



Investment
Properties
Corporation

OWNER/USER
FOR SALE

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



Ideal for retail / medical office users



Google
Maps

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Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.



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OFFERING SUMMARY

PRICE: \$4,700,000

NET OPERATING INCOME: \$285,083

BUILDING SIZE: Up to 4,300 SF of vacant possession

YEAR BUILT: 2023



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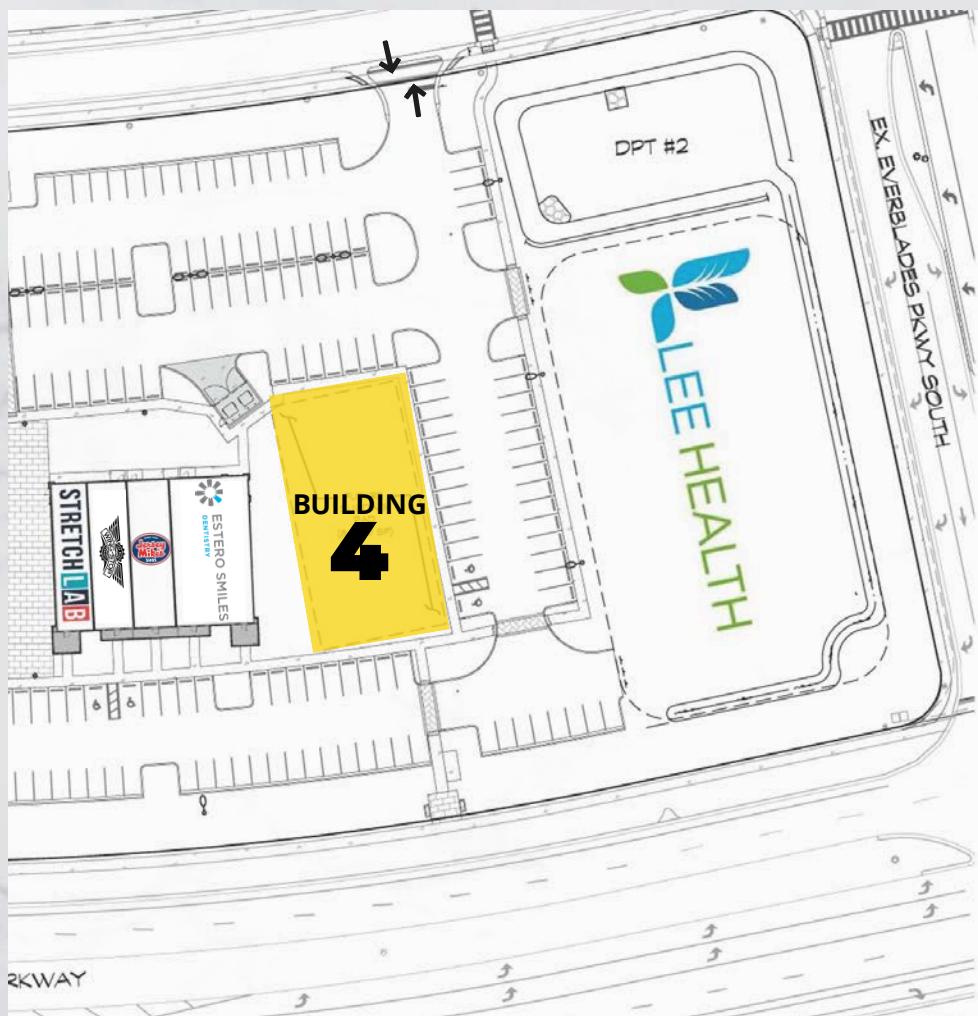


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PROPERTY DETAILS



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	4,225	44,809	84,155
Est. Median Household Income	\$95,477	\$102,852	\$100,722
Est. Avg. Household Income	\$127,136	\$143,032	\$139,687
Avg. Traffic Count	32,000 along Ben Hill Griffin Parkway & 117,000 along I-75		

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FLOOR PLAN

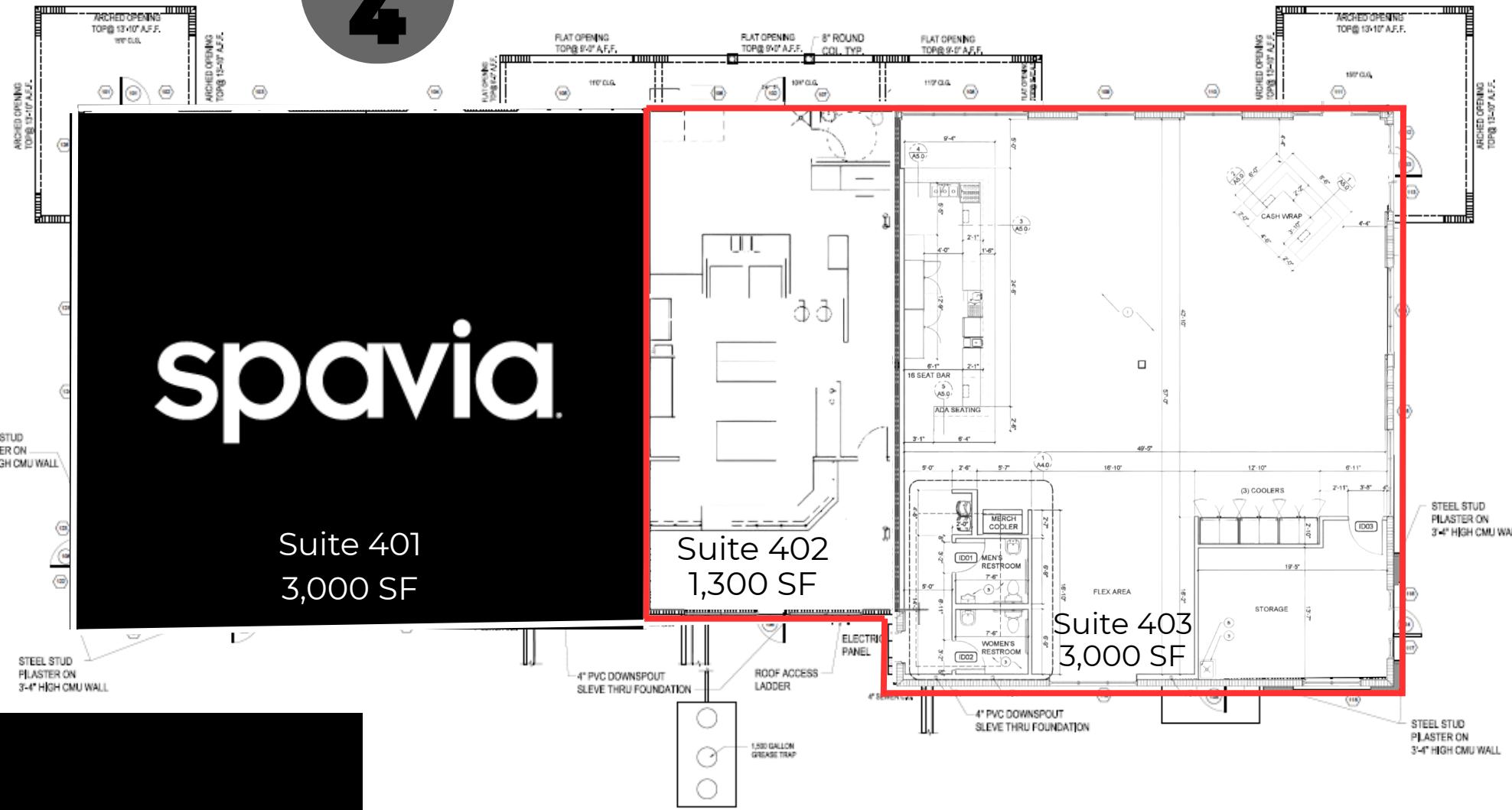
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Available for vacant possession

BUILDING 4

spavia

Suite 401
3,000 SF



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EXTERIOR PHOTOS



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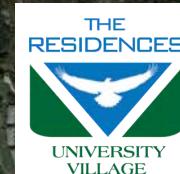
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LOCATION HIGHLIGHTS



**Founded in 1991,
FGCU now has
15,000+ students.
4,000 live on
campus.**



University Village is a new development located just south of FGCU. Features retailers, restaurant, and 264 residential units.

LOCATED WITHIN A 3 MILE RADIUS



Approx. 203 apartments



Approx. 420 apartments



514 condos



Approx. 450+ off-campus apartments



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Hertz Arena

170K+ SF arena
Holds 8.5K people for
sports, concerts,
events



136 Townhome Apartments



1,000+ homes



Tide DRY CLEANERS



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