



Investment
Properties
Corporation

F O R L E A S E

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



Google
Maps

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Investment Properties Corporation of Naples

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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.



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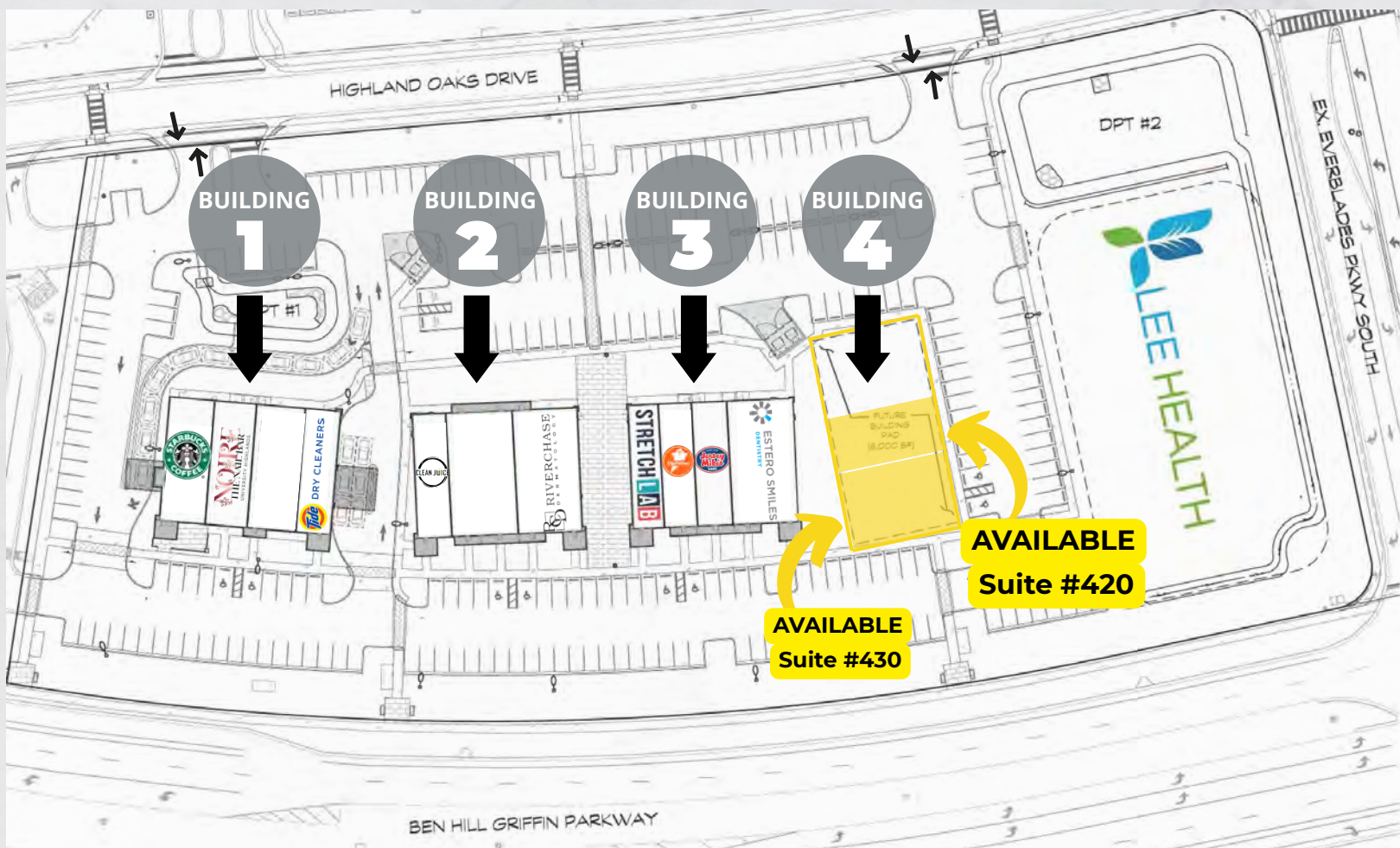


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PROPERTY DETAILS



LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
420	1,300 SF	\$40 PSF NNN	\$9.00 PSF	Immediately
430 <i>*Sublease</i>	3,000 SF	\$43.26 NNN	\$9.00 PSF	Immediately

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EXTERIOR PHOTOS

Suite #420



Suite #430

Sublease



DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	5,460	51,711	88,453
Est. Total Households	3,487	27,648	50,334
Est. Avg. Household Income	\$139,899	\$158,194	\$153,438
Avg. Traffic Count	32,500 along Ben Hill Griffin Parkway & 116,500 along I-75		

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LOCATION HIGHLIGHTS



JOIN:



DRY CLEANERS



**ESTERO SMILES
DENTISTRY**



**RIVERCHASE
DERMATOLOGY**



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