



Investment  
Properties  
Corporation

F O R L E A S E

# University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19533 Highland Oaks Drive | Estero, Florida 33928



Google  
Maps

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Investment Properties Corporation of Naples

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*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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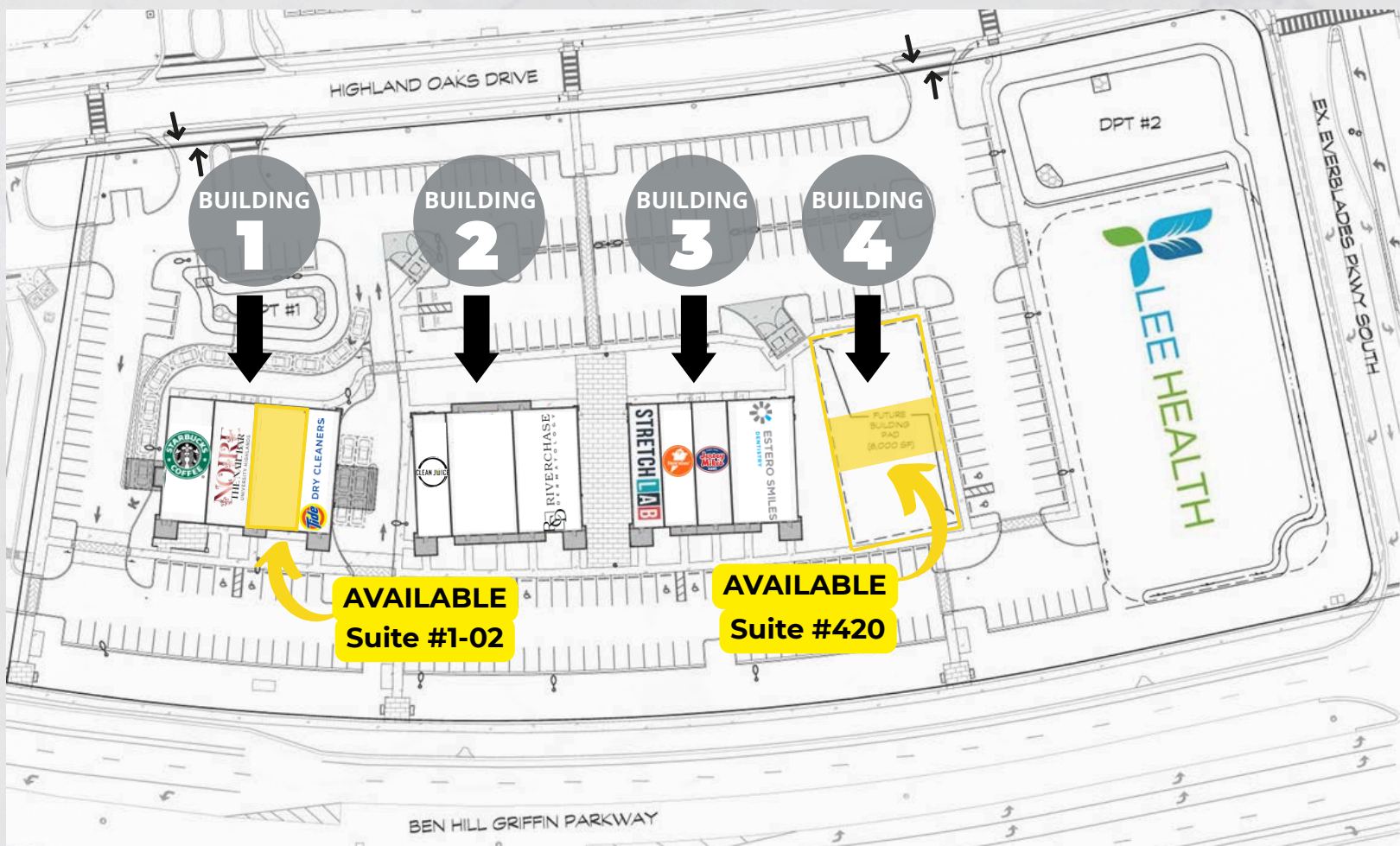


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## PROPERTY DETAILS



## LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
1-02	2,250 SF	\$45 PSF NNN	\$9.00 PSF	IMMEDIATELY
420	1,300 SF	\$40 PSF NNN	\$9.00 PSF	IMMEDIATELY

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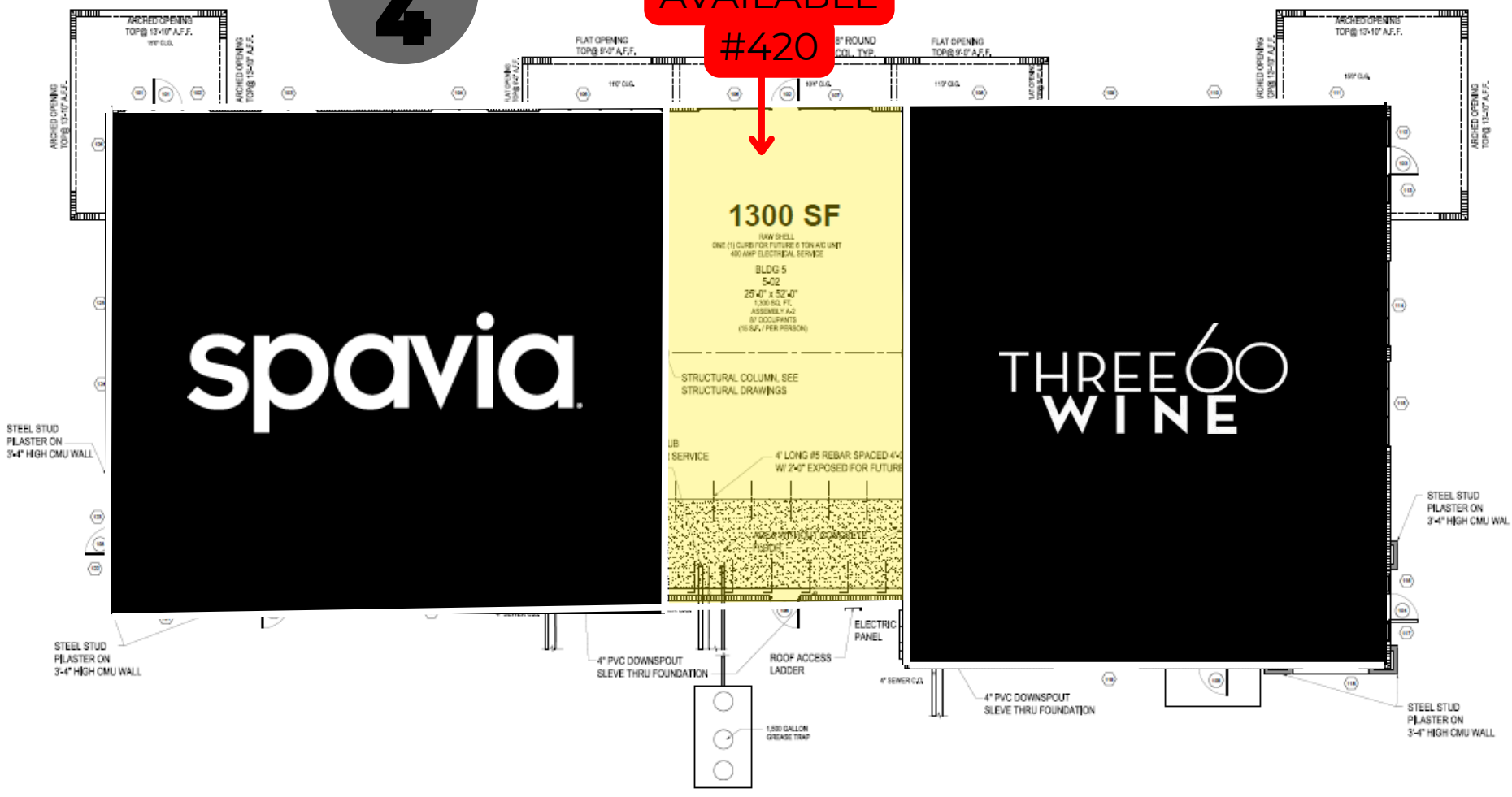
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BUILDING  
**4**

AVAILABLE  
**#420**



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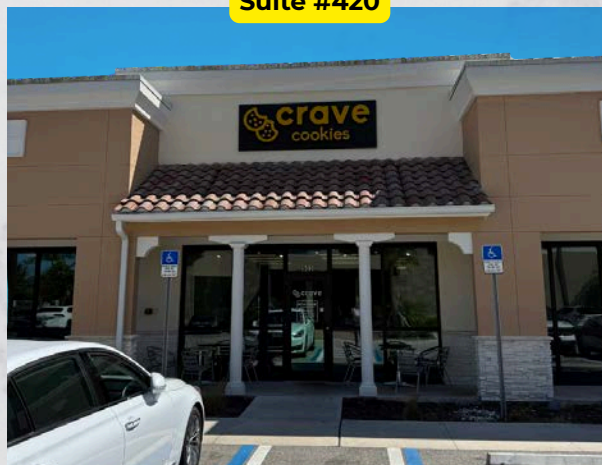


## EXTERIOR PHOTOS

**Suite #1-02**



**Suite #420**



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,754	48,296	84,164
Est. Median Household Income	\$87,818	\$102,016	\$100,763
Est. Avg. Household Income	\$119,747	\$141,934	\$139,784
Avg. Traffic Count	32,000 along Ben Hill Griffin Parkway, 41,000 along Corkscrew Rd & 116,500 on I-75		

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## LOCATION HIGHLIGHTS



**JOIN:**



**DRY CLEANERS**



**ESTERO SMILES  
DENTISTRY**



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