

DOANE MEDICAL BLDG.

877 111th Ave. N., NAPLES, FL

Former MRI & Medical/Prof. Office Spaces for Lease

Current MRI Center in
Highly-Accessible Location!

HIGHLIGHTS

Premises

- MRI & Physicians Center.
- 2,760 RSF - 6,000 RSF Contiguous
- 6,000 Divisible to (2) 3,000 RSF
- Extensive Infrastructure for MRI.

Location

- High-traffic major arterial intersection.
- Direct cross-access to Walmart.
- West Side of US 41!

Property

- Strictly Medical Office Property.
- Garden-Style Architecture.
- Multiple Access Points.
- Professionally Managed.



Contact:

Jim Doane

jimd@welshfl.com

(239) 777-4744

Welsh Companies Florida, Inc.

Licensed Real Estate Broker

2950 Tamiami Trail North, Suite 200

Naples, FL 34103

(239) 261-4744

www.welshfl.com



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HIGH-TRAFFIC STRONG
DEMOGRAPHIC AREA



FORMER MRI & EYE CENTER SPACES AVAILABLE

Office	First Floor	Base Rent
	Suite 101	6,000 SF \$34.00 PSF
	Divisible to two (2)	3,000 SF
	Suite 102	2,760 SF \$28.00 PSF
	MD Offices	Contiguous

2025 (est.) CAM: \$12.10 PSF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,719	54,361	124,774
HOUSEHOLDS	2,052	22,575	50,921
AVG. HH INCOME	\$104,100	\$129,093	\$122,034
2029 POPULATION	5,384	54,361	124,774
2024-29 POP. GROWTH	14%	14.89%	15.43%
Healthcare Spending	\$3,606	\$48,806	\$104,970

*CoStar Data: All figures estimated. Healthcare spending per HH.

TRAFFIC COUNTS	TAMIAMI TR.	IMMOKALEE RD.
2023	62,294	42,670
2018	46,652	45,248
5-YR % +/-	33.5%	-.05

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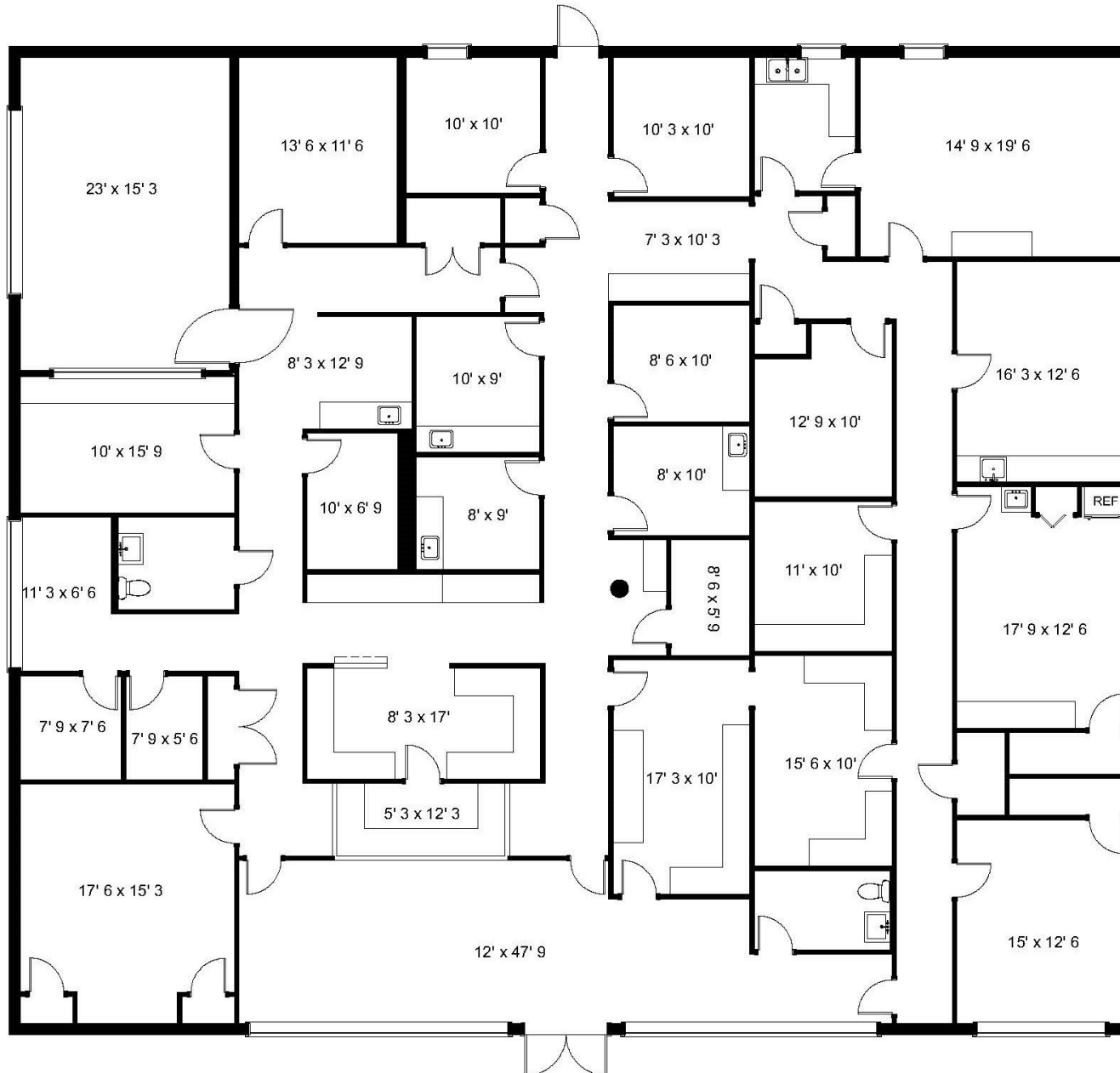
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FLOORPLAN

UNIT 101



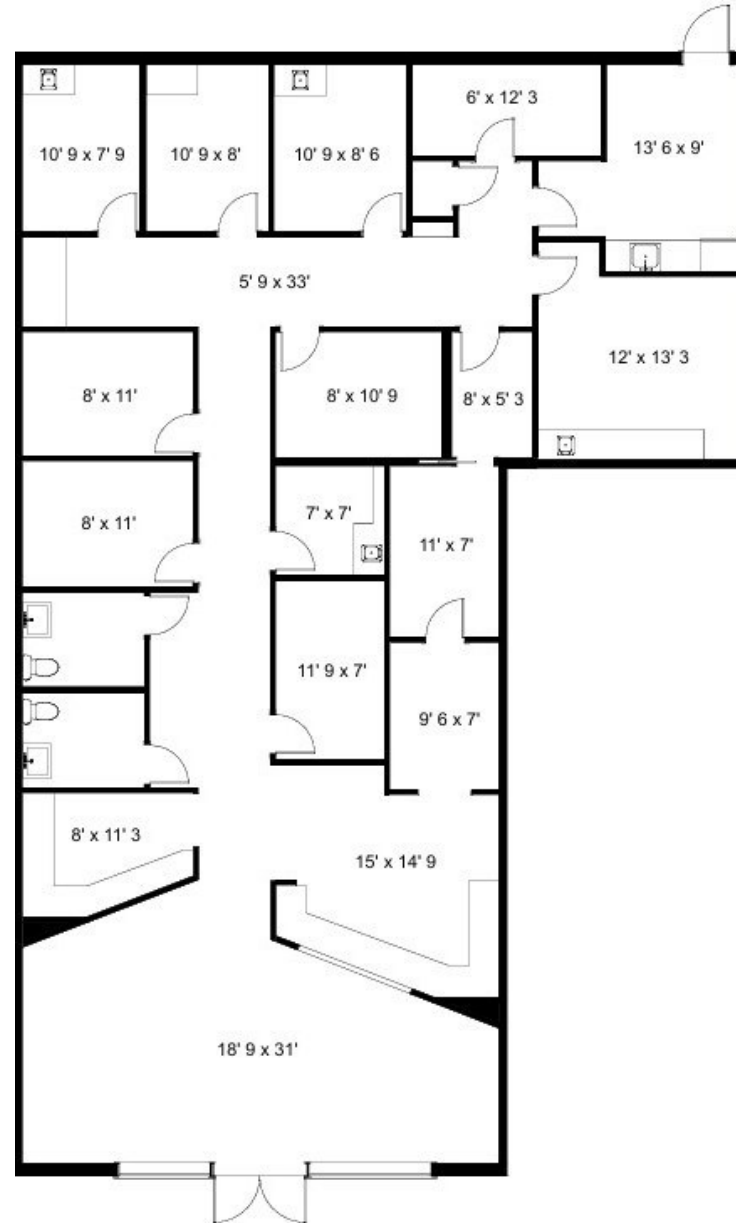
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FLOORPLAN

UNIT 102



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FLOORPLAN CONTIGUOUS



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SITE ACCESS



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MAJOR ARTERIAL ACCESS

