



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# COLLIER HEALTH PARK

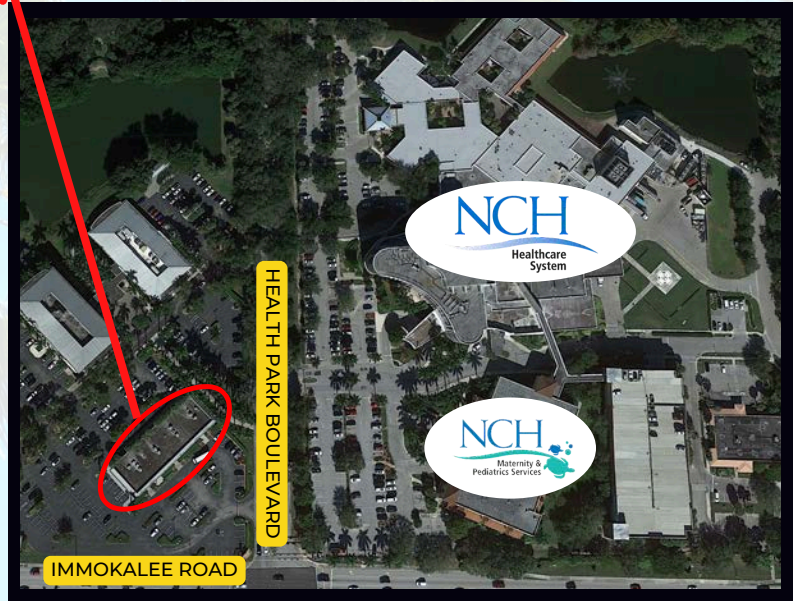
## GROUND FLOOR MEDICAL OR RETAIL - HIGH VISIBILITY

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 with over 86,000 vehicles passing per day.



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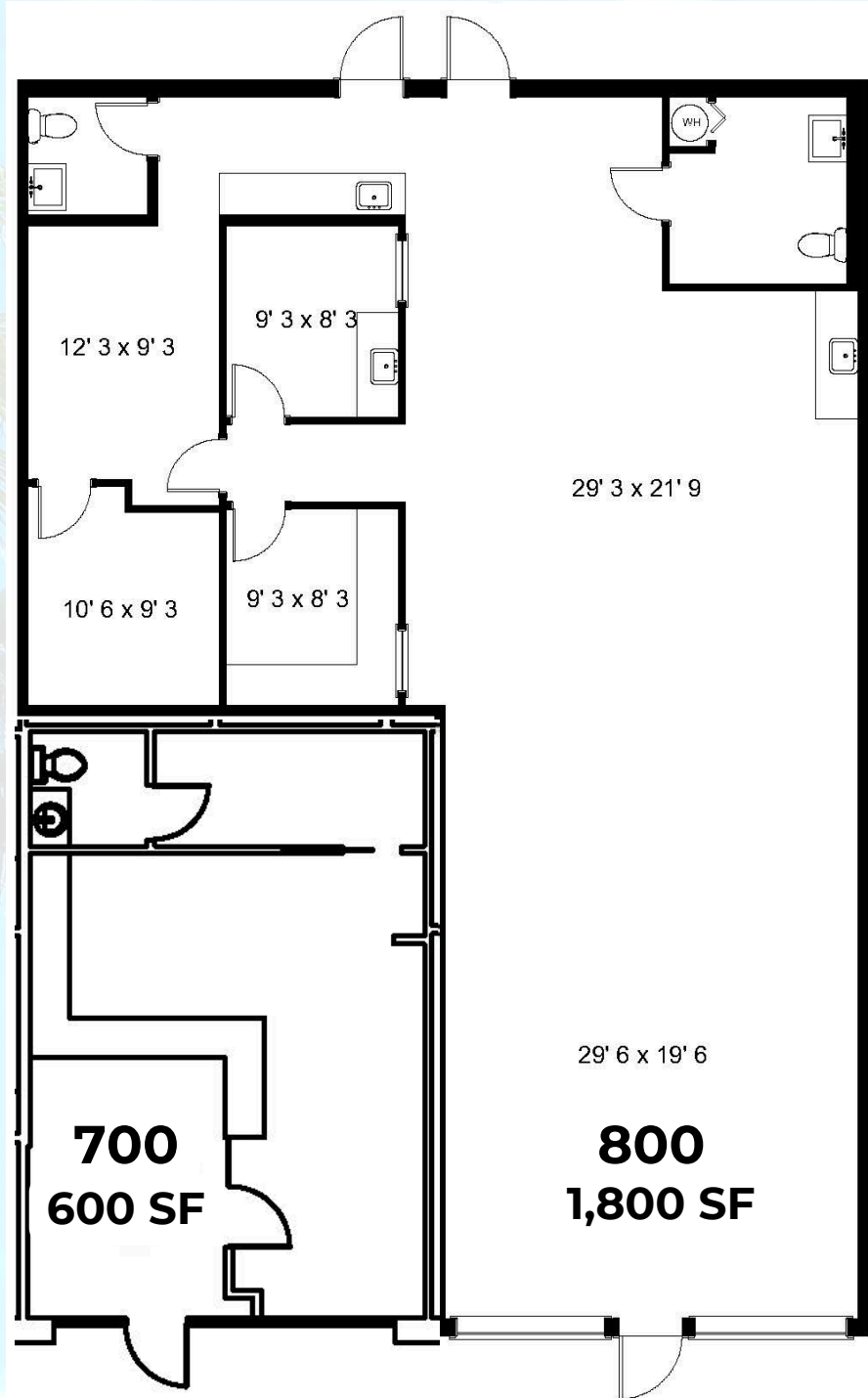
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*Licensed Real Estate Broker*

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UNIT	SIZE	BASE RENT	ESTIMATED 2026 CAM
#700 - 800	1,200 - 2,400 +/- SF	\$37.00 PSF NNN	\$14.10 PSF





# Investment Properties Corporation

DEMOGRAPHICS 2025	1 mile	3 miles	5 miles
Est. Population	3,863	48,269	108,018
Est. Average H.H. Income	\$180,220	\$184,413	\$168,295
2024 Avg. Daily Traffic Count	61,000 vehicles per day on Immokalee Rd 25,000 vehicles per day on Goodlette-Frank Rd		



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