



Investment
Properties
Corporation

F O R L E A S E

University Highlands

Tract F | Estero, FL 33928



Corner of Ben Hill Griffin Parkway and Everblades Parkway



click here!



Google
Maps

CONTACT (239) 261-3400 x 111

Rob Carroll, ext. 111, rob@ipcnaples.com

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.



**Investment
Properties
Corporation**

University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

Tract F | Estero, FL 33928

UNIVERSITY HIGHLANDS (PHASE #1) COMPLETED



AVAILABLE FOR LEASE NOW

PHASE #2

PHASE #1



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.



**Investment
Properties
Corporation**

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

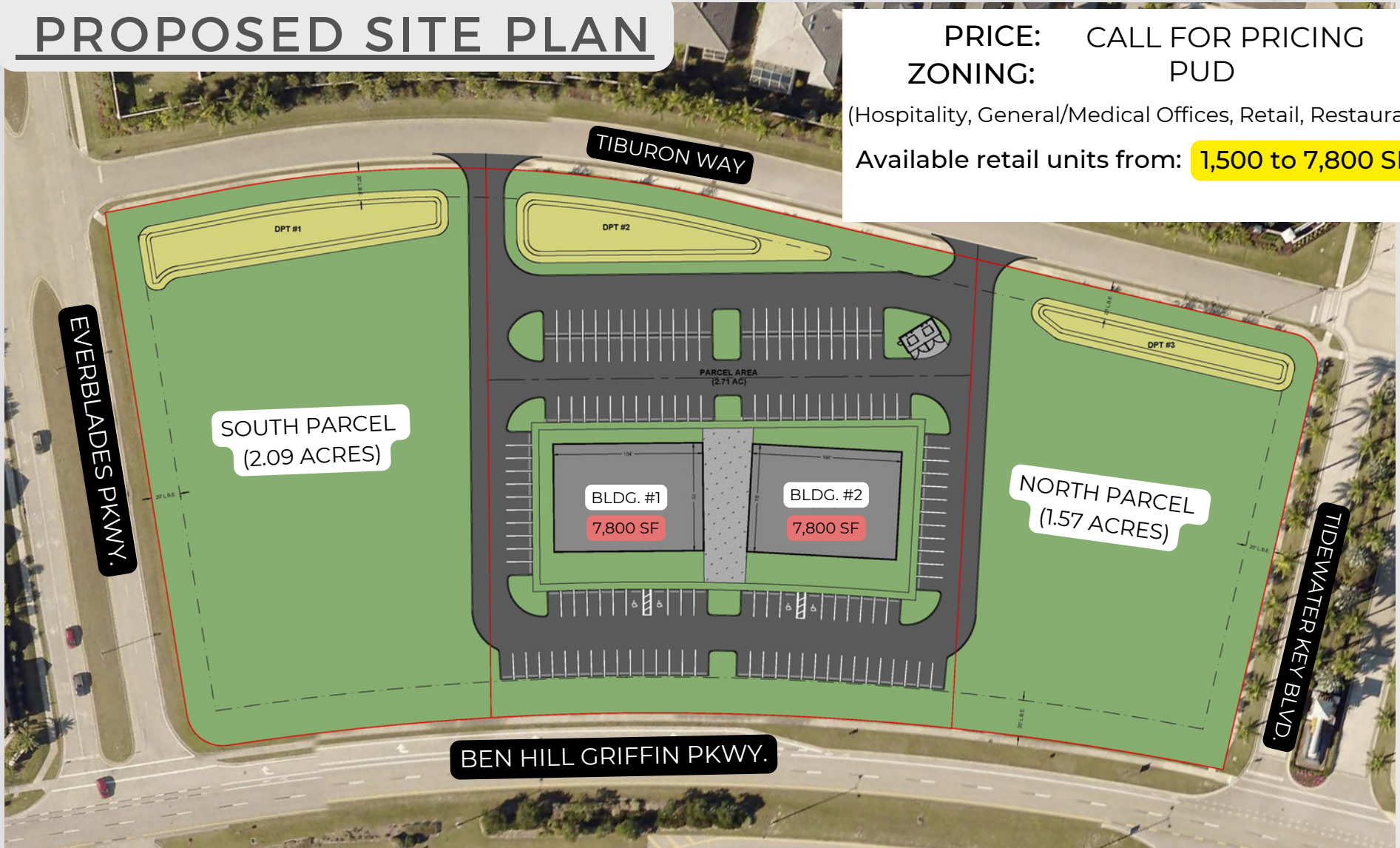
Tract F | Estero, FL 33928

PROPOSED SITE PLAN

PRICE: CALL FOR PRICING
ZONING: PUD

(Hospitality, General/Medical Offices, Retail, Restaurant)

Available retail units from: **1,500 to 7,800 SF**



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

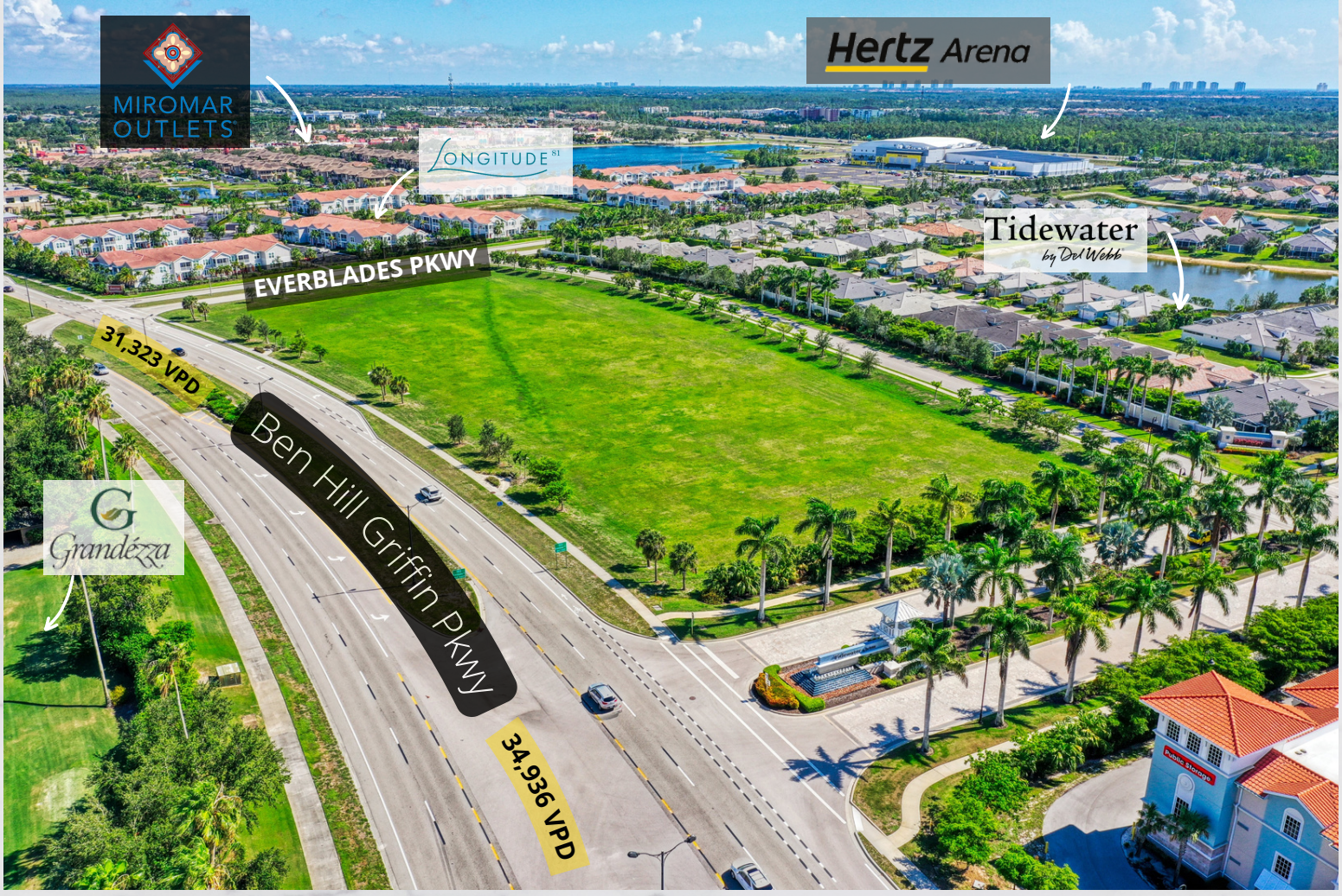
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

Tract F | Estero, FL 33928



DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
Est. Population	4,283	41,631	81,799
Est. Median Household Income	\$86,597	\$91,458	\$85,199
Est. Avg. Household Income	\$114,938	\$129,023	\$122,415
Avg. Traffic Count	34,936 along Ben Hill Griffin Parkway & 98,174 along I-75		



**Investment
Properties
Corporation**

University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

Tract F | Estero, FL 33928

LOCATION HIGHLIGHTS



FLORIDA GULF COAST UNIVERSITY
 Founded in 1991, FGCU now has 15,000+ students. 4,000 live on campus.

THE RESIDENCES UNIVERSITY VILLAGE
 University Village is a new development located just south of FGCU. Features retailers, restaurant, and 264 residential units.

LOCATED WITHIN A 3 MILE RADIUS

+ over 10,000 new homes under construction off Corkscrew Rd.

SPRINGS apartments
Approx. 203 apartments

LONGITUDE
Approx. 420 apartments

Hertz Arena
170K+ SF arena
Holds 8.5K people for sports, concerts, events

Grandezza 1,000+ homes

BURRITO CO. 3pepper
Publix
DUNKIN' DONUTS
McDonald's
BAHIA BOWLS
Dominos
Perkins

Villagio 514 condos

THE REEF STUDENT LIVING
Approx. 450+ off-campus apartments

COURTYARDS AT ESTERO 136 Townhome Apartments

Starbucks
crave
THREE WINE
spavio
Tide DRY CLEANERS
NOIRE THE AIR BAR
ESTERO SMILES DENTISTRY
CHASE
RIVERCHASE DERMATOLOGY
STRETCH LAB
Freeze Play
Jersey Mike's

Tidewater 380 homes

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.