



COMMERCIAL REAL ESTATE SERVICES

PRESENTS

# OWNER/USER OPPORTUNITY

MEDICAL/OFFICE CONDO

1217 Piper Boulevard, Suite 101 | Naples, Florida 34110





COMMERCIAL REAL ESTATE SERVICES



For More Information, Please Contact:

## EXCLUSIVE LISTING AGENT

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# EXECUTIVE SUMMARY

**Lee & Associates | Naples-Fort Myers** is pleased to present the exclusive sale listing of 1217 Piper Boulevard, Suite 101, in Naples, Florida. This offering consists of a medical office condominium located at the prominent corner of Immokalee Road and Airport Pulling Road, situated just behind a well-established retail strip center in North Naples. Positioned within a high-growth corridor of Collier County, this opportunity is ideal for a medical or professional user seeking a move-in-ready space. The property is zoned C-2 Commercial, allowing for a variety of potential uses.

## KEY INVESTMENT HIGHLIGHTS

### PRIME LOCATION

The asset is in North Naples just down the road from NCH hospital and at the crossroads of Immokalee Rd and Airport Pulling Rd surrounded by major retail.

### EXCELLENT CONDITION

Highly sought-after location along Immokalee Road, featuring well-maintained, recently painted buildings and a financially strong association with solid reserves and cash on hand.

### HIGH TRAFFIC COUNTS

The asset is located along one of the most heavily traveled corridors in Southwest Florida, with more than 61,000 AADT per FDOT.

### IDEAL OWNER/USER OPPORTUNITY

This is a rare opportunity for an owner/user to acquire a quality building in a high-demand market. Ideal for a medical or professional business seeking a space in a thriving location.

## OFFERING SUMMARY



LOCATION

**1217 Piper Boulevard  
Suite 101  
Naples, Florida 34110**



SIZE

**1,993 Square Foot  
Condominium**



PRICE

**\$999,000**

# PROPERTY INFORMATION

SUBJECT ADDRESS 1217 PIPER BLVD, # 101, NAPLES, FLORIDA 34110

PARCEL ID NUMBER 33412000173

STRAP NUMBER 302275 1013A24

IMPROVEMENT TYPE MEDICAL OFFICE CONDOMINIUM

RBA (SF) 1,993

CONDO UNIT# 101

FLOOR FIRST (1<sup>ST</sup>)

YEAR BUILT 2006

CONSTRUCTION CBS

ZONING C-2

COUNTY UNINCORPORATED COLLIER COUNTY

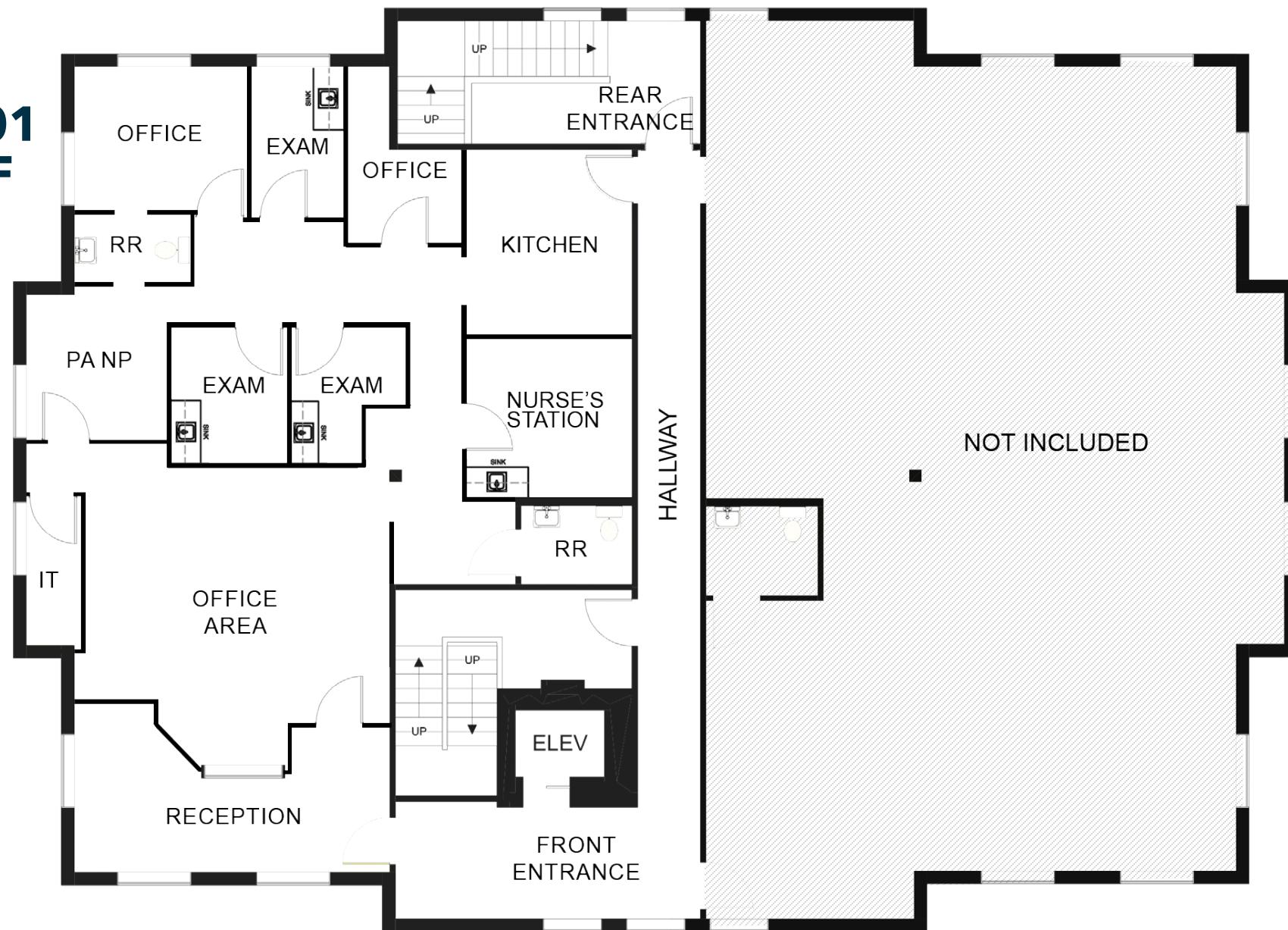
SUBMARKET NORTH NAPLES

LEGAL 500 PIPER'S CROSSING A COMMERCIAL CONDOMINIUM # 101



# FLOOR PLAN

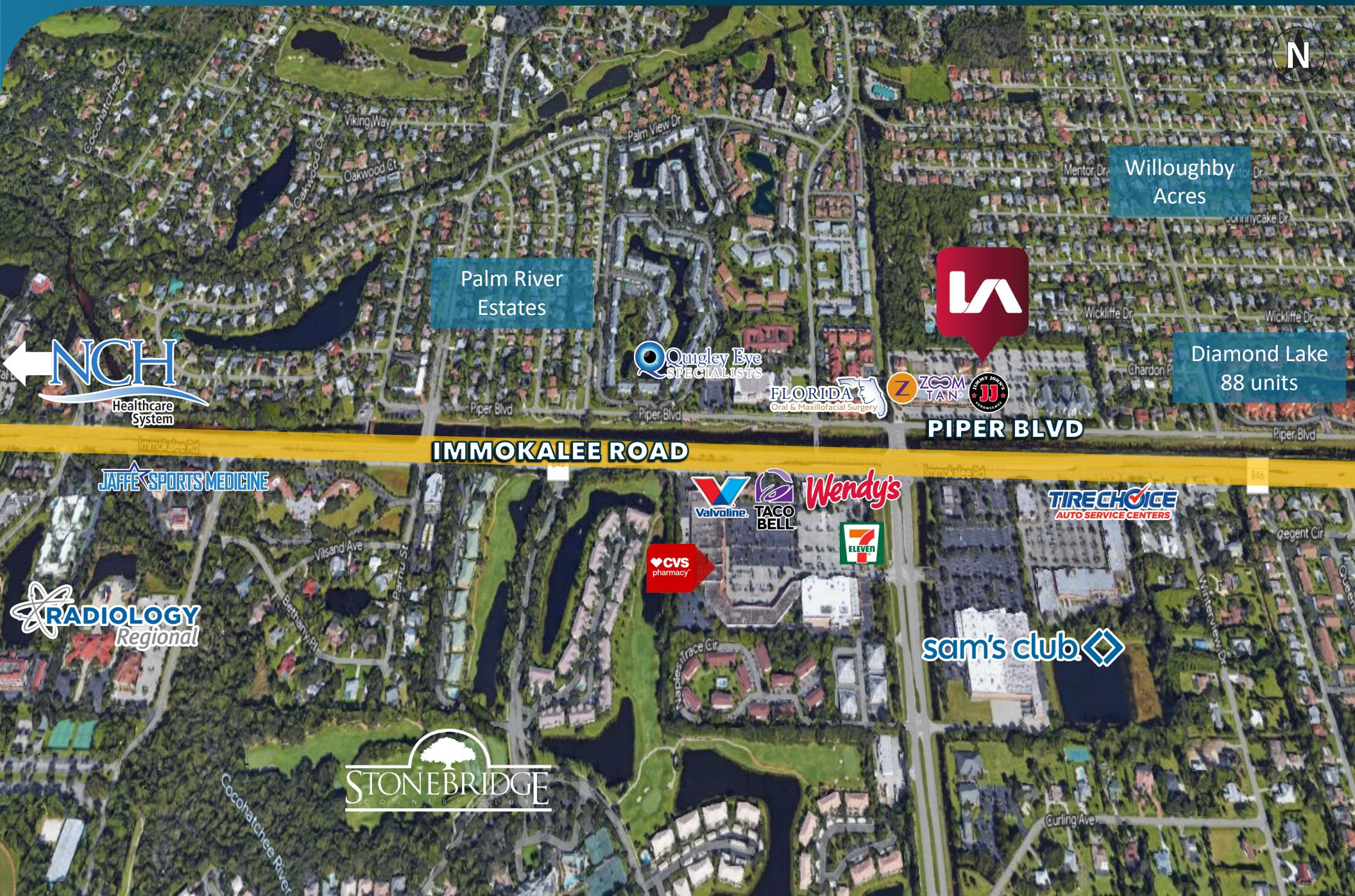
**SUITE 101**  
**1,993 SF**



# INTERIOR PHOTOS



# TRADE AREA



# DEMOGRAPHICS

**.83%**

Annual Population  
Growth 2025-2030 in  
1-mile Radius

**1.15%**

Annual Population  
Growth 2025-2030 in  
3-mile Radius

**1.1%**

Annual Population  
Growth 2025-2030 in  
5-mile Radius

## Naples, Florida

Demographics below include data 1 mile, 3 miles, and 5-mile radius from the subject.

POPULATION	1 MILE	3 MILES	5 MILES
2025 POPULATION	9,104	48,820	128,778
2030 POPULATION PROJECTION	9,487	51,691	136,043
2025 MEDIAN AGE	55.0	60.0	59.2
HOUSING			
2025 HOUSEHOLDS	4,182	23,684	61,505
2030 HOUSEHOLD PROJECTION	4,456	25,607	66,233
2025 OWNER OCCUPIED	3,481	20,490	51,513
2025 RENTER OCCUPIED	975	5,117	14,720
AVERAGE HOUSEHOLD SIZE	2.10	2.03	2.07
INCOME			
2025 AVERAGE HOUSEHOLD INCOME	\$161,788	\$169,802	\$165,540
2025 MEDIAN HOUSEHOLD INCOME	\$104,497	\$102,865	\$106,071
MEDIAN HOME VALUE	\$417,787	\$452,450	\$489,103



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Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

## WEST

CA, Central California  
CA, City of Industry  
CA, Irvine  
CA, Long Beach  
CA, Los Angeles - Antelope Valley  
CA, Los Angeles - Calabasas  
CA, Los Angeles - Commerce  
CA, Los Angeles - Downtown  
CA, Los Angeles - ISG  
CA, Los Angeles - Long Beach  
CA, Los Angeles - Pasadena  
CA, Los Angeles - Sherman Oaks  
CA, Los Angeles - Ventura County  
CA, Los Angeles - West  
CA, Los Olivos  
CA, Newport Beach  
CA, Oakland  
CA, Ontario  
CA, Orange  
CA, Palm Desert  
CA, Pleasanton  
CA, Riverside

## MIDWEST

CA, San Diego  
CA, San Diego - North  
CA, San Francisco  
CA, San Luis Obispo  
CA, Santa Barbara  
CA, Stockton  
CA, Temecula Valley  
CA, Victorville  
CA, Walnut Creek  
ID, Boise  
NV, Las Vegas  
NV, Reno  
WA, Bellevue  
WA, Seattle  
WA, Tacoma

IN, Indianapolis  
IL, Chicago  
KS, Kansas City  
OH, Cincinnati  
OH, Cleveland  
OH, Columbus  
MI, Southfield  
MN, Twin Cities  
MO, St. Louis  
NE, Lincoln  
NE, Omaha  
WI, Madison

## SOUTHWEST

AZ, Phoenix  
CO, Denver  
TX, Austin  
TX, Dallas  
TX, Houston

## SOUTH

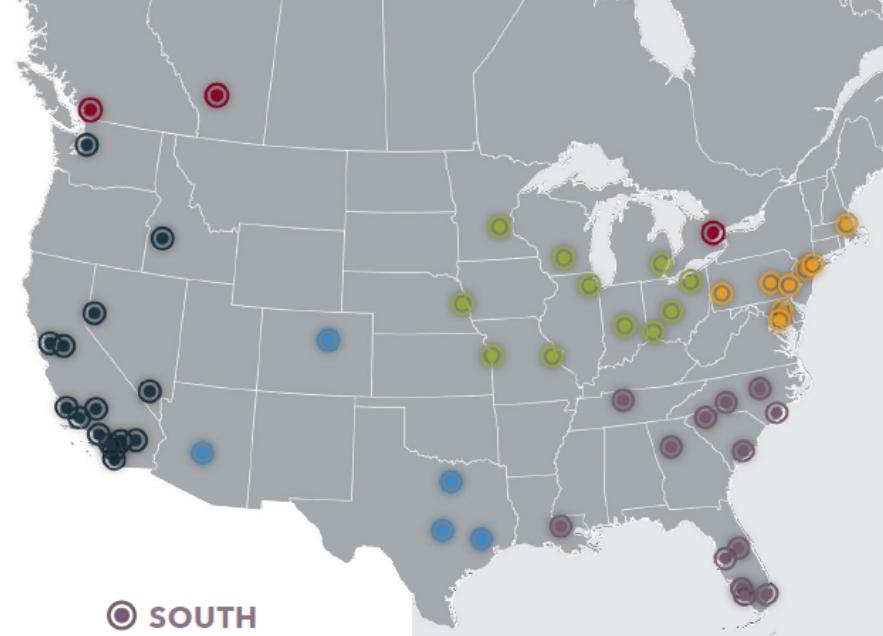
FL, Deerfield Beach  
FL, Fort Myers  
FL, Miami  
FL, Naples  
FL, Orlando  
FL, Tampa Bay  
GA, Atlanta  
LA, Baton Rouge  
LA, Lafayette  
TN, Nashville  
NC, Charlotte  
NC, Raleigh  
NC, Wilmington  
SC, Charleston  
SC, Greenville  
SC, Spartanburg

## NORTHEAST

DC, Washington  
MA, Boston  
MD, Chesapeake Region  
NY, Long Island / Queens  
NY, New York City  
NJ, Edison  
NJ, Elmwood Park  
NJ, Whippany  
PA, Mechanicsburg  
PA, Pittsburgh  
PA, Plymouth Meeting

## CANADA

AB, Calgary  
BC, Vancouver  
ON, Toronto



**2+**

**BILLION**

IN BROKERED SALE &  
LEASE SF OVER 5 YEARS

**\$120+**

**BILLION**

IN TRANSACTION  
VOLUME OVER 5 YEARS

**1,750**

**PROFESSIONALS  
AND GROWING  
INTERNATIONALLY**



For more information, please contact:

## YOUR NATIONAL MARKET ADVISOR

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