



**Investment
Properties
Corporation**

F O R L E A S E

SURGICAL SUITE



COVENTRY SQUARE

850 111TH AVENUE N | NAPLES 34108

BLDG	SIZE	BASE RENT	EST. CAM	AVAILABLE	EST. Monthly Total (+ Sales Tax)
850	8,635 SF	\$32 PSF	\$11.68	9/01/2025	\$31,431.40

Turnkey free-standing surgical suite available for lease in established North Naples professional complex. Conveniently located on 111th Avenue North (Immokalee Road), West of US-41.

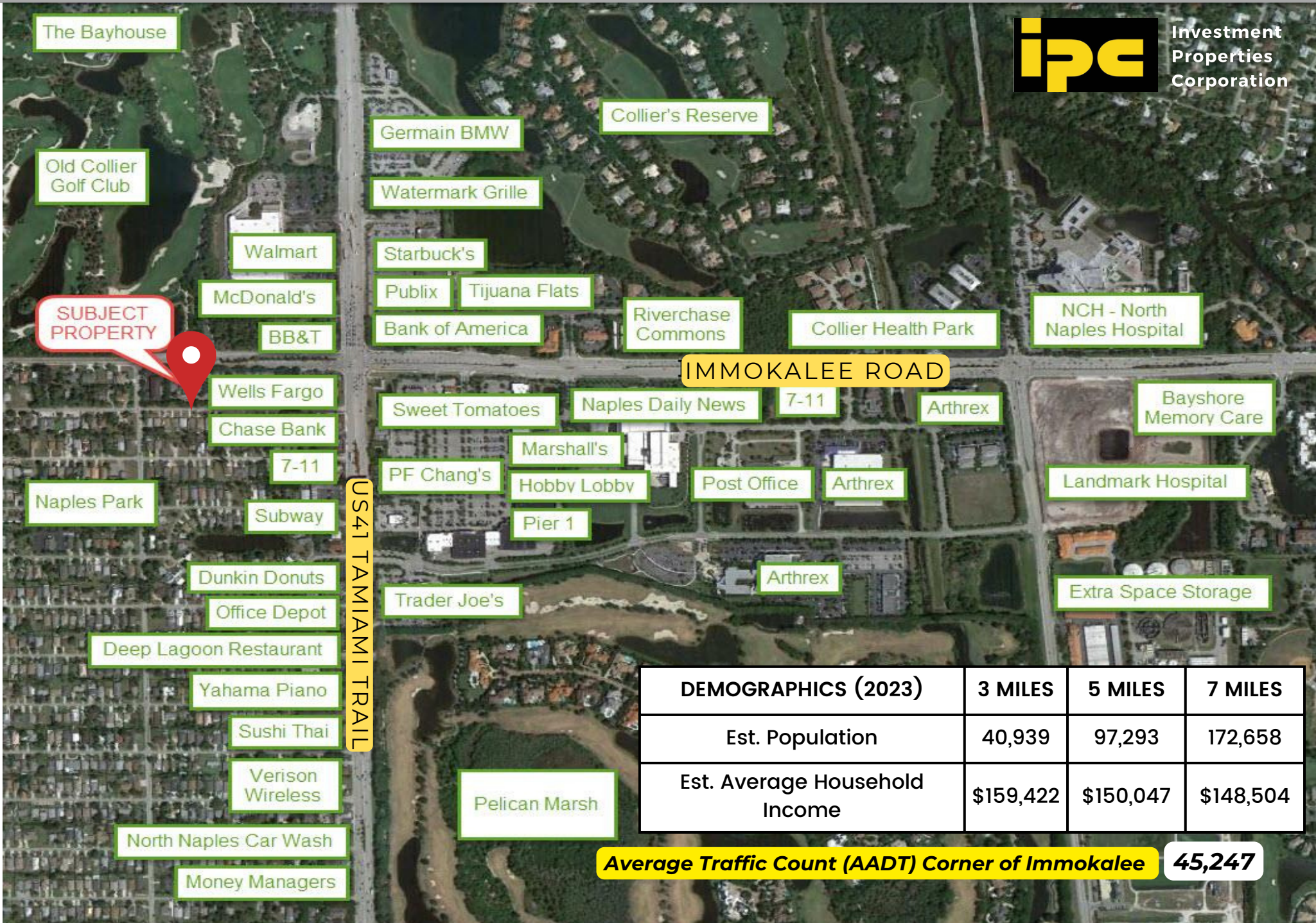
Prominent building signage.

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COVENTRY SQUARE | 860-840 111th AVENUE N | NAPLES 34108



DEMOGRAPHICS (2023)	3 MILES	5 MILES	7 MILES
Est. Population	40,939	97,293	172,658
Est. Average Household Income	\$159,422	\$150,047	\$148,504

Average Traffic Count (AADT) Corner of Immokalee 45,247