



Investment
Properties
Corporation



APPROVED HOTEL SITE

HEALTH CENTER BLVD | ESTERO, FL

AVAILABLE FOR SALE



Woodfield Estero

COCONUT POINT
A SIMON MALL

TAMIAMI TRAIL SOUTH

COCONUT ROAD

HEALTH CENTER BOULEVARD

Investment Properties Corporation of Naples
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Licensed Real Estate Broker

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8300 HEALTH CENTER BLVD | ESTERO, FL 34135

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OFFERING SUMMARY

PRICE:

\$3,000,000

LOT SIZE:

2.12 +/- ACRES

ZONING:

MPD

Part of the Brooks Grand Plaza commercial development that includes Chop's City Grill, Capital bank, a class A office building and retail shops. Immediately south of Coconut Point Mall within the Village of Estero.



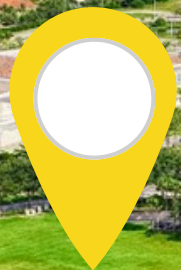


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SUBJECT PROPERTY

VIEW FACING NORTHEAST

Demographics (2026)	1 MILE	3 MILE	5 MILE
Est. Population	4,702	33,053	87,250
Est. Average Household Income	\$168,167	\$173,731	\$149,269
2025 Avg. Daily Traffic Count - On Tamiami Trail S. of Coconut Road	57,000		

click here!



Google
Maps



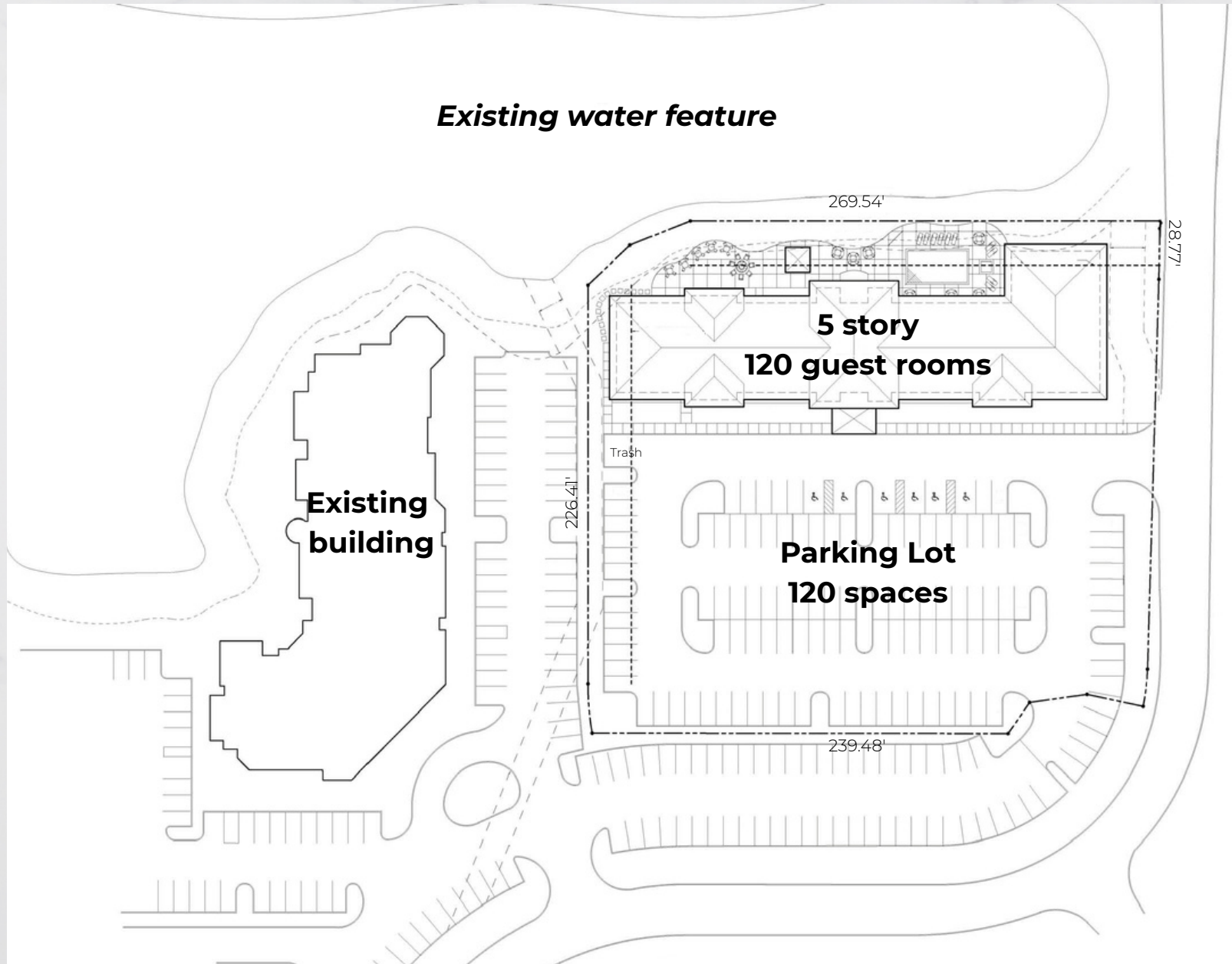
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SAMPLE SITE PLAN

Existing water feature





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AERIAL MAP

