



COMMERCIAL REAL ESTATE SERVICES

PRESENTS

OWNER/USER OPPORTUNITY

MEDICAL/OFFICE CONDO

1217 Piper Boulevard, Suite 101 | Naples, Florida 34110





LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



For More Information, Please Contact:

EXCLUSIVE LISTING AGENT

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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**

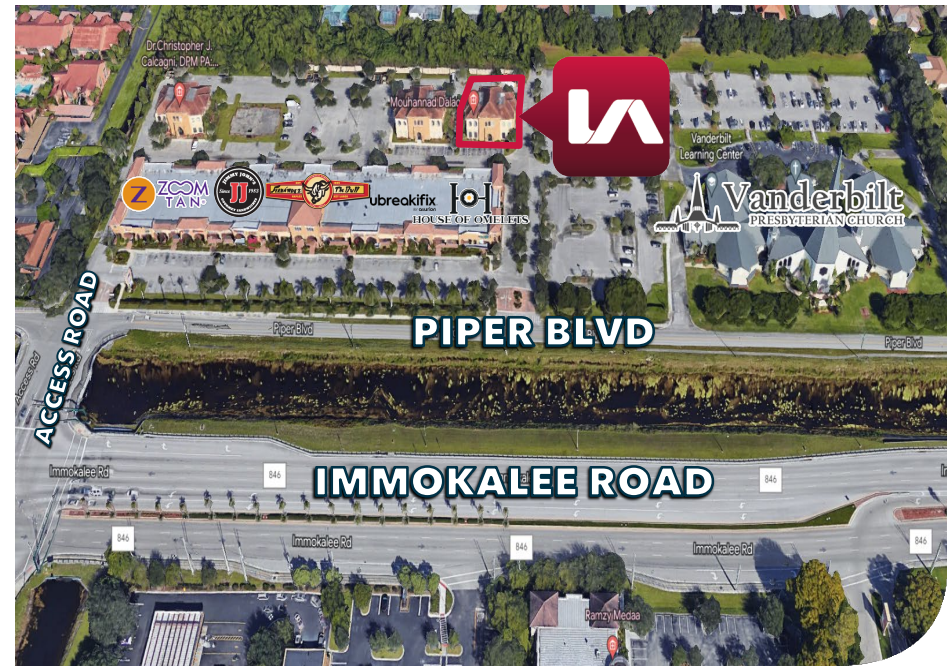


PRICE

\$999,000

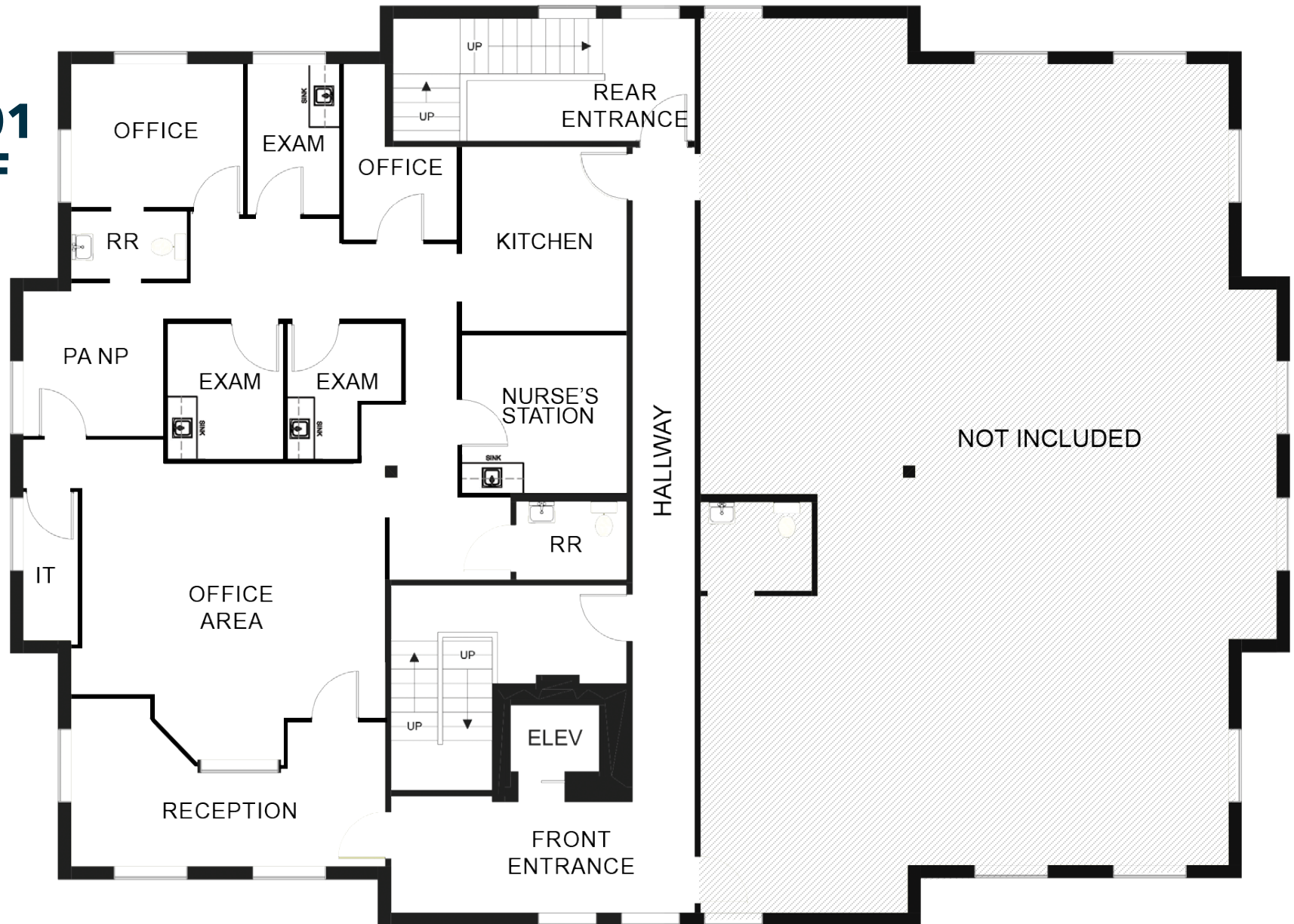
PROPERTY INFORMATION

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 ST)
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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THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

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

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

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

📍 NORTHEAST

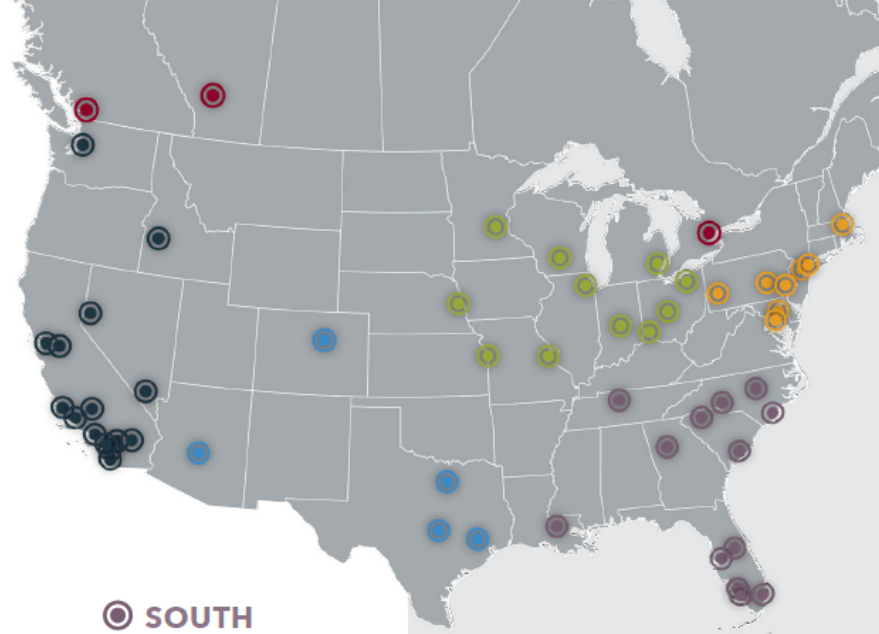
DC, Washington
MA, Boston
MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

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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

📍 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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