



**Investment
Properties
Corporation**

F O R L E A S E



COVENTRY SQUARE

840-870 111th AVENUE N | NAPLES 34108

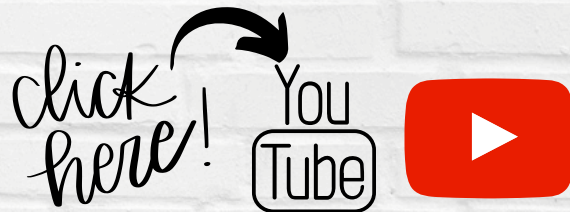
BLDG	SUITE	SIZE	BASE RENT	EST. 2026 CAM	AVAILABLE	EST. MONTHLY TOTAL
840	2	807	\$35 PSF	\$11.84	Immediately	\$3,149.99
870	4	3,267 SF	\$30 PSF	\$11.38	Immediately	\$11,265.71

Beautiful medical/office suite available in established North Naples one-story professional complex. Conveniently located on 111th Avenue North (Immokalee Road), west of US41. Efficiently designed floor plan. Suite allows for building signage.

CONTACT ☎ (239) 261-3400

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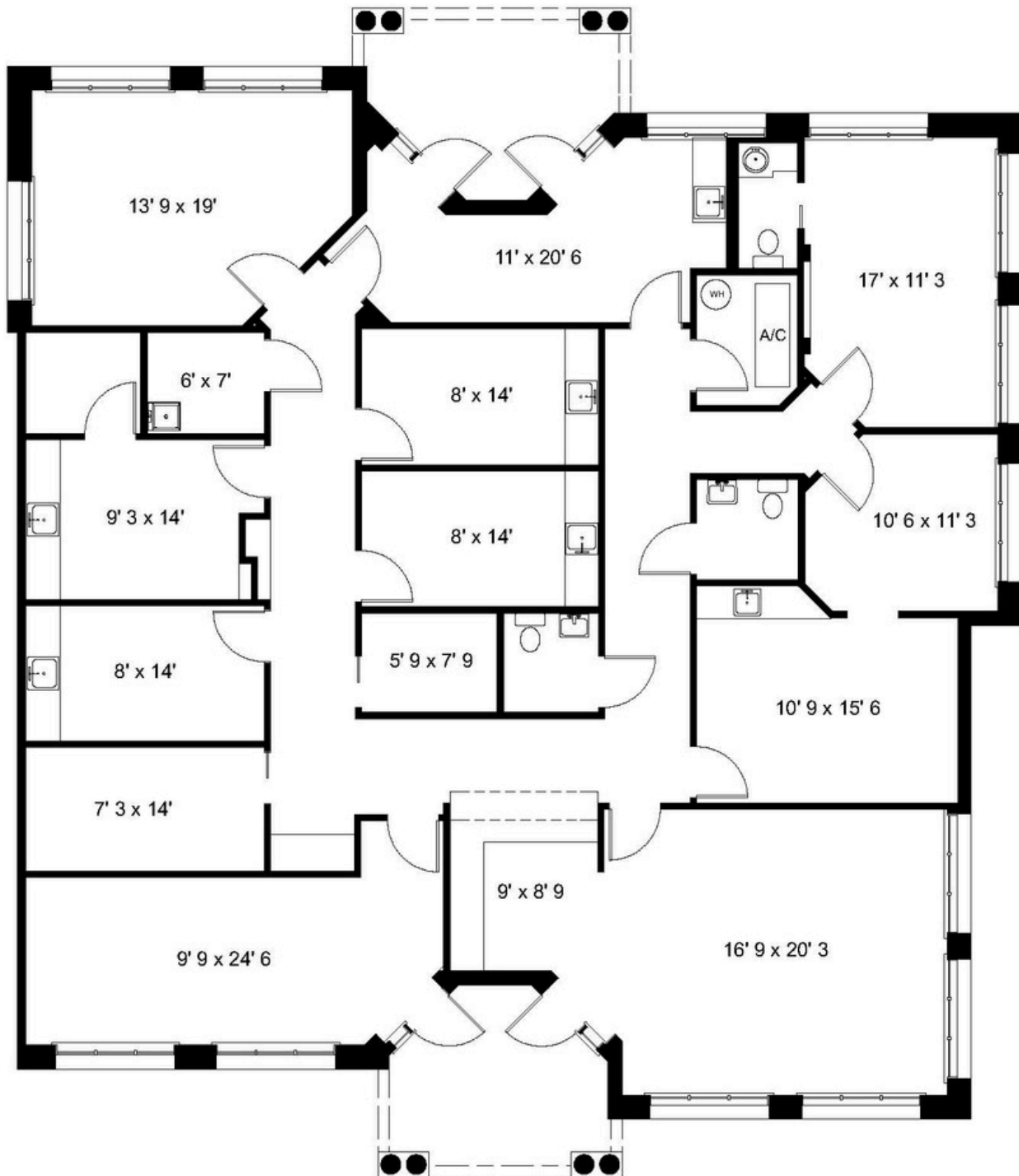
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BUILDING 870 - FLOOR PLAN

SUITE 4 - 3,267 SF





Olde Collier Golf Club

Walmart

Publix

ABC

Colliers Reserve

NCH Healthcare System

Arthrex

GRANADA SHOPPES

COFFEE BAR

PHYSICIANS REGIONAL HEALTHCARE SYSTEM

DOLLAR TREE

HAVERTYS FURNITURE

P.F. CHANG'S

HOBBY LOBBY

EXTRASPACE STORAGE

FIRST WATCH THE DAYTIME CAFE

Marshalls

Pelican Marsh

Naples Park

41

MERCATO

EST. 2016 The HAMPTON SOCIAL

THE CAPITAL GRILL

ULTA BEAUTY

burntwood tavern

WHOLE FOODS MARKET

BRAVO! ITALIAN KITCHEN

SILVERSPOT CINEMA

Bank of America

Walgreens

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	39,879	97,343	172,206
Est. Avg. Household Income	\$190,902	\$176,311	\$172,153
2025 AADT Traffic Count	62,000+ Cars on Tamiami Trail N. Daily 61,000+ Cars on Immokalee Rd		