



BUILD-TO-SUIT SITES AND STRIP CENTER FOR LEASE

Egret's Crossing - 7380 Davis Blvd., Naples, FL 34104

LEASE



OFFERING SUMMARY

Available SF: 13,000

Lease Rate In-Line: \$28.00/SF NNN

Land Lease: \$3.00/SF

PROPERTY HIGHLIGHTS

- Several prime sites available for fast food, retail, banks, etc. The sites are not for sale, but are available for a ground lease or build-to-suit.
- Land lease at \$3.00/SF.
- 13,000 SF Strip Center at \$28.00/SF NNN.
- Join CVS and NEW 20,000 SF Goodwill Industries at Egret's Crossing!
- 13,000 SF Retail Strip Center NOW LEASING!
- Locates at the southwest corner of signalized intersection of Davis Blvd. and Santa Barbara Blvd. The entire site totals 15 acres and can accommodate strip development. Build-to-suit pad or land lease.
- One of the last commercial corners available to be developed in this area of Naples. Santa Barbara Blvd. is one of the county's major north/south corridors and Davis Blvd. (SR 84) is a major east/west corridor that takes you to Collier Blvd.
- I-75 is just 3 miles to the east!

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AVAILABLE PADS

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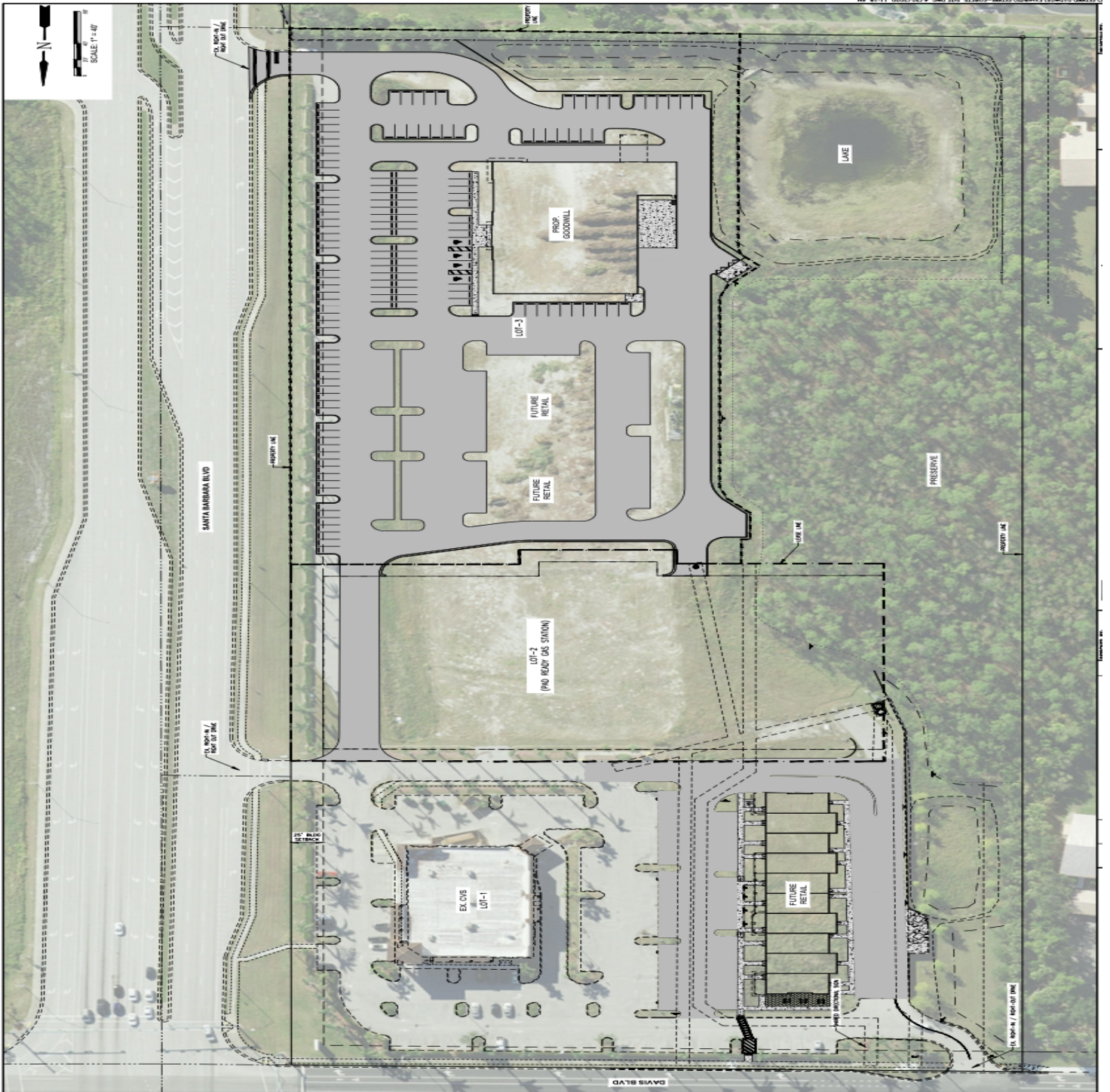
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EGRETS CROSSING - SITE PLAN

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TRAFFIC COUNTS

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EGRETS CROSSING - AERIAL VIEW

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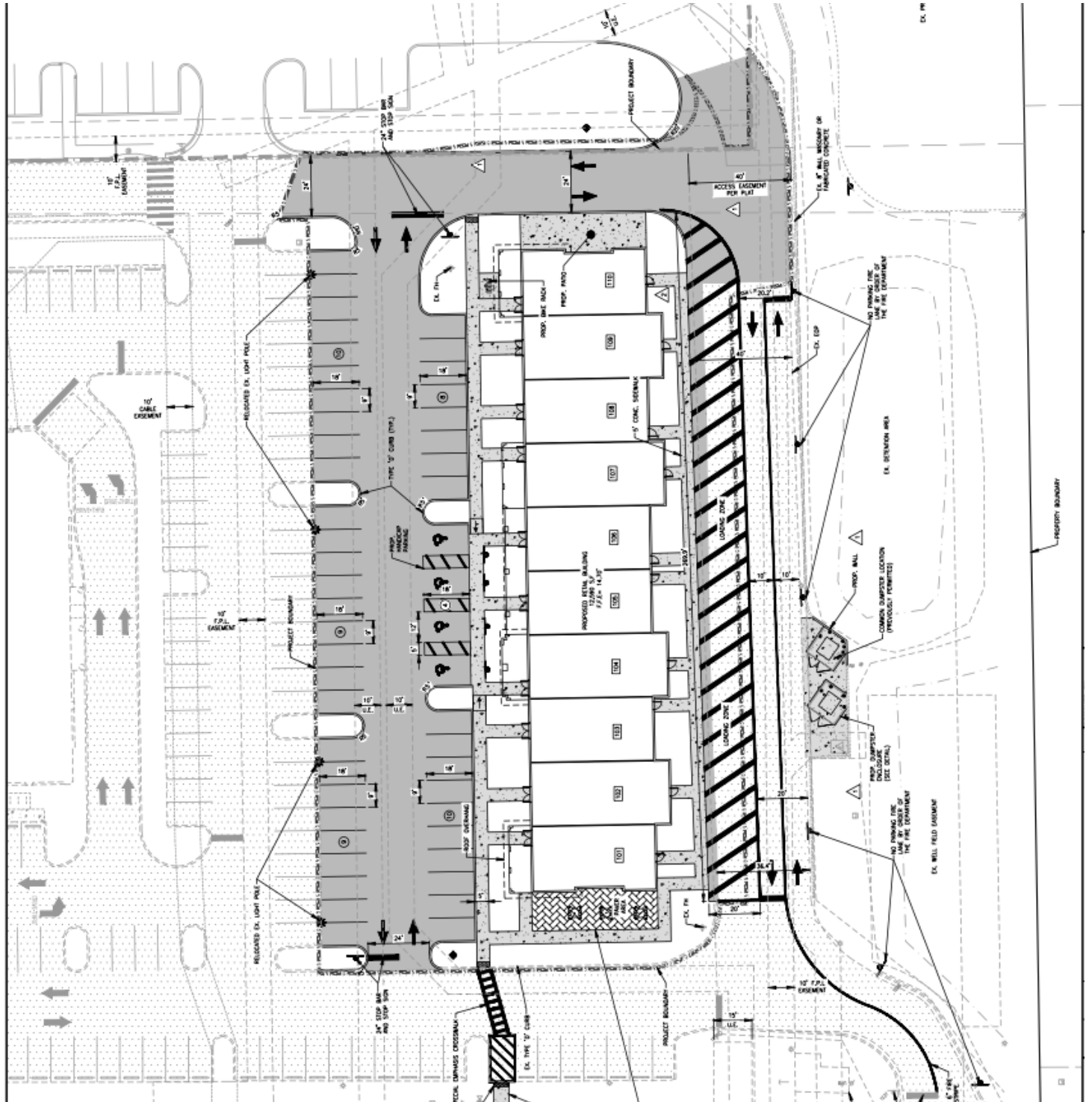
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EGRETS CROSSING - RETAIL STRIP

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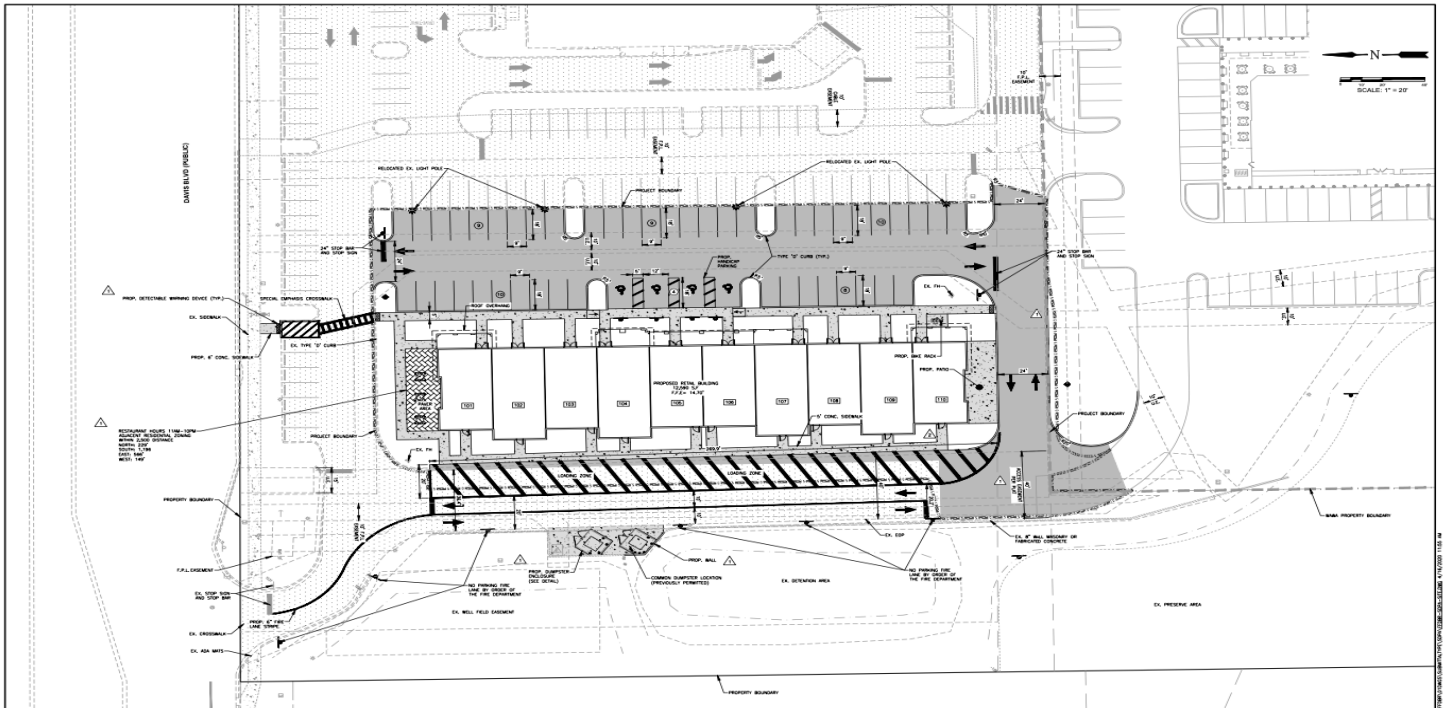
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CORNICES BONE WHITE	SUNBRELA AWNINGS 6028 TOAST	HANSON TILES ANTIGUA PUMPKIN	SW 6133 MUSLIN	SW 2854 CARIBBEAN CORAL	SW 2842 ROYCROFT SUEDE	SW 6193 PRIVILEGE GREEN



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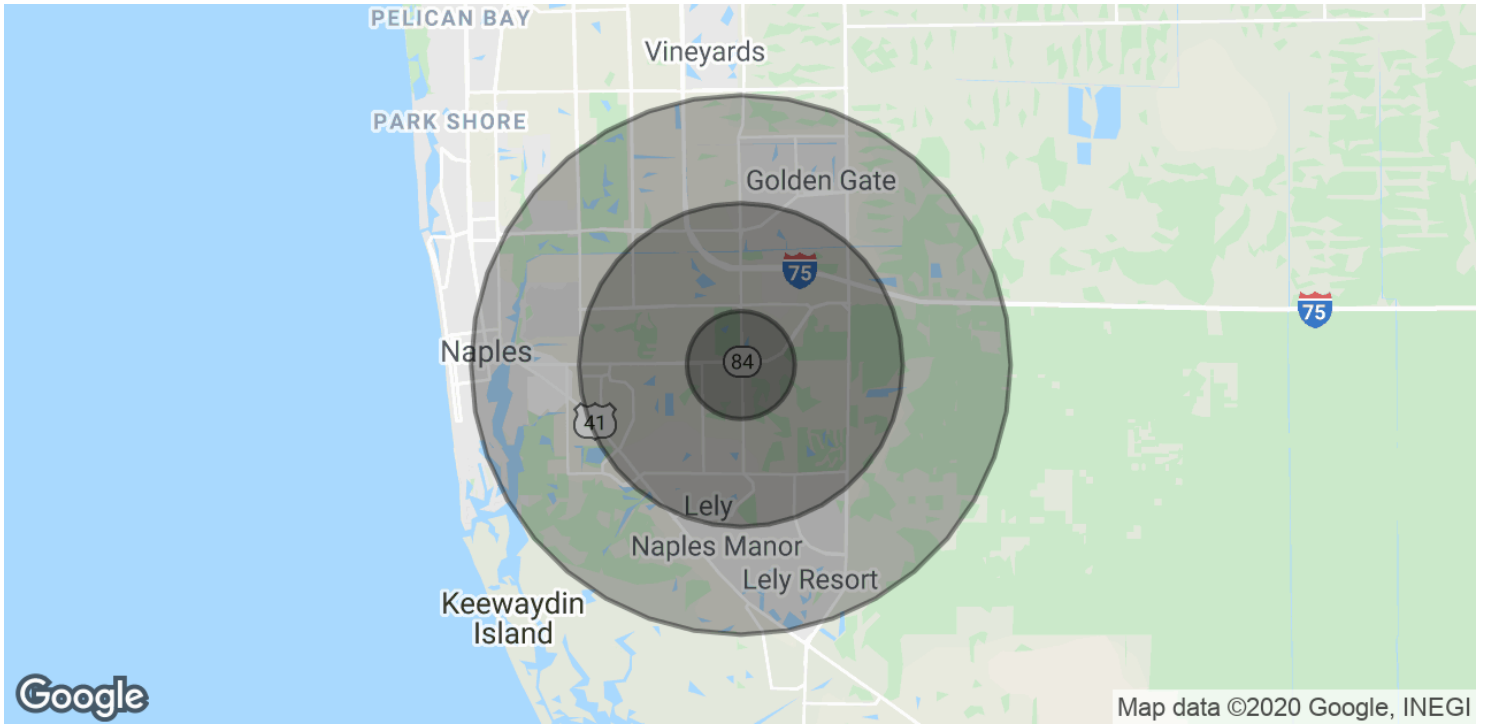
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,198	56,444	118,348
Average age	49.3	47.8	41.8
Average age (Male)	48.9	46.7	40.4
Average age (Female)	51.4	49.6	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,259	23,109	42,960
# of persons per HH	2.3	2.4	2.8
Average HH income	\$61,802	\$64,937	\$69,675
Average house value	\$305,501	\$267,844	\$279,454

* Demographic data derived from 2010 US Census

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