



NC SQUARE

FOR LEASE · PREMIUM NEIGHBORHOOD CENTER
IMMOKALEE RD AND TWIN EAGLES · NAPLES, FL 34120

NOW
PRE-CONSTRUCTION
LEASING!



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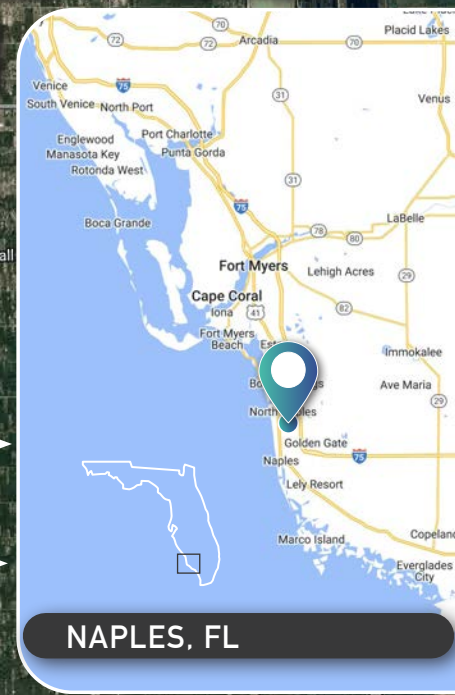
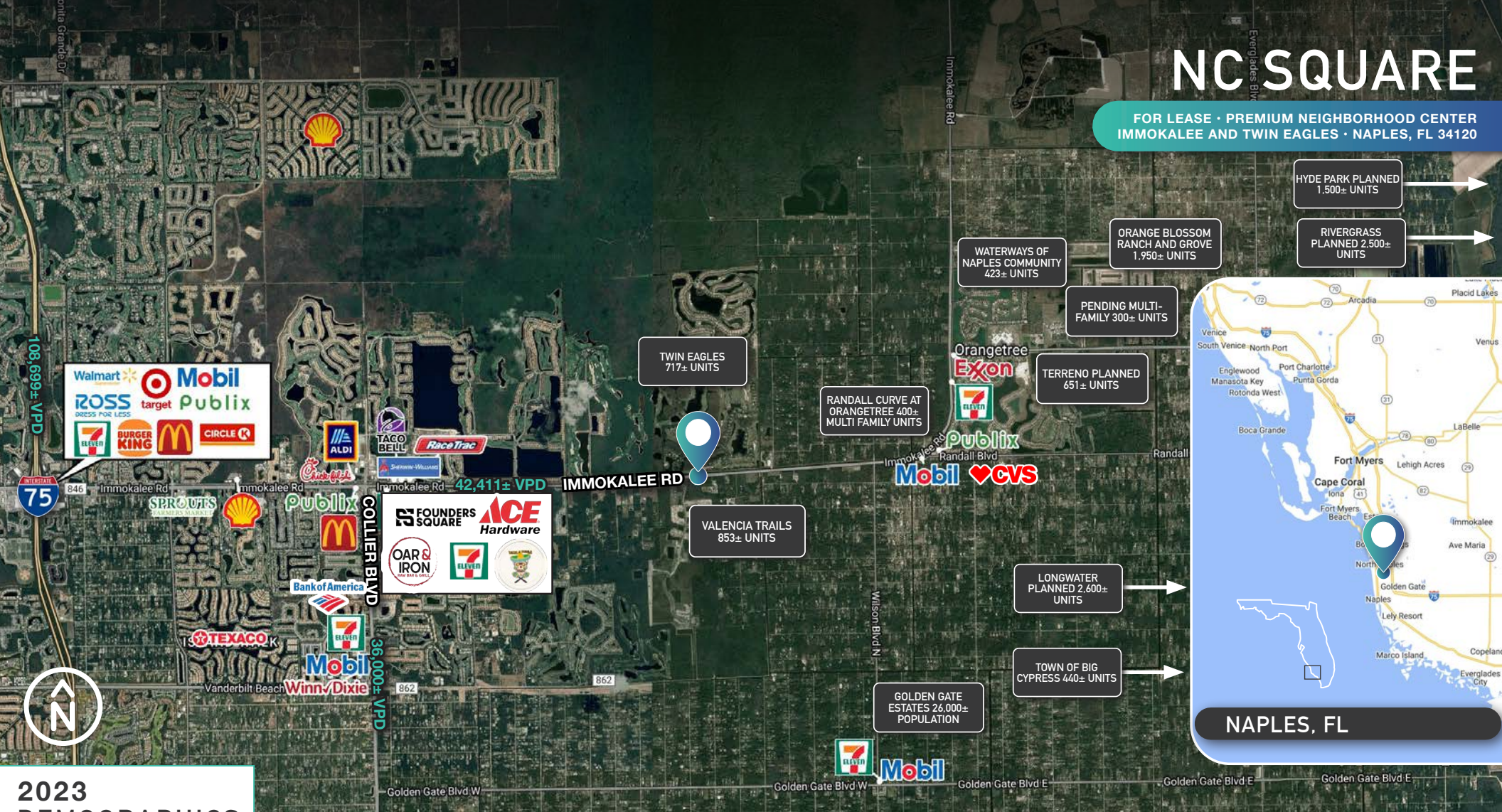
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2023 DEMOGRAPHICS IMMOKALEE RD (TWIN EAGLES)

	3 MILE	5 MILE	15 MINUTE DRIVE TIME
AVERAGE H.H INCOME	\$98,560	\$119,074	\$118,601
POPULATION	14,928	55,538	47,855
EMPLOYMENT DENSITY	3,559	12,758	12,350

PROPERTY FEATURES

PRICE	CALL FOR DETAILS
AVAILABLE	1,507 - 16,674 ±SF
ZONING	C
LOCATION	The subject site is located on Immokalee rd less than 1 mile West of Randall Curve



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SITE PLAN



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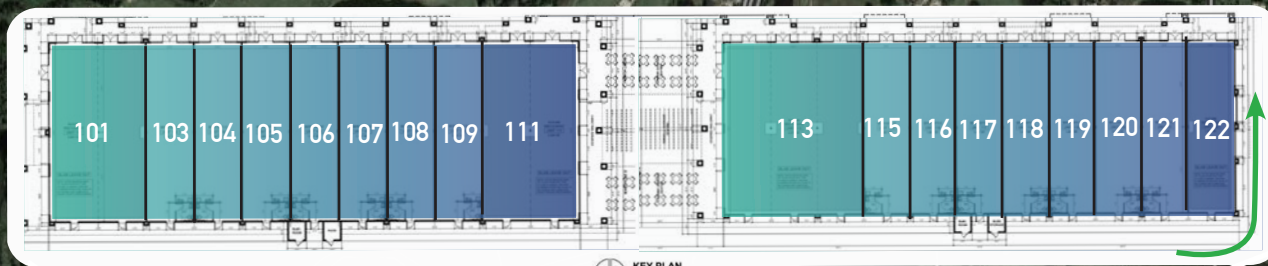
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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

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SITE PLAN



NC SQUARE	
UNIT	AVAILABLE
101 - RESTAURANT	3,084± SF
103 - RETAIL/OFFICE	1,507± SF
104 - RETAIL/OFFICE	1,507± SF
105 - RETAIL/OFFICE	1,507± SF
106 - RETAIL/OFFICE	1,507± SF
107 - RETAIL/OFFICE	1,507± SF
108 - RETAIL/OFFICE	1,507± SF
109 - RETAIL/OFFICE	1,507± SF
111 - RESTAURANT	3,084± SF
113 - RESTAURANT	4,570± SF
115 - RETAIL/OFFICE	1,507± SF
116 - RETAIL/OFFICE	1,507± SF
117 - RETAIL/OFFICE	1,507± SF
118 - RETAIL/OFFICE	1,507± SF
119 - RETAIL/OFFICE	1,507± SF
120 - RETAIL/OFFICE	1,507± SF
121 - RETAIL/OFFICE	1,507± SF
122 - RESTAURANT / DRIVE THRU	1,507± SF

Rd

42,411± VPD

Immokalee Rd



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Demographics

POPULATION

2023 Estimated Population
 2028 Projected Population
 2020 Census Population
 2010 Census Population
 Projected Annual Growth 2022 to 2027
 Historical Annual Growth 2010 to 2022
 2023 Median Age

HOUSEHOLDS

2023 Estimated Households
 2028 Projected Households
 2020 Census Households
 2010 Census Households
 Projected Annual Growth 2022 to 2027
 Historical Annual Growth 2010 to 2022

INCOME

2023 Estimated Average Household Income
 2023 Estimated Median Household Income
 2023 Estimated Per Capita Income

BUSINESS

2023 Estimated Total Business
 2023 Estimated Total Employees
 2023 Estimated Employee Population per Business
 2023 Estimated Residential Population per Business

	3 MILE	5 MILE	15 MIN DRIVE TIME
2023 Estimated Population	14,967	55,538	47,855
2028 Projected Population	19,704	70,763	61,100
2020 Census Population	13,397	50,142	43,374
2010 Census Population	8,488	34,702	33,452
Projected Annual Growth 2022 to 2027	6.3%	5.5%	5.5%
Historical Annual Growth 2010 to 2022	5.9%	4.6%	3.3%
2023 Median Age	48.2	46.4	47.0
2023 Estimated Households	5,881	21,007	17,893
2028 Projected Households	7,917	27,375	23,212
2020 Census Households	5,025	18,702	16,401
2010 Census Households	2,994	12,329	12,428
Projected Annual Growth 2022 to 2027	6.9%	6.1%	5.9%
Historical Annual Growth 2010 to 2022	7.4%	5.4%	3.4%
2023 Estimated Average Household Income	\$98,560	\$119,074	\$118,601
2023 Estimated Median Household Income	\$118,252	\$108,119	\$101,267
2023 Estimated Per Capita Income	\$38,725	\$45,040	\$44,348
2023 Estimated Total Business	765	3,180	2,853
2023 Estimated Total Employees	3,559	12,758	12,350
2023 Estimated Employee Population per Business	4.7	4.0	4.3
2023 Estimated Residential Population per Business	19.6	17.5	16.8



KEY FACTS



47,855
POPULATION



47
MEDIAN AGE



\$118,601
AVG HH INCOME



12,350
TOTAL EMPLOYEES



2,853
TOTAL BUSINESS



SWFL

The five counties of Southwest Florida are best known for their spectacular quality of life, with sunshine, warm waters, pristine beaches and thriving wildlife. The region is home to 1.3 million residents and by 2025 is projected to rise to approximately 1.5 million. It is also a dynamic playground for 6.8 million tourists each year.

The major cities in Southwest Florida are Naples, Fort Myers, Cape Coral, Bonita Springs, Punta Gorda, Marco Island, Sanibel, Boca Grande and Captiva. When reviewed, SWFL tops not just the state, but the country in terms of new resident arrivals, excellent business performance and overall quality of life.

The major artery for Southwest Florida is interstate I-75, which connects to Tampa and Fort Lauderdale in two hours, and Orlando and Miami in three hours. A parallel thoroughfare is highway 41 or Tamiami Trail. The region has two commercial airports, Southwest Florida International Airport (RSW) and Punta Gorda Airport (PGD), and several major general aviation airfields.

According to Bloomberg CityLab, SWFL has 4 of 10 counties in Florida with the most incoming residents in 2020 and 2021. In a report by the National Association of Realtors, Fort Myers and Cape Coral both joined a list of eight major metropolitan cities including Phoenix, Seattle, Las Vegas and Austin, as a top 10 Commercial Real Estate Market. The report was based upon key factors that SWFL has excelled in including economic, demographic, housing and commercial market conditions.

Southwest Florida is quickly becoming an enticing area for national companies and small businesses alike. CareerCloud, a job resource website, published a report finding Florida ranked 9th in the country for best states for remote jobs. It also ranked 5th in terms of projected job growth from 2018 to 2028 in the US. These expert findings reinforce the continued growth in SWFL outranks most states in the US.

“HAPPIEST AND HEALTHIEST CITY” – GALLUP RANKINGS
“2ND HIGHEST MILLIONAIRES PER CAPITA”

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest area of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country.

It isn't a surprise that Naples has outpaced growth trends around the country. As of 2017, Naples population growth came in 40% higher than the rest of the State of Florida with that number projected to increase to 100% for the next few years.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.



NAPLES



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