

# 5484 Rattlesnake Hammock Road Naples, FL



## PROPERTY HIGHLIGHTS

- Retail bank building, single story, Class B.
- Parking ratio 7.06/1,000 sf.
- Alternative uses include medical offices/clinics, restaurants, hair/beauty, legal, insurance and real estate offices.
- Site is an outparcel to the Charlemagne Shopping Center.
- Site access is via full median opening on Rattlesnake Hammock Rd.
- 2017 traffic counts on Rattlesnake Hammock Rd. 10,222 AADT & 40,000 AADT on US 41 E.
- New roof and major renovating just completed.

## PRICE

\$674,000

## LOCATION

PID 00428680002  
Located just east of US 41 E,  
west of Santa Barbara on  
Rattlesnake Hammock Rd.

## LAND SIZE

.41 acre site  
3,066 sf building

## ZONING

C-3 Collier County

## INFORMATION

Visit [DevelopmentRealty.org](https://www.developmentrealty.org)  
for comprehensive due  
diligence.