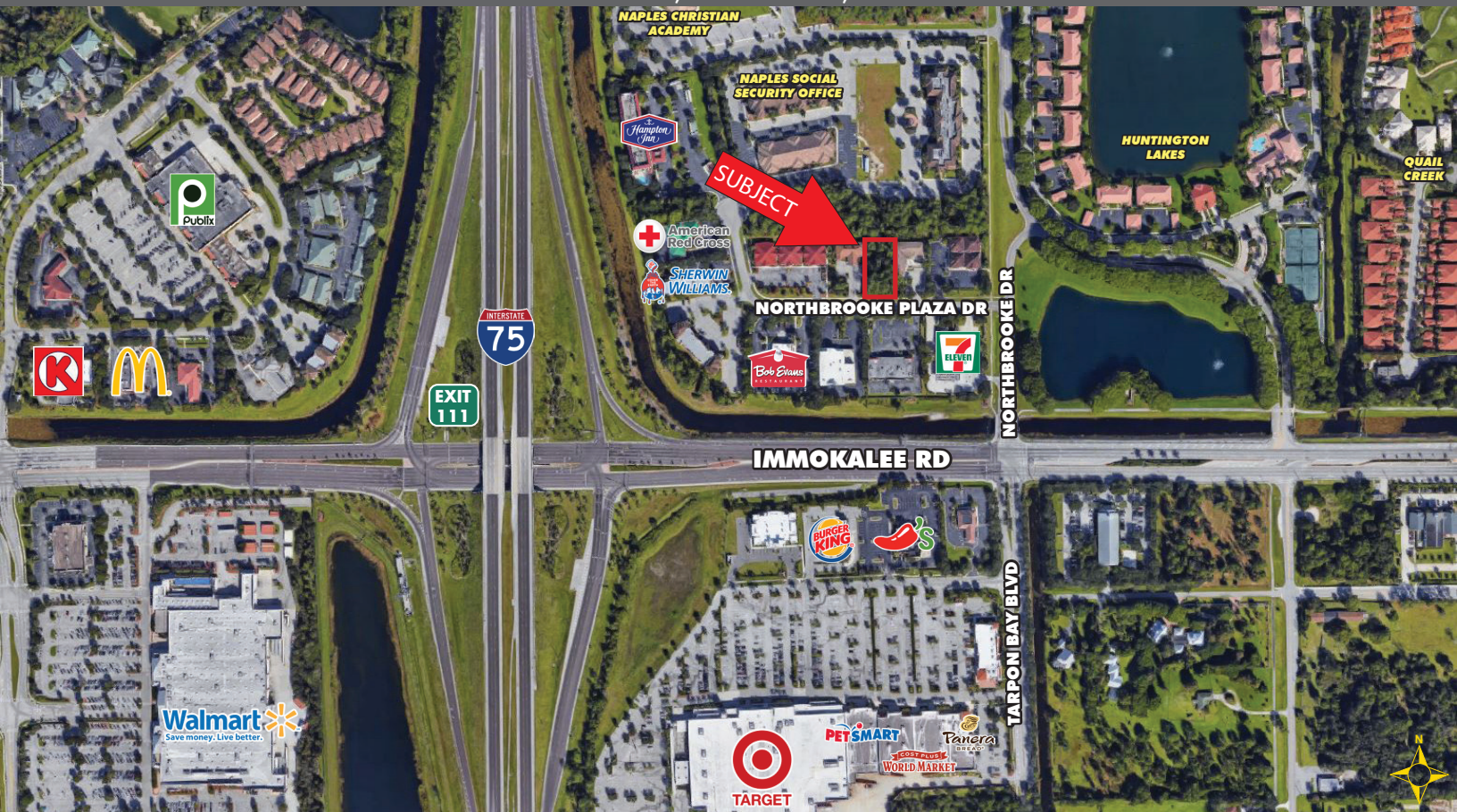


COMMERCIAL LOT

NORTH NAPLES I-75 INTERCHANGE

FOR SALE

2545 NORTHBROOKE PLAZA DRIVE, NAPLES, FL 34119



PRICE: \$450,000 @ \$22.46 PSF

SIZE: 0.46± Acres (100'± x 200'± = 20,000± SF)

LOCATION: NE quadrant of Immokalee Road and I-75, Exit 111

ZONING: Northbrooke Plaza PUD, a 39.9 acres Mixed-Use PUD allowing 270,000 SF Commercial and 120 residential units

RE TAXES: \$2,178.34 (2018)

PARCEL ID: 63944000543

IDEAL OFFICE/MEDICAL SITE

One of the last remaining vacant lots in the prestigious mixed-use Northbrooke Plaza PUD at NE quadrant of Immokalee Rd and I-75, Exit 111. The PUD, which is mostly developed, allows 270,000 SF of commercial and 120 units of residential. Perfect for a freestanding general office/medical building. Suitable for 5,000± SF Office/Retail or 4,400± SF Medical building.

CONTACT

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12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

COMMERCIAL LOT

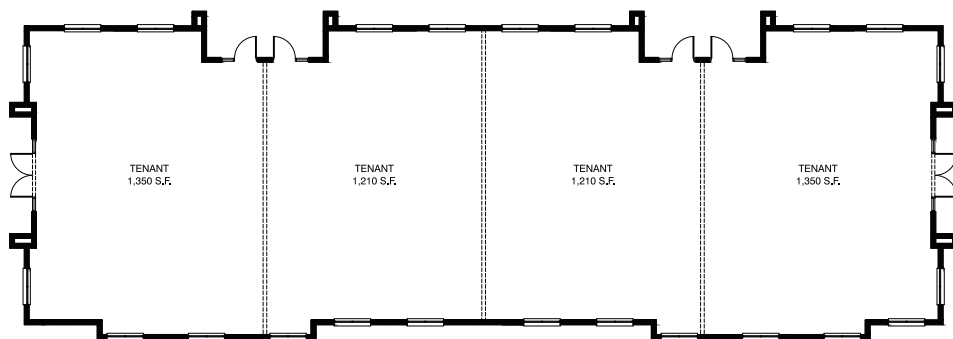
NORTH NAPLES I-75 INTERCHANGE

FOR SALE

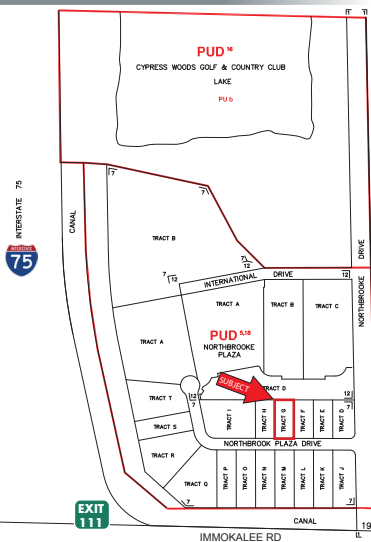
2545 NORTHBROOKE PLAZA DRIVE, NAPLES, FL 34119
CONCEPTUAL PLANS

HIGHLIGHTS

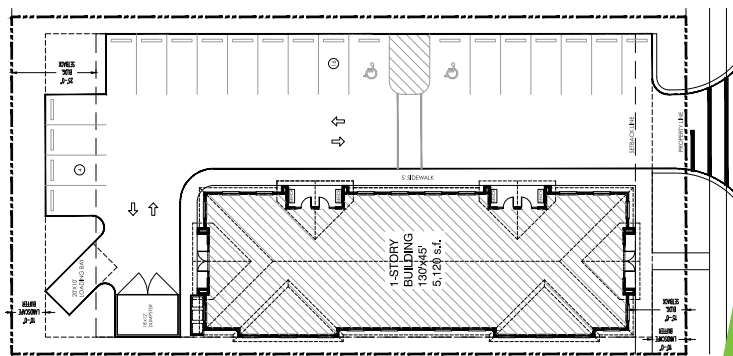
- Ideal for free standing office/medical
- Conceptual site plan for 5,120± SF building is available
- Suitable for 5,000± SF Office/Retail or 4,400± SF Medical building
- NE Quadrant of Immokalee Road and I-75, Exit 111
- Surrounded by rooftops and commercial buildings



ZONING MAP



CONCEPTUAL SITE PLAN



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2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,415	51,039	116,560
EST. HOUSEHOLDS	3,253	22,807	52,608
EST. AVERAGE HOUSEHOLD INCOME	\$126,288	\$120,568	\$116,874

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