

900 N COLLIER BOULEVARD  
MARCO ISLAND, FL 34145

FOR SALE  
PROFESSIONAL OFFICE  
INVESTMENT OPPORTUNITY



Esplanade  
Shoppes

**\$6,500,000**  
PRICE

## PROPERTY OVERVIEW

This office building offers a modern and professional environment for businesses seeking space along Marco Island's primary commercial corridor. The property features flexible floor plans designed to accommodate a variety of office, medical, and professional service users, supported by ample parking and strong visibility along N Collier Boulevard. With beautiful panoramic views and convenient access for both tenants and visitors, the property provides an attractive setting for businesses looking to establish a presence within one of Southwest Florida's most desirable coastal communities.

**13,672± SF**  
SIZE

**0.72± Acres**  
LAND SIZE

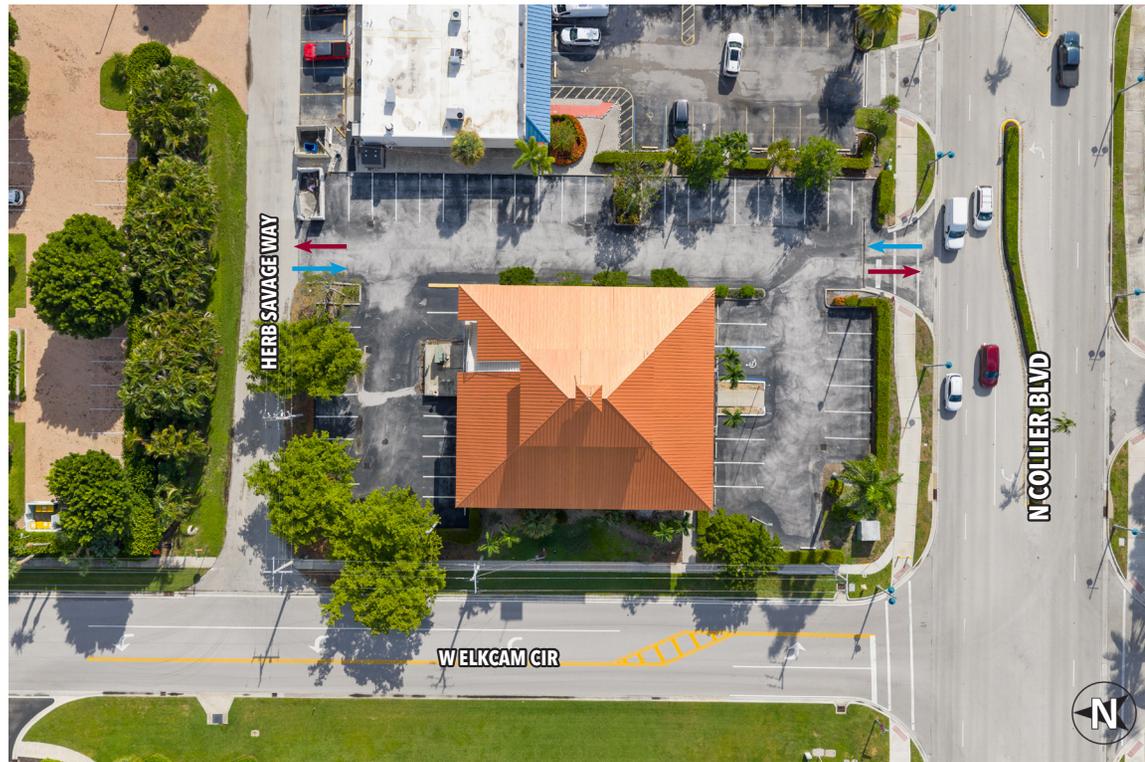
**C4-Commercial**  
ZONING [Click Here for Uses](#)

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# LOCATION OVERVIEW

Located in the heart of Marco Island along N Collier Boulevard, the property is surrounded by many of the island's premier retail, dining, and hospitality destinations. Nearby amenities include Island Plaza, the Esplanade Shoppes, and a variety of boutique retail and dining options, all contributing to the area's vibrant commercial environment.

The location also provides convenient connectivity to key island destinations including the JW Marriott Marco Island Beach Resort and Marco Island Executive Airport. With steady activity generated by both full-time residents and seasonal visitors, the area supports strong demand for professional and medical office users seeking visibility and accessibility within the Marco Island market.





**4,703**  
POPULATION  
WITHIN 5 MILES

**2,499**  
HOUSEHOLDS  
WITHIN 5 MILES

**\$173,639**  
AVG HH INCOME  
WITHIN 5 MILES

**LOCATION DEMOGRAPHICS**

	5 MINUTE	10 MINUTES	15 MINUTES
2025 POPULATION	6,782	14,013	23,247
HOUSEHOLDS	3,624	7,351	12,035
MEDIAN HOUSEHOLD INCOME	\$111,882	\$113,447	\$99,432
AVG. HOUSEHOLD INCOME	\$161,618	\$175,065	\$156,787

**TRAFFIC COUNTS**

VOLUME (AADT)	YEAR
15,100	2024

# TRADE AREA

Marco Island is one of Southwest Florida's most affluent coastal communities, known for its high quality of life, strong tourism economy, and limited commercial supply. Located within Collier County, the island attracts a mix of year-round residents, seasonal homeowners, and international visitors, creating a stable customer base for professional services and local businesses. The market benefits from strong household incomes, a mature residential population, and a steady influx of seasonal visitors during peak winter months when the island's population increases significantly. This combination of affluent demographics and tourism-driven demand supports long-term tenant stability and continued demand for professional office space.



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