

ISLAND PLAZA

For Lease 648-698 Bald Eagle Dr. Marco Island, FL 34145



Presented By
BRYAN FLORES
239.315.7019
bryanflores@kovacg.com

FELIPE ARCILA
239.315.7097
felipearcila@kovacg.com

CODY SHADLEY
239.315.7003
codyshadley@kovacg.com

ISLAND PLAZA

648-698 Bald Eagle Drive
Marco Island, FL 34145

KOVA COMMERCIAL GROUP
9130 Galleria Court, Suite 100
Naples, FL 34109
239.261.2627 | kovacg.com



PROPERTY DESCRIPTION

Located at the bustling intersection of Bald Eagle Drive and Collier Boulevard, this fully redeveloped retail center on Marco Island offers unmatched visibility and accessibility. With multiple entry points and exposure to high vehicle and foot traffic, this location ensures convenience for both tenants and their customers.

Island Plaza is surrounded by prominent retailers such as Bealls Outlet, CVS Pharmacy, and Jetset Surf Shop, making it an ideal location to establish or grow your business in a vibrant, high-demand area. Its prime positioning and dynamic tenant mix create an excellent opportunity to attract consistent foot traffic and elevate your brand.

PROPERTY HIGHLIGHTS

- Prime location on Marco Island, FL
- Prominent second floor office space available with Collier Blvd frontage
- Ample parking for tenants and clients

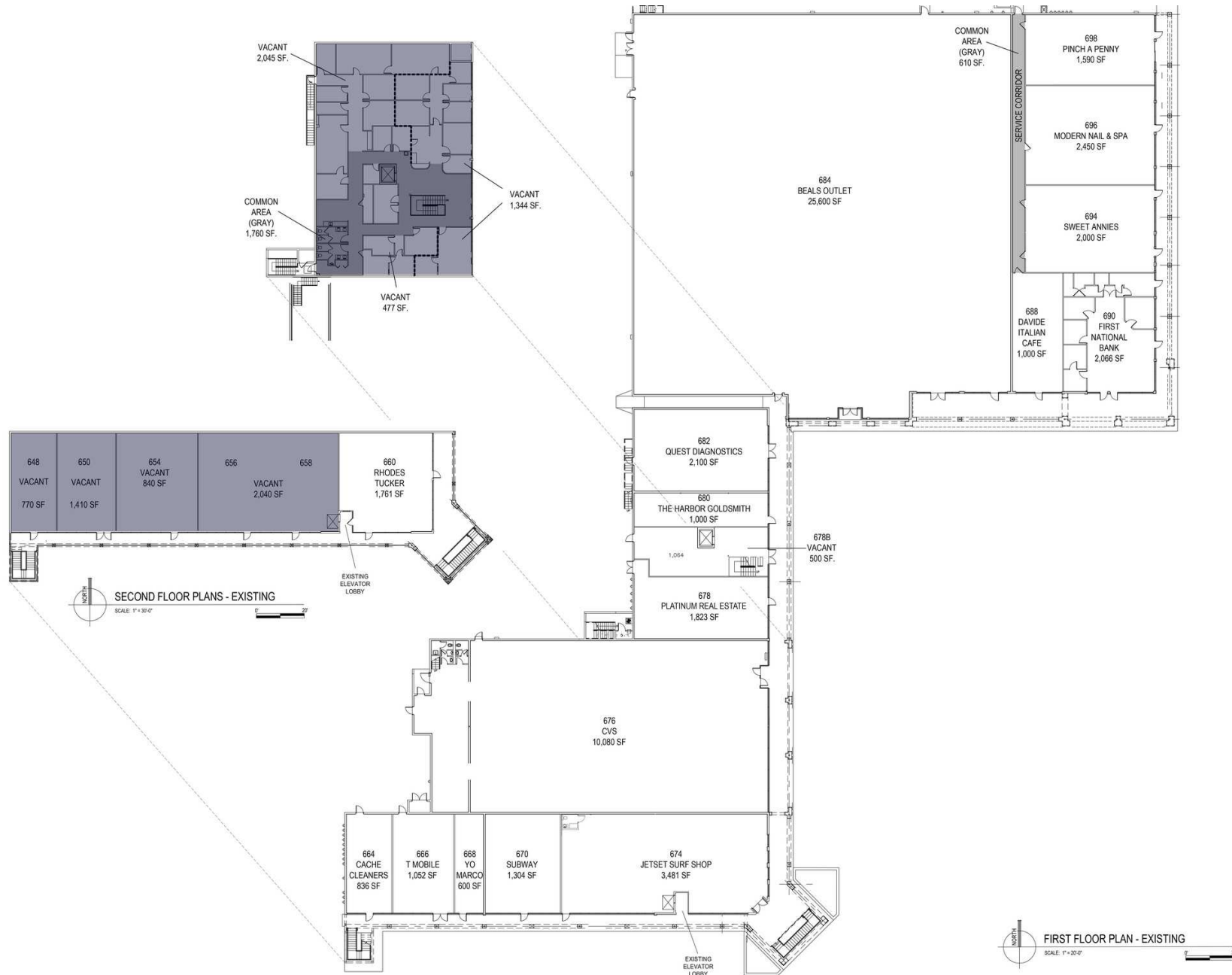
OFFERING SUMMARY

Lease Rate:	\$17.00 - 22.00 SF/yr (NNN)
Est. 2025 CAM:	\$12.56 / SF
Available SF:	770 - 6,126 SF
Building Size:	69,300 SF

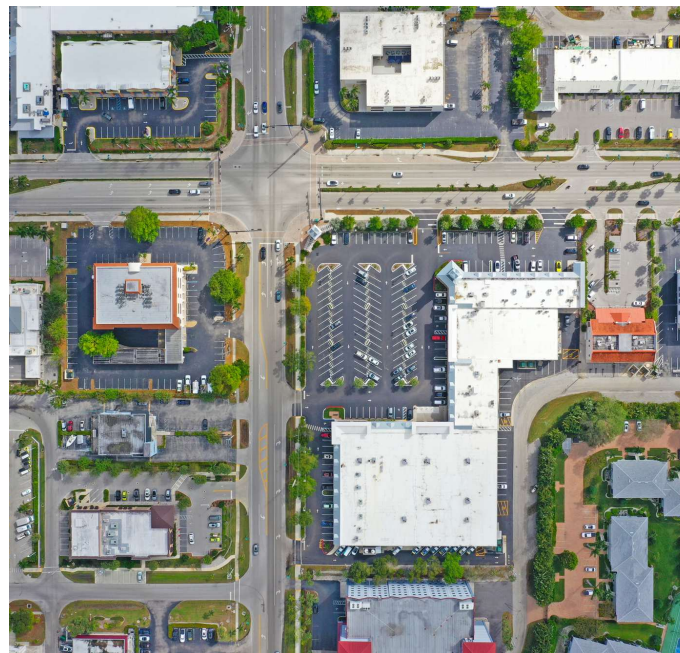
SPACES	LEASE RATE	SPACE SIZE
648	\$22.00 SF/yr	770 SF
650	\$22.00 SF/yr	1,410 SF
654	\$22.00 SF/yr	840 SF
656 - 658	\$22.00 SF/yr	2,040 SF
678B	\$17.00 SF/yr	6,126 SF

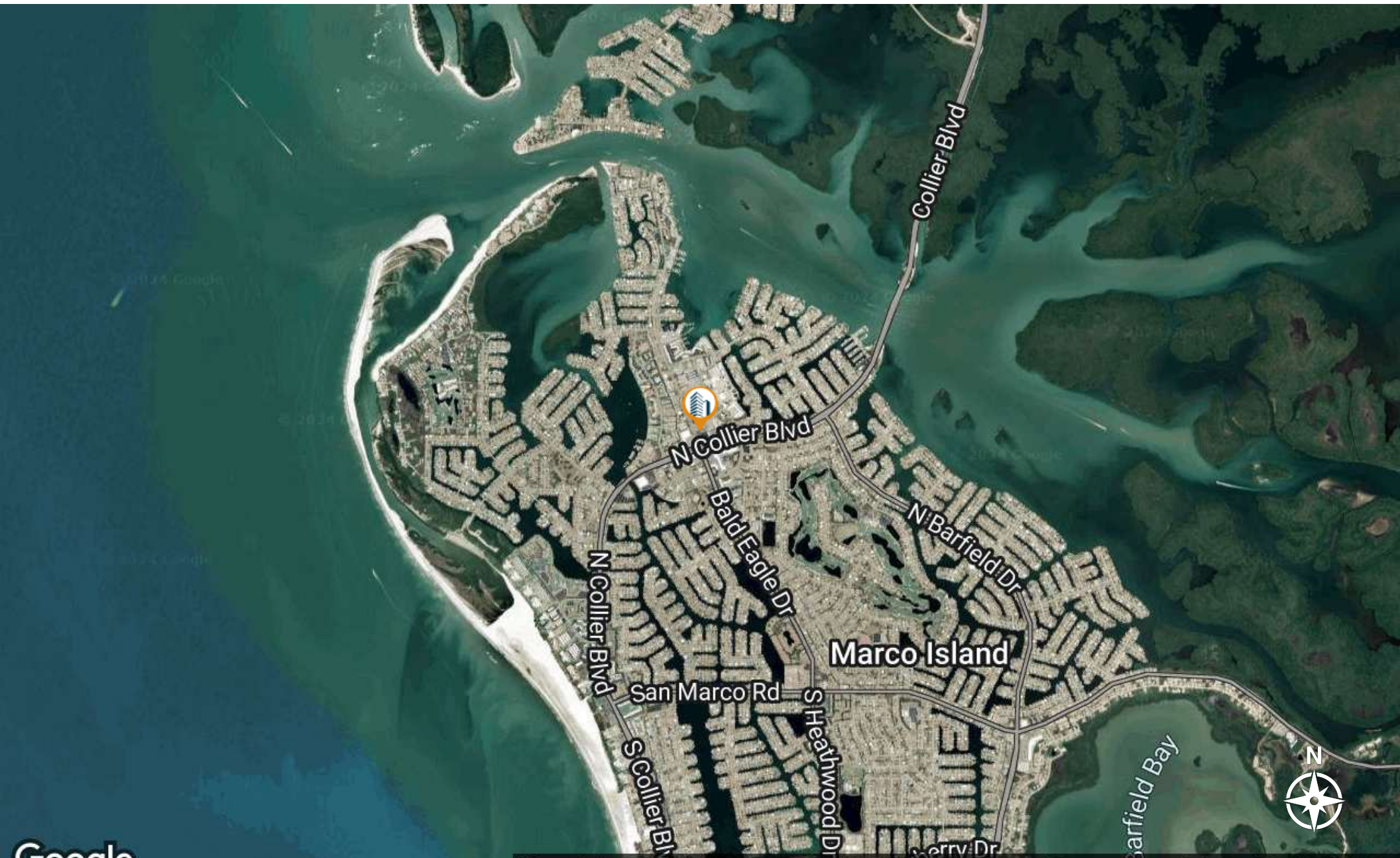
ADDITIONAL PHOTOS





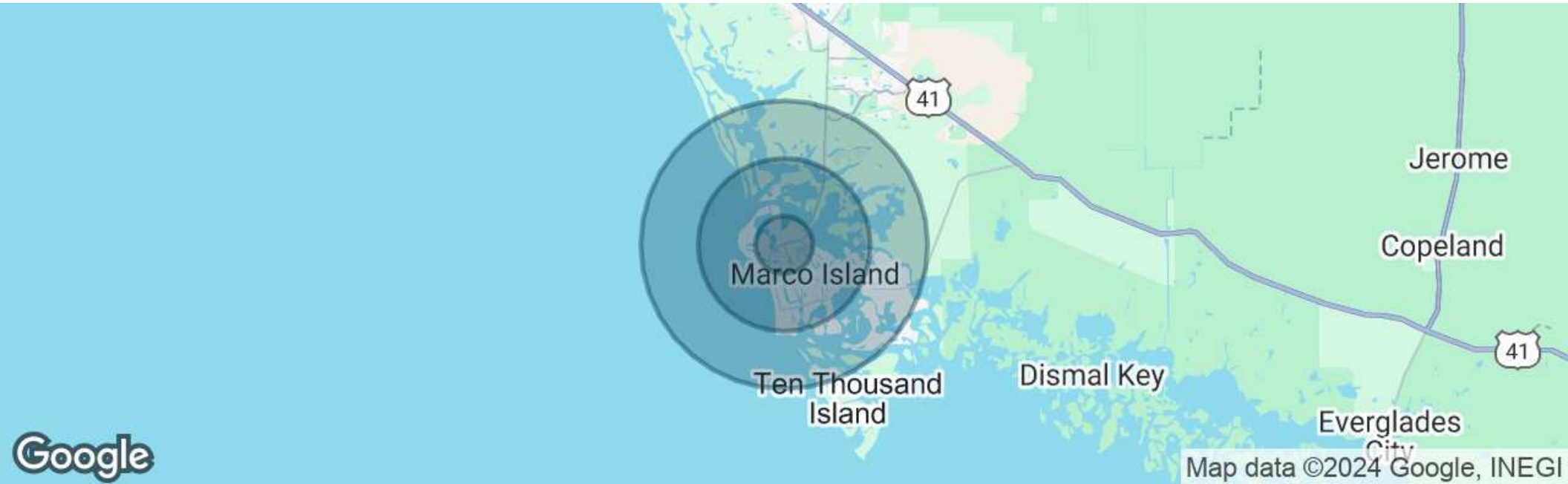
ADDITIONAL PHOTOS





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Google



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,239	15,544	18,256
Average Age	60	63	63
Average Age (Male)	61	63	63
Average Age (Female)	60	63	63

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,120	7,923	9,320
# of Persons per HH	2	2	2
Average HH Income	\$164,087	\$162,471	\$166,882
Average House Value	\$972,060	\$1,025,632	\$1,016,798

Demographics data derived from AlphaMap

AREA ANALYTICS

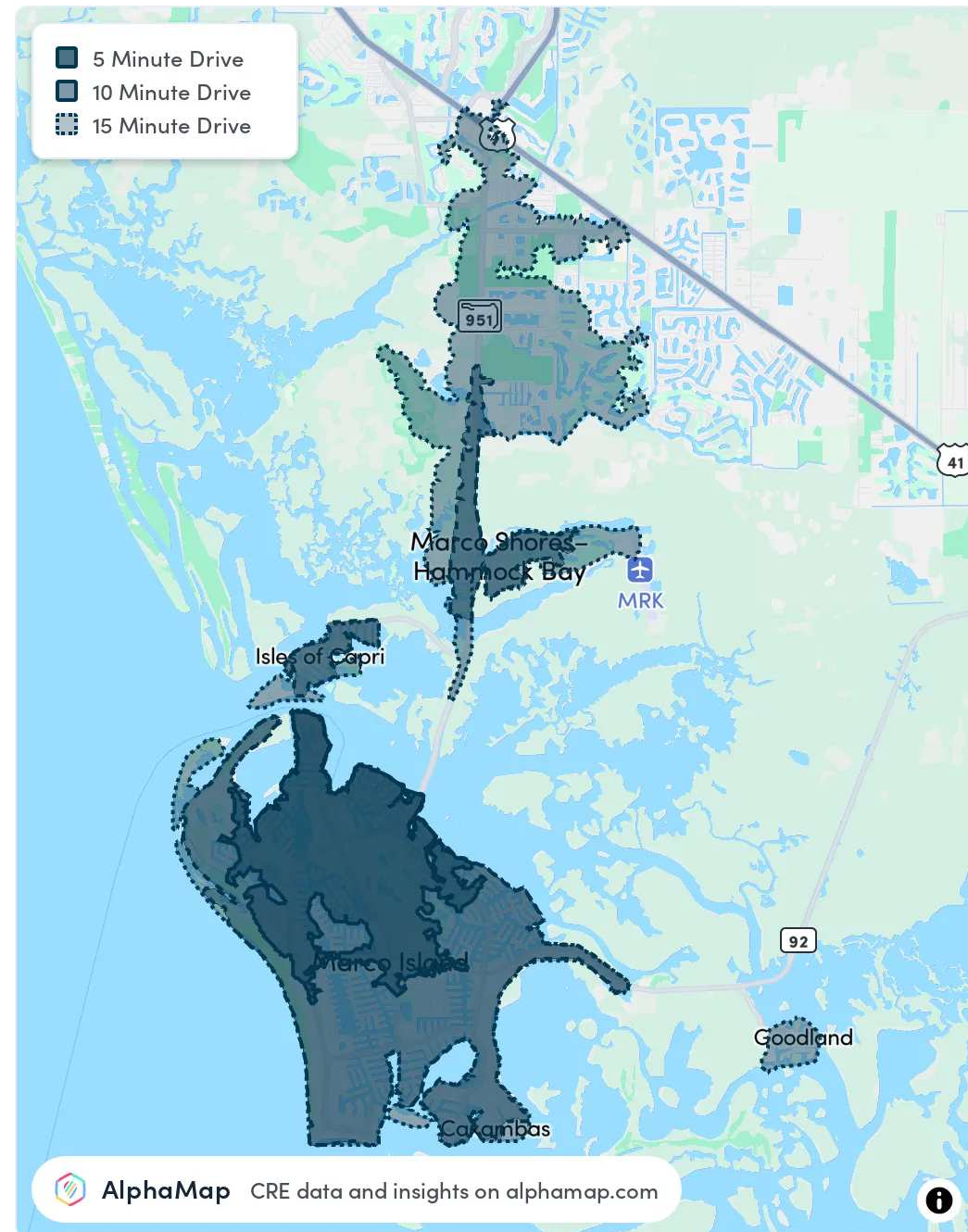
POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,564	14,573	20,550
Average Age	60	63	61
Average Age (Male)	61	63	62
Average Age (Female)	60	63	61

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,277	7,448	10,280
Persons per HH	2	2	2
Average HH Income	\$159,081	\$164,355	\$147,546
Average House Value	\$967,918	\$1,022,400	\$872,623
Per Capita Income	\$79,540	\$82,177	\$73,773

Map and demographics data derived from AlphaMap





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Exclusively Presented By

BRYAN FLORES
SENIOR ADVISOR

239.315.7019
bryanflores@kovacg.com
FL #SL3310464

FELIPE ARCILA
SENIOR ADVISOR

239.315.7097
felipearcila@kovacg.com
FL #SL319905

CODY SHADLEY
ADVISOR

239.315.7003
codyshadley@kovacg.com
FL #SL3305867