers seeking a fully equipped, thoughtfully designed space. Built with both functionality and patient experience in mind, the property features high-end medical and dental infrastructure throughout.

- Three fully equipped dental operatories.
- Dental X-ray machines.
- Commercial-grade phoropter system.
- Dedicated physical therapy room.
- Ten fully built medical exam rooms.
- Spacious, modern reception area.
- Additional high-quality medical equipment throughout.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,402	48,605	102,044
Households	4,607	22,962	47,182
Employees	8,633	45,764	68,999
Avg. Household Income	\$78,365	\$99,538	\$105,895

	5 Minute	10 Minute	15 Minute
Population	13,182	61,180	134,538
Households	5,650	28,294	68,082
Employees	11,946	53,949	98,344
Avg. Household Income	\$83,396	\$97,259	\$106,947

TRAFFIC COUNTS	
Tamiami Trl	35,000 VPD
Bayshore Dr	16,300 VPD





Bay	Tenant	SF
2638	Key Food Supermarket	1,800
2640	Gulf Gate Laundry	1,800
2642	Ace America Cash Express	1,771
2644	Gins Beauty Supply	1,907
2646	Cricket Wireless	1,907
2648	We Rock the Spectrum	7,500
2650	Smash Fitness	12,892
2664	Medical Space Available	10,291
2668	Key Food Supermarket	15,138
2658-A	Office Space Available	875
2658-B	Office Space Available	1,560
2658-C	Office Space Available	2,600
2658-D	Office Space Available	4,415
2658-E	Office Space Available	7,725
2658-F	Office Space Available	4,298
2658-G	Office Space Available	935
2658-H	Office Space Available	4,150
2658-I	Office Space Available	13,825
2710	Beall's	17,500
2720	Available	22,000
2750	Metro Nails	1,040
2882	Available	36,277
2886	McDonald's	3,889
2888	Family Dollar	8,400
2890	Brazilian Depot Hair Salon	900
2892	Direct General Insurance	1,590
2894	Mi Casa Es Tu Casa	1,300
2896	Alliance Beauty Supply	2,600
2900	Available + Pick-Up Window	3,400
OPI	Fifth Third Bank	





