

# CAMERON COMMONS

## MEDICAL / OFFICE SPACE FOR LEASE

8855 IMMOKALEE ROAD, NAPLES, FL 34120



### PROPERTY FEATURES

- **UNITS:** 13 & 14
- **SIZE:** 3,800 SF
- **LEASE RATE:** \$38.00 / SF NNN
- **CAM/PSF:** \$9.95
- **LOCATION:** Located on the major East-West road for Collier County; east side of the Immokalee Road and Collier Boulevard signalized intersection.

### PROPERTY OVERVIEW

20± acre retail / office site, with services that include a CVS, Naples Community Hospital, Tropical Smoothie, Allstate Insurance, Quest Diagnostics, Starbucks, Mattress Firm, Goodwill, The Warehouse Restaurant, Brick Yard Car Wash and RaceTrac as well as many others.

### PROPERTY HIGHLIGHTS

- Access to Signalized Intersection
- Visible to Over 53,000 Vehicles Per Day
- 3,800 SF of Built Out Medical Office Space Available Now
- Located Close to NCH Hospital, Quest Diagnostics, & other Medical Synergies



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2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	8,816	38,686	86,774
Est. Households	3,460	16,083	37,991
Est. Average HH Income	\$131,138	\$149,517	\$151,104

TRAFFIC COUNTS	
Collier Blvd	43,000
Immokalee Rd	10,700

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