

# Licensed Ambulatory Surgery Center Opportunity

Active AHCA License-Transferable Upon Sale



**1745 Heritage Trail**  
**Naples, FL 34112**

for sale or  
lease

11,750 SF

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

**6 Pre-Op Rooms + 5 Recovery Rooms**



**ARC** MEDICAL  
REALTY

# Property Overview



**Class A Building**  
Built 2001, Renovated 2023



**Available Now**  
Vacant with AHCA license intact



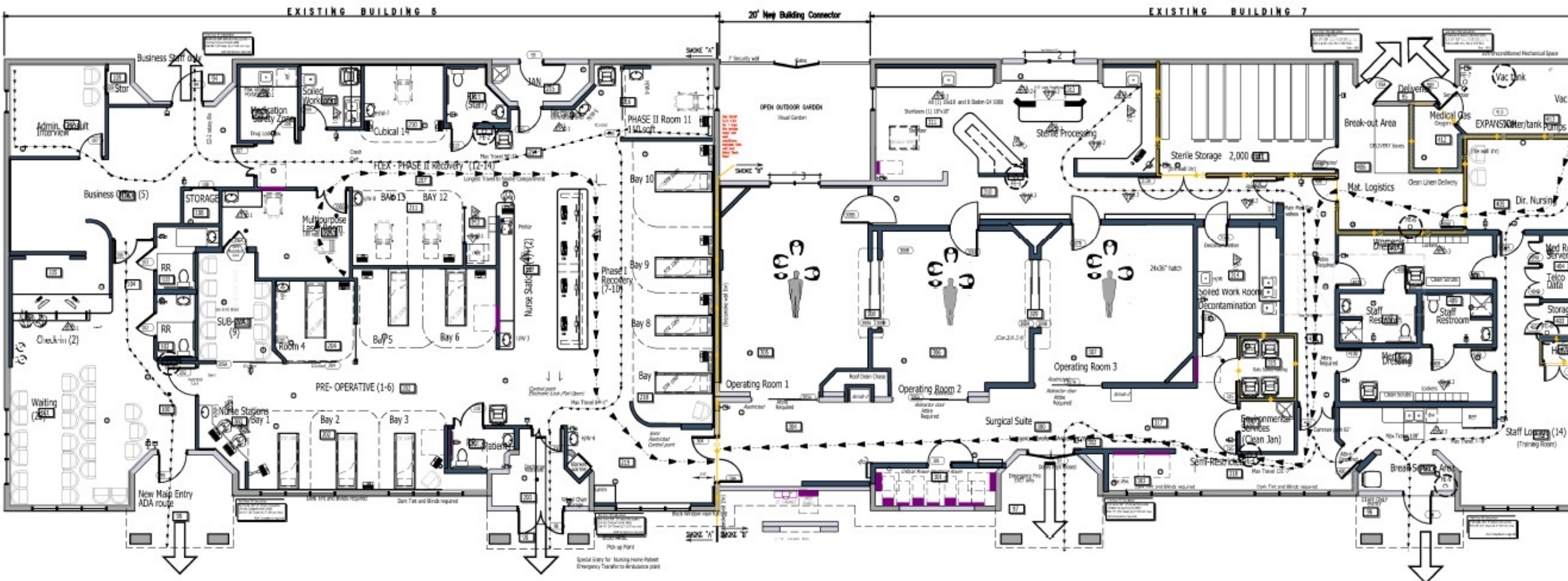
**Fully Equipped**  
3 ORs, 6 pre-op / 5 recovery beds



**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	Health Insurance Average (5 mi)	\$5,108.75
Medicare Payments Average	\$2,946.96	Population 65+ (5 mi)	34.3%
Healthcare Employment	9.1%	Medicare Only Population 65+	28,331
Total Medicare Policy Holders	82,463	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

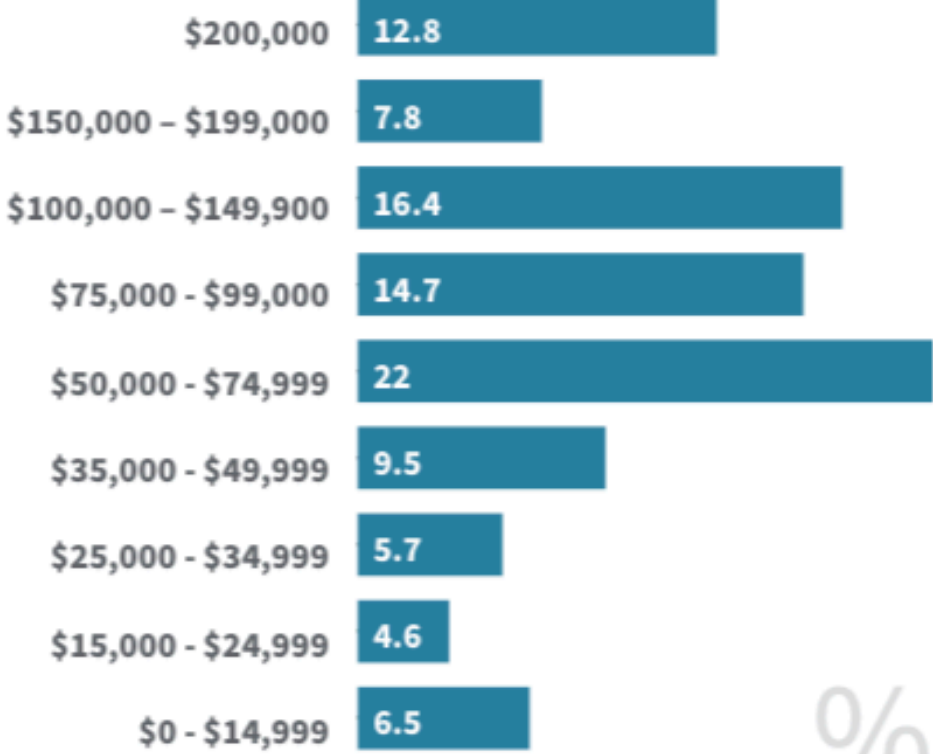
\$8,348.16

Health Insurance Average within 5 miles

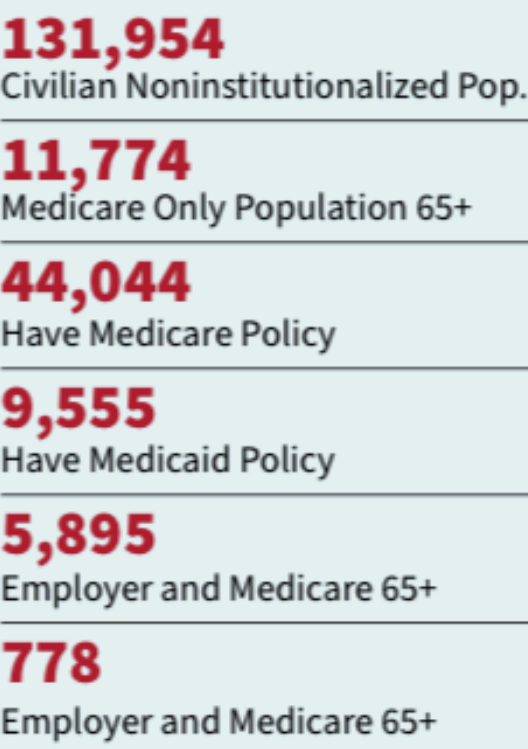
\$2,946.96

2024 Medicare Payments Average

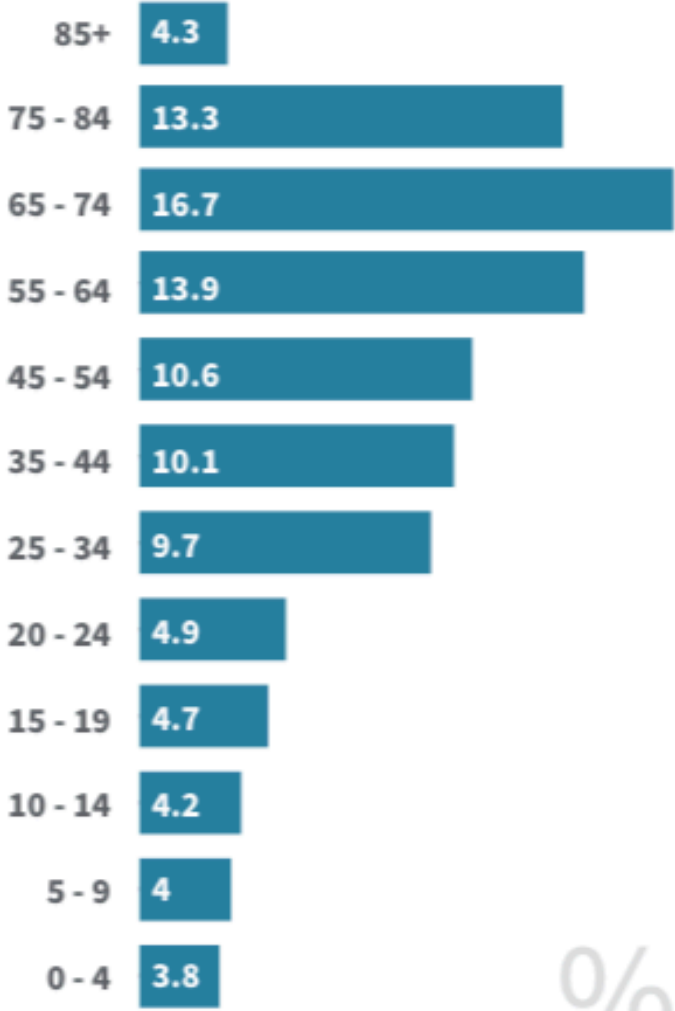
### Household Income (within a 5 mile radius)



### Population data (5 mile radius)



### Population by Age (within a 5 mile radius)



### Income

\$77,115

Median Household Income

\$117,849

Average Household Income

### Education within a 5-10 mile radius



### Employment

