



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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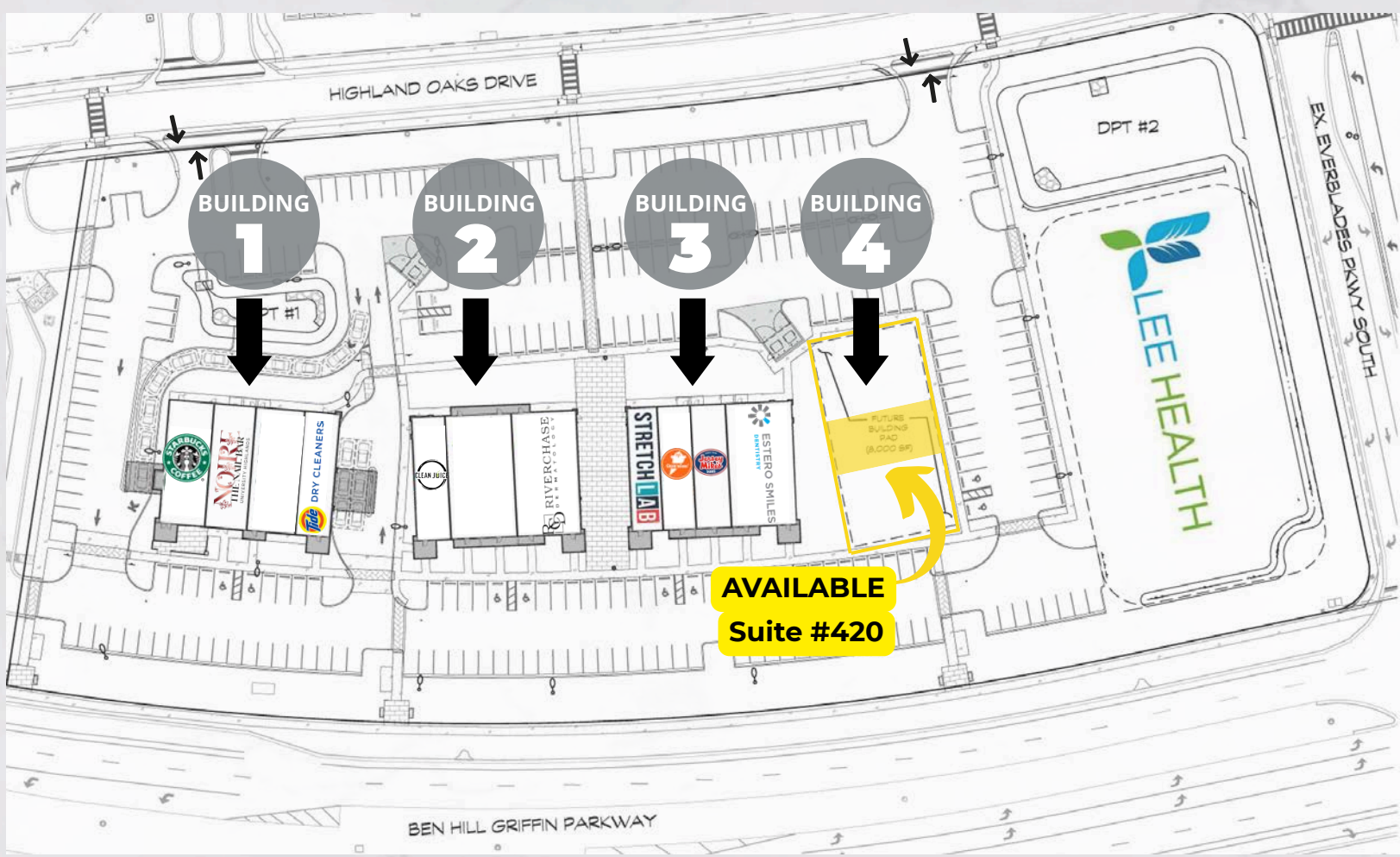
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Licensed Real Estate Broker

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.



PROPERTY DETAILS



LEASE INFORMATION

SUITE	SIZE	BASE RENT PSF/YR	EST. 2025 CAM PSF/YR	AVAILABILITY
420	1,300 SF	\$40 PSF NN	\$9.00 PSF	Immediately



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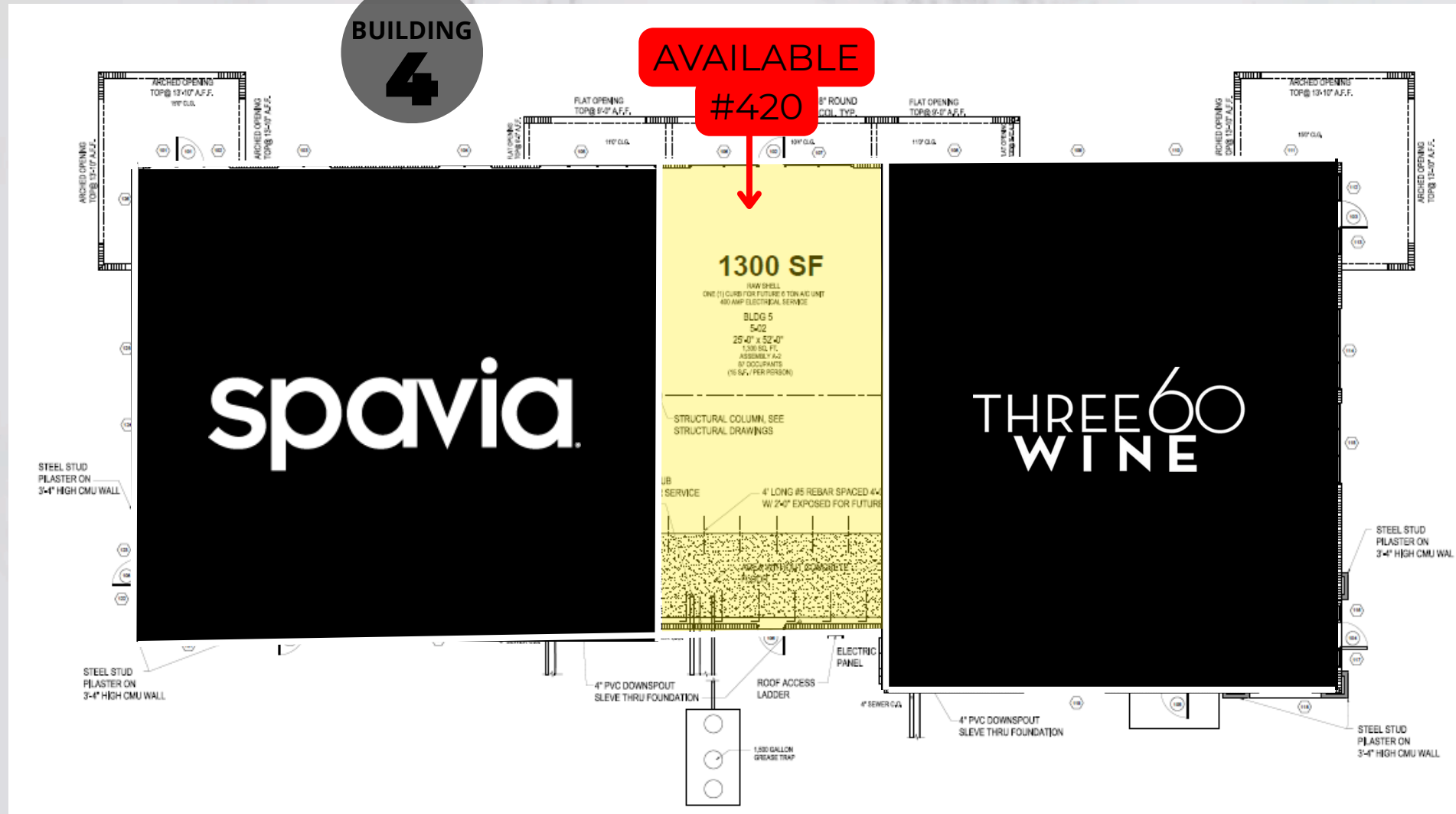
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**BUILDING
4**

**AVAILABLE
#420**





EXTERIOR PHOTOS

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

THE REEF STUDENT LIVING
Approx. 450+ off-campus apartments

Tidewater
380 homes

Hertz Arena
170K+ SF arena
Holds 8.5K people for sports, concerts, events

LONGITUDE™
Approx. 420 apartments

THE RESIDENCES
UNIVERSITY VILLAGE
University Village is a new development located just south of FGCU. Features retailers, restaurant, and 264 residential units.

Grandézza
1,000+ homes

SPRINGS apartments
Approx. 203 apartments

MIROMAR OUTLETS

UNIVERSITY HIGHLANDS

BURRITO CO. 3pepper
Publix
BAHIA BOWLS
Domino's
DUNKIN' DONUTS
McDonald's
Perkins

THREE OAKS BOULEVARD

CORKSCREW ROAD

INTERSTATE 75

BEN HILL GRIFFIN

Public Storage

Florida Gulf Coast University
Founded in 1991, FGCU now has 15,000+ students. 4,000 live on campus.

Villagio
514 condos

COURTYARDS AT ESTERO
136 Townhome Apartments

JOIN:



DRY CLEANERS



ESTERO SMILES DENTISTRY



RIVERCHASE DERMATOLOGY



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