

RETAIL / OFFICE SPACE FOR LEASE BOUGAINVILLEA CENTER

7740 PRESERVE LANE, NAPLES, FL 34119

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JOIN
Pinch-A-Penny,
Zookie's, CrossFit
Gym, Glow Dance
Studio, Fyzical,
Montesori School,
& Zoom Room



LISTING DATA

AVAILABLE SF: 1,625 SF
LEASE RATE: \$22.00 / SF
CAM: \$6.72 / SF
ZONING: PUD (Collier County)

COMMENTS:

Excellent opportunity to establish your business in one of the fastest growing areas of Collier County. Signalized intersection on Immokalee Road offers a maximum visibility to your storefront. This center is surrounded by a multitude of new residential & commercial development.

AVAILABLE UNITS

SUITE	SIZE (SF)	LEASE RATE (PSF)	CAM (SF)	MONTHLY RENT	MONTHLY CAM	MONTHLY TOTAL
3	1,625	\$22.00	\$6.72	\$3,028.66	\$910.00	\$3,938.66

PROPERTY HIGHLIGHTS

- Highly Visible Location
- Access via Signalized Intersection
- Limited Lease Space Available in the Area
- Located Across the Street from Gulf Coast High School
- Average Household Income Over \$120,000 within a 5-Mile Radius

TRAFFIC COUNTS

IMMOKALEE RD: 56,500 ADT (west of Collier Blvd)

2022 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	6,900	45,618	98,154
Est. Households	2,895	19,356	43,656
Est. Average HH Income	\$145,365	\$148,618	\$147,792

For more information please contact: **Bill Young**
Senior Vice President
239.230.2187
byoung@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET **EXPERT**
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



RETAIL / OFFICE SPACE FOR LEASE BOUGAINVILLEA CENTER

7740 PRESERVE LANE, NAPLES, FL 34119



Immokalee Rd - 56,500 ADT

YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com