

GULF GATE PLAZA

2560 - 2896 E. Tamiami Trail | Naples, FL

±22,000 SF & ±36,277 SF AVAILABLE

AVAILABLE

JOIN BEALLS, SMASH FITNESS, KEY FOOD, AND OTHER NATIONAL RETAILERS

RYAN HAYOUN
786.306.4633
Ryan@isramrealty.com



LEANDRO V. PEREIRA
561.504.3310
Lp@isramrealty.com

HIGHLIGHTS

- ±22,000 SF & ±36,277 SF anchor space available.
- ±10,291 SF turnkey medical space available.
- ±3,400 SF endcap space with pick-up window opportunity.
- High traffic count:
Tamiami Trl: 35,000 VPD, Bayshore Dr: 16,300 VPD.
- Prime location at a major US-41 intersection.
- Featuring strong demographics and trends in upscale housing development.
- Includes prominent signage on the building and US-41 pylon.

DEMOGRAPHICS

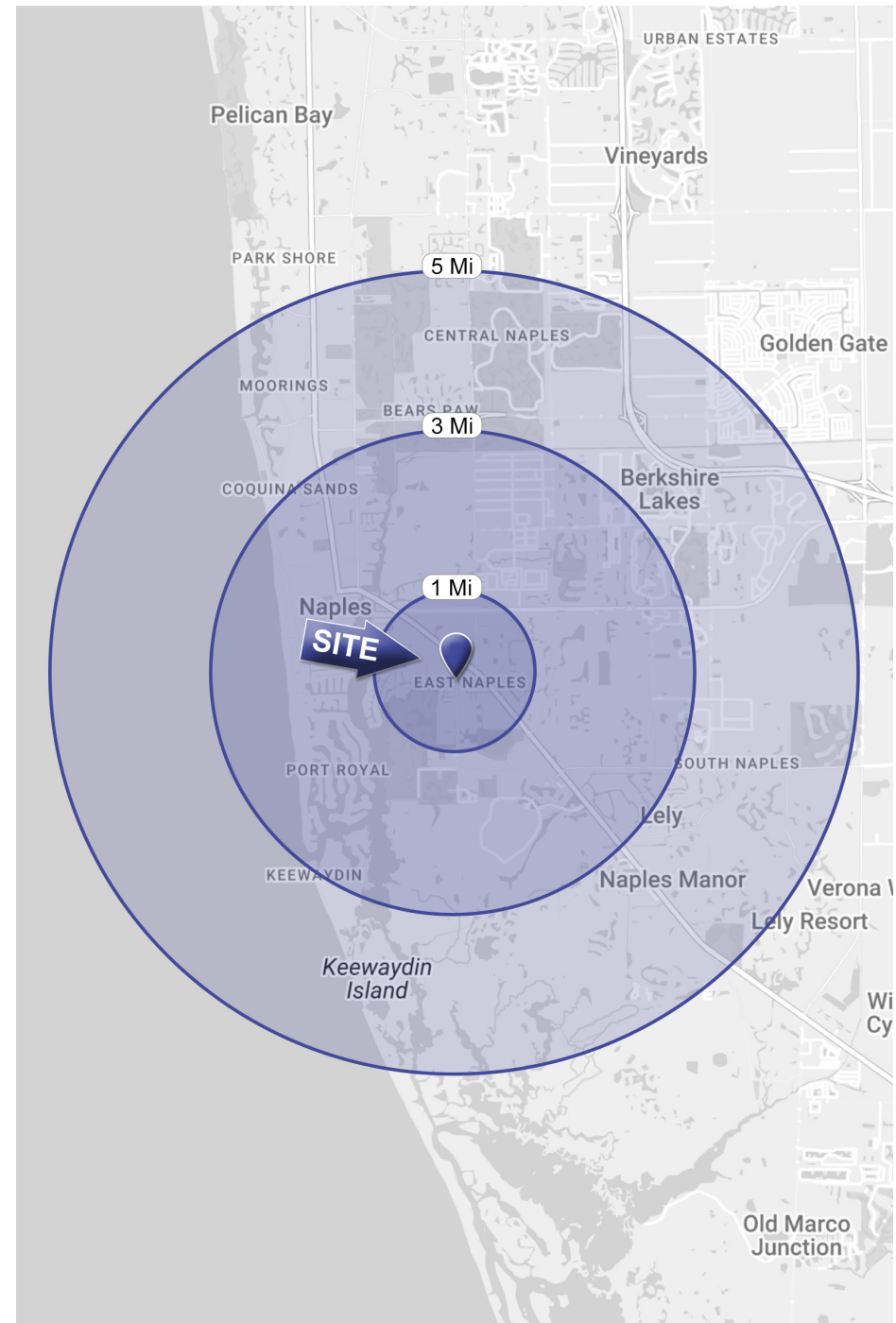
	1 Mile	3 Miles	5 Miles
Population	10,402	48,605	102,044
Households	4,607	22,962	47,182
Employees	8,633	45,764	68,999
Avg. Household Income	\$78,365	\$99,538	\$105,895

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

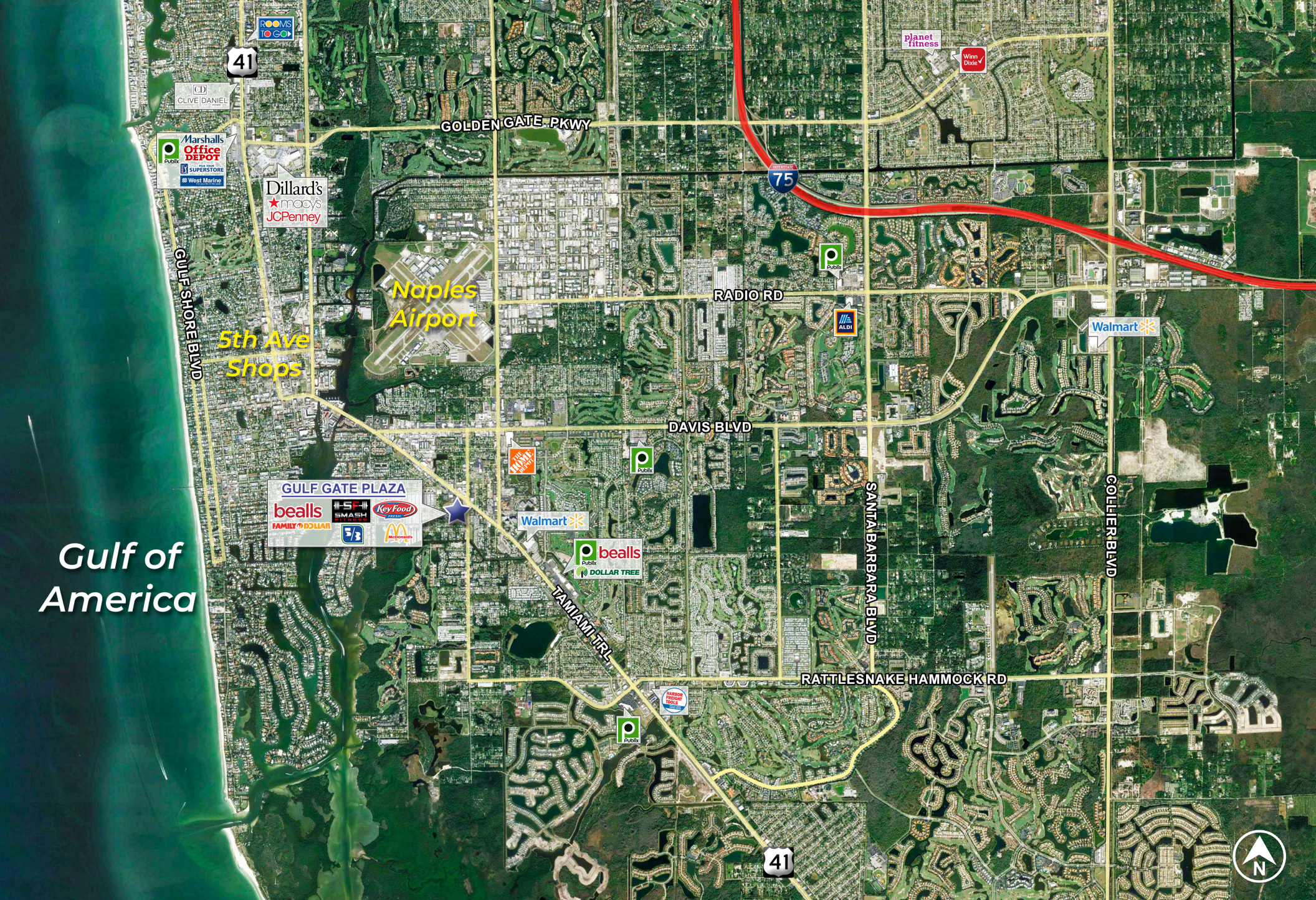
Tamiami Trl	35,000 VPD
Bayshore Dr	16,300 VPD





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	





Gulf of
America