



**Investment
Properties
Corporation**

F O R L E A S E

COLLIER HEALTH PARK

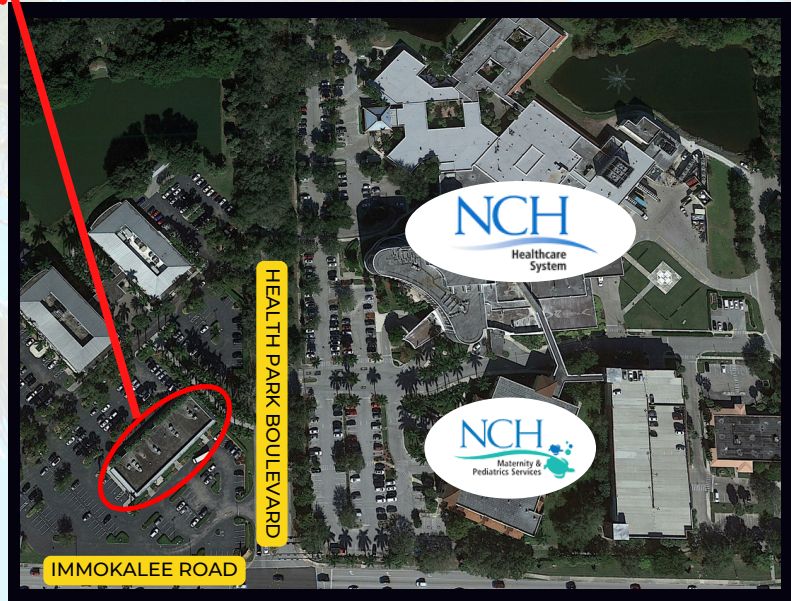
GROUND FLOOR MEDICAL OR RETAIL - HIGH VISIBILITY

11121 Health Park Blvd | Naples, Florida 34110



Prime Location Highlights

- **Proximity to NCH Hospital and Birthing Center:** Just a short walk away, this facility employs 3,000 staff members and offers 123 beds.
- **Neighboring Arthrex Campus & Innovation Hotel:** Located directly across the street, the campus employs over 2,000 people, and the hotel features 169 rooms.
- **High Visibility:** Situated at the intersection of Immokalee Rd and Goodlette-Frank Rd, this location boasts excellent visibility and is less than 3 miles from popular Gulf beaches!



CONTACT (239) 261-3400

Clint Sherwood, CCIM, ext. 179
clint@ipcnaples.com

Tara Stokes, ext. 176
tara@ipcnaples.com

click here!



Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

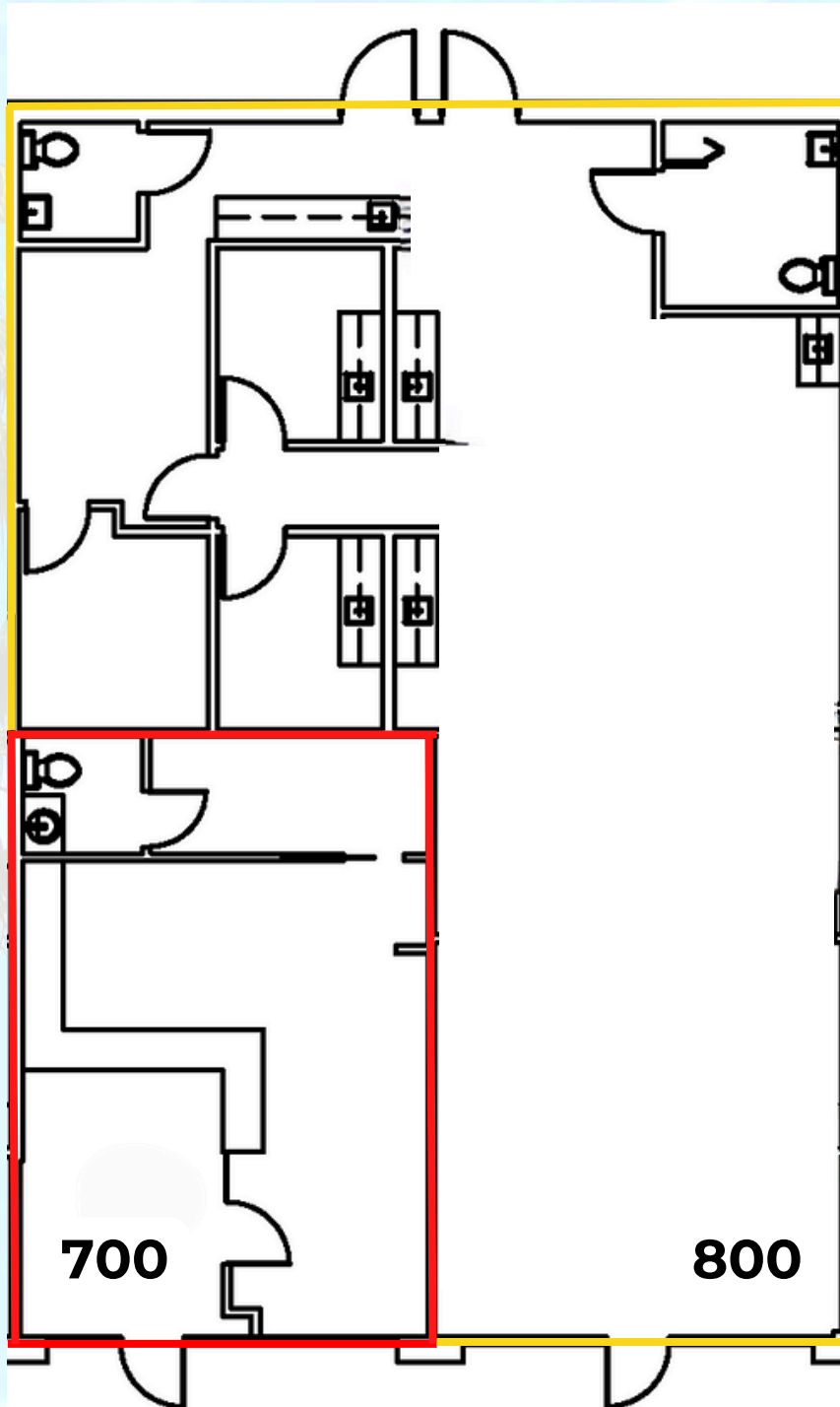
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



UNIT	SIZE	BASE RENT	ESTIMATED 2024 CAM
#700 - 800	1,800 - 2,400 +/- SF	\$37.00 PSF NNN	\$14.10 PSF





Investment Properties Corporation

DEMOGRAPHICS 2023	1 mile	3 miles	5 miles
Est. Population	3,428	46,830	109,399
Est. Average H.H. Income	\$149,980	\$155,938	\$145,347
2023 Avg. Daily Traffic Count	58,000 vehicles per day on Immokalee Rd 59,000 vehicles per day on Goodlette-Frank Rd		



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.