



**Investment
Properties
Corporation**

F O R L E A S E

COLLIER HEALTH PARK

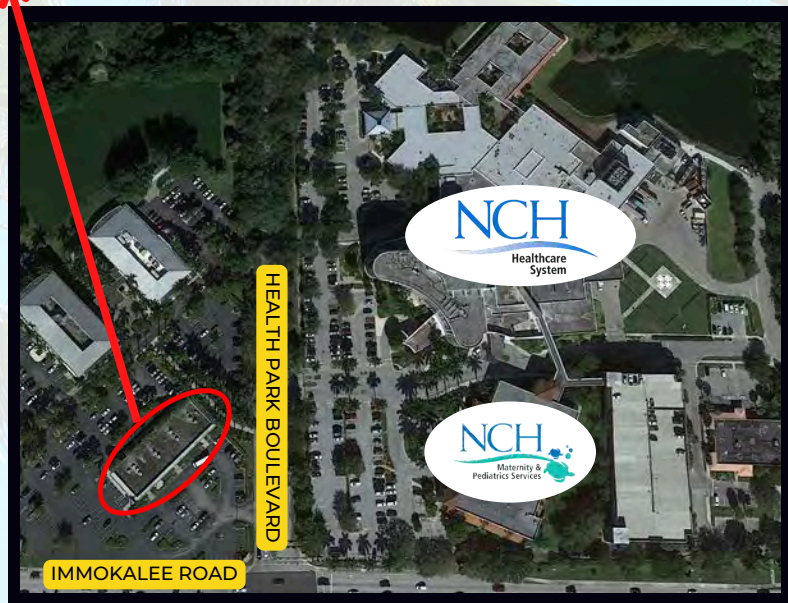
GROUND FLOOR MEDICAL OR RETAIL - HIGH VISIBILITY

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!



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*click
here!*



**Google
Maps**

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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.

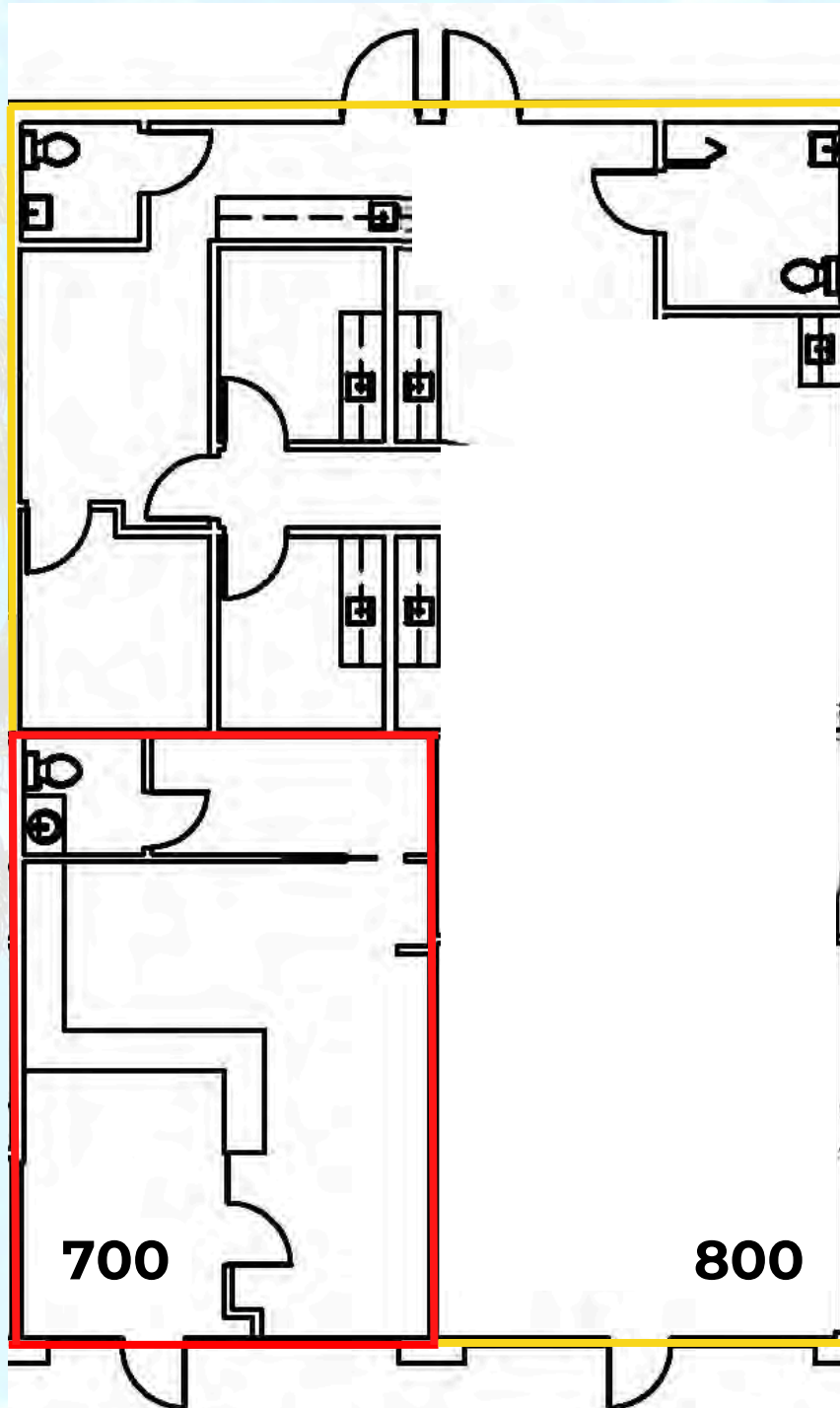


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UNIT	SIZE	BASE RENT	ESTIMATED 2024 CAM
#700 - 800	1,200 - 2,400 +/- SF	\$37.00 PSF NNN	\$14.10 PSF



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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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