



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# EGRET SQUARE

GROUND FLOOR MEDICAL OR OFFICE

866-868 99TH Ave N | Naples, Florida 34108



Two ground floor medical/office suites available for lease. Recently refurbished. Located in Naples Park just west of US-41, directly across from the main entrance to Pelican Marsh. Surrounded by offices, retail and a dense population of year-round residents.

<u>UNIT</u>	<u>SIZE</u>	<u>BASE RENT</u> <i>PSF/YR NNN</i>	<u>2024 EST. CAM</u> <i>PSF/YR</i>	<u>EST. MONTHLY</u> <i>Excluding Sales Tax</i>	<u>AVAILABLE</u>
866	1,500 SF	\$29.00	\$4.76	\$4,220.00	IMMEDIATELY
868	1,500 SF	\$29.00	\$4.76	\$4,220.00	IMMEDIATELY
866 - 868	3,000 SF	\$29.00	\$4.76	\$8,440.00	IMMEDIATELY

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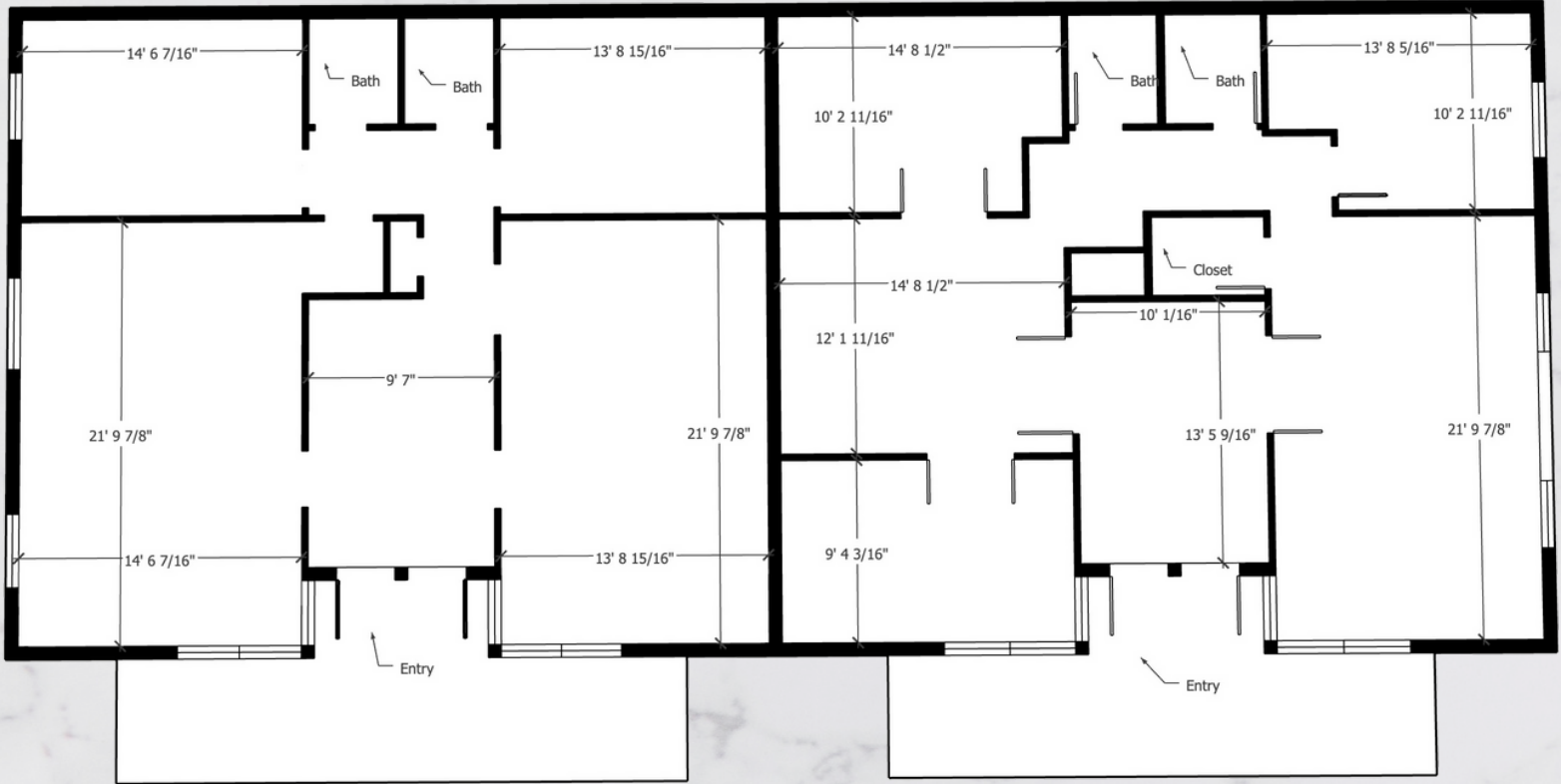
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*Licensed Real Estate Broker*



#868

#866



**DEMOGRAPHICS**

1 Mile	3 Miles	5 Miles
6,706 Population	41,024 Population	95,808 Population
5,142 Households	31,334 Households	69,782 Households
\$118,309 Average Household Income	\$159,983 Average Household Income	\$152,812 Average Household Income



*click here!*



**Google  
Maps**



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