

Licensed Ambulatory Surgery Center Opportunity

Active AHCA License-Transferable Upon Sale



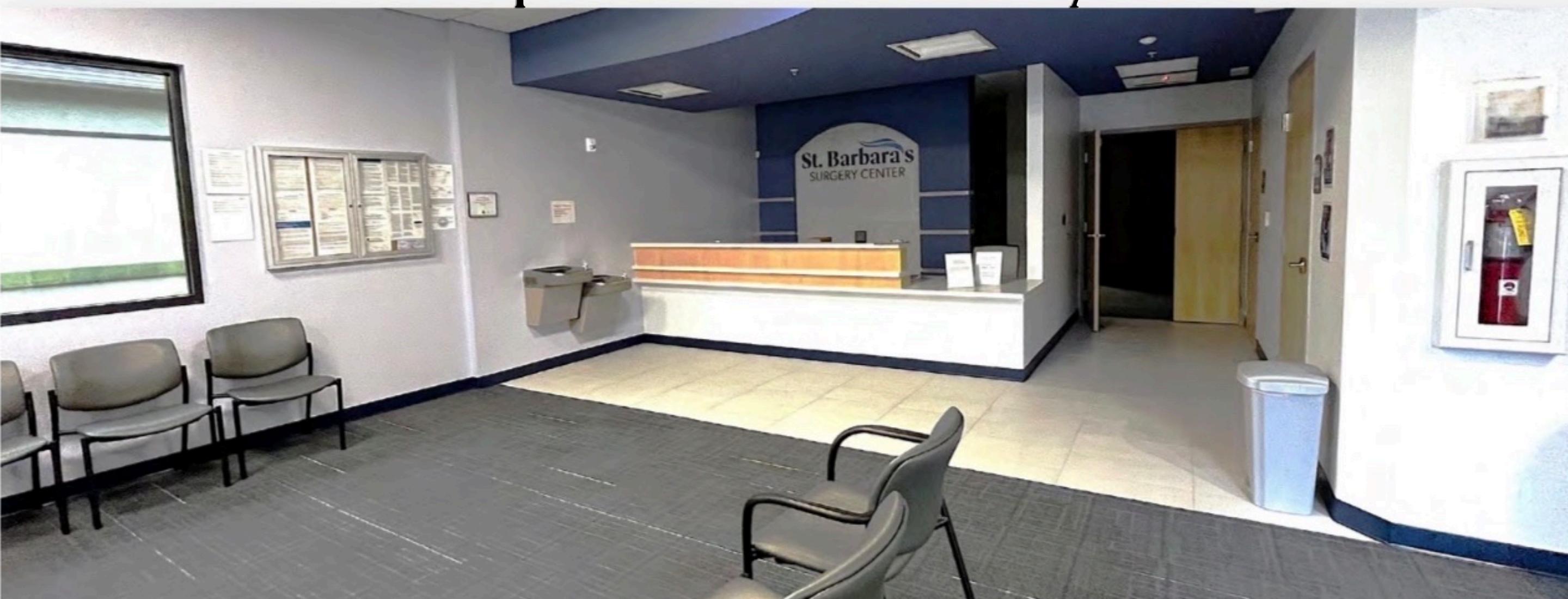
for sale or
lease

**1745 Heritage Trail
Naples, FL 34112**

11,750 SF

\$6,500,000 purchase price
\$40,000/mo lease option

6 Pre-Op Rooms + 5 Recovery Rooms



Property Overview



Class A Building
Built 2001, Renovated 2023



Available Now
Vacant with AHCA license intact



Fully Equipped
3 ORs, 6 pre-op / 5 recovery beds



Prime Location
Adjacent to medical corridor

SPECIFICATIONS

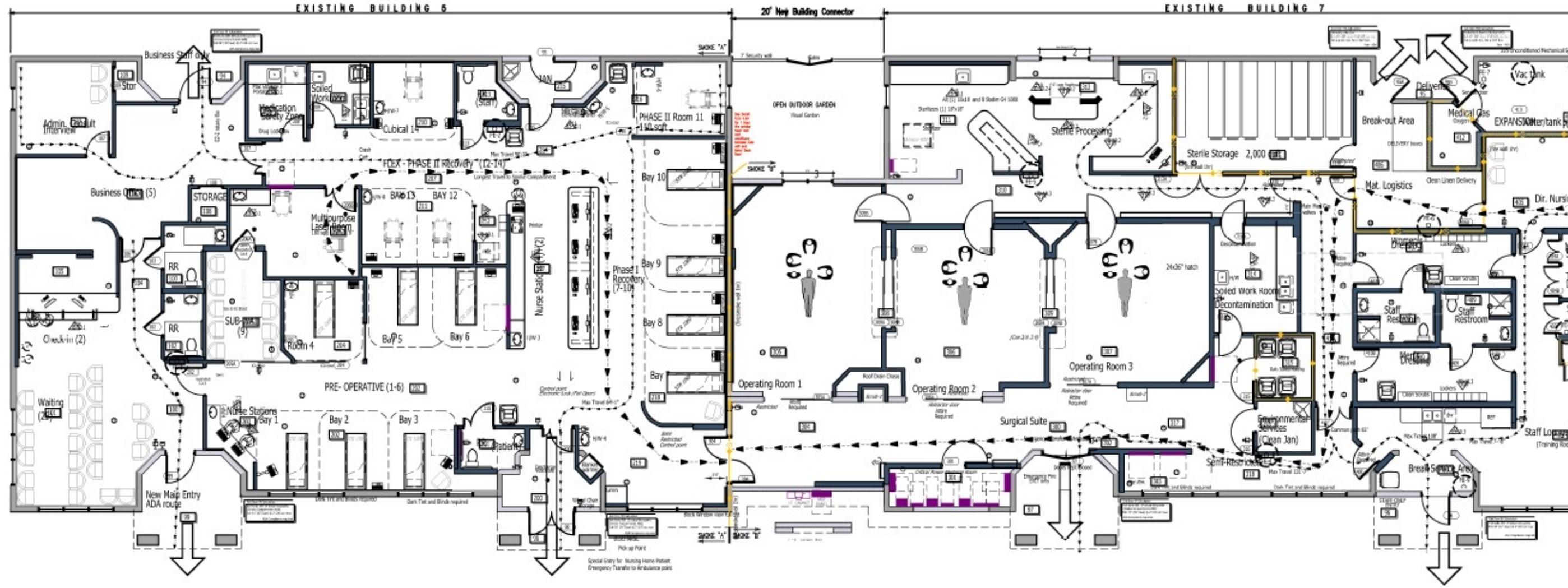
Size: ±11,750 SF (First Floor)

Parking: 46 spaces (3.9/1,000 SF)

Zoning: C3 (Collier County)

FACILITY INCLUDES:

- Reception & Check-in
- Waiting room
- 3 Operating rooms
- 6 Pre-op / 5 recovery beds
- 2 Private offices
- Conference room
- Break room & locker rooms
- 6 Restrooms
- IT infrastructure
- All furniture available



Strategic Location



1745 Heritage Trail, Naples, FL 34112

- 4.7 miles from NCH Baker Hospital
- 5.5 miles from Physicians Regional
- Located in established medical corridor

ADJACENT MEDICAL SERVICES

Pediatric Care

Dental Services

Podiatry

Medical Imaging

Urgent Care

OPERATIONAL HISTORY

Formerly St. Barbara's Surgery Center - specializing in laser eye surgery, glaucoma treatment, eyelid procedures, and cataract surgeries

Market Demographics

\$ \$98,553

Median HH Income

\$ \$131,856

Average HH Income

28,331

Medicare 65+

82,463

Total Medicare

Population by age (5 mi radius) Household Income (5 mi radius)

Healthcare Market Strength

Healthcare Expenditure Average

\$8,348.16

Medicare Payments Average

\$2,946.96

Healthcare Employment

9.1%

Total Medicare Policy Holders

82,463

Health Insurance Average (5 mi)

\$5,108.75

Population 65+ (5 mi)

34.3%

Medicare Only Population 65+

28,331

Employer + Medicare Coverage

12,224

Investment Highlights

- Turnkey facility ready for immediate operation
- Valid surgical center license in place
- Recently renovated (2023) Class A building
- Established location within medical corridor
- Affluent, aging population with strong insurance coverage
- All furniture, fixtures, and equipment available
- Excellent access to major hospitals for transfers
- Strong demographics with 34.3% population aged 65+
- High median household income (\$98,553)
- No additional build-out or licensing delays required

ARC MEDICAL
REALTY

Healthcare Expenditure

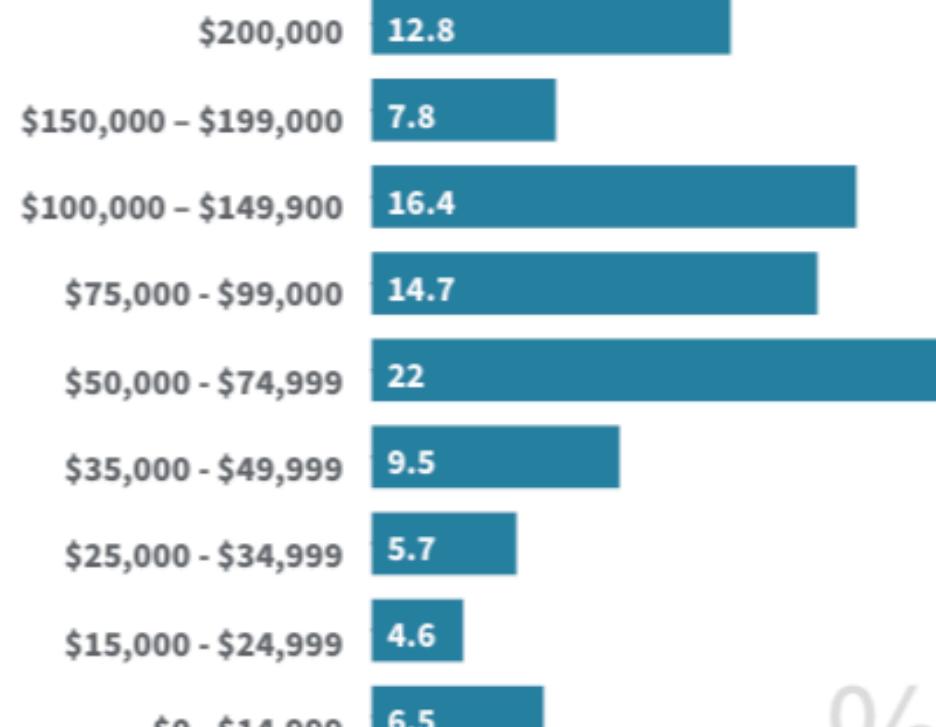
\$8,348.16

Health Insurance Average within 5 miles

\$2,946.96

2024 Medicare Payments Average

Household Income (within a 5 mile radius)



Population data (5 mile radius)

131,954

Civilian Noninstitutionalized Pop.

11,774

Medicare Only Population 65+

44,044

Have Medicare Policy

9,555

Have Medicaid Policy

5,895

Employer and Medicare 65+

778

Employer and Medicare 65+

Population by Age (within a 5 mile radius)

85+ 4.3

75 - 84 13.3

65 - 74 16.7

55 - 64 13.9

45 - 54 10.6

35 - 44 10.1

25 - 34 9.7

20 - 24 4.9

15 - 19 4.7

10 - 14 4.2

5 - 9 4

0 - 4 3.8

Income

\$77,115

Median Household Income

\$117,849

Average Household Income

Education within a 5-10 mile radius

Bachelors Degree

23.1%

Some College

15.4%

High School Graduates

25.5%

Employment

6%

Healthcare Practitioner, technologists, and technicians

2.7%

Healthcare Support

3.7%

Unemployment Rate