



COUNTRYSIDE COMMONS

1745 HERITAGE TRAIL
NAPLES, FL 34112

1765 HERITAGE TRAIL
NAPLES, FL 34112

MEDICAL OFFICE

 **5,700 SF**
 **MEDICAL OFFICES FOR SALE**
 **\$1,140,000 (EACH)**

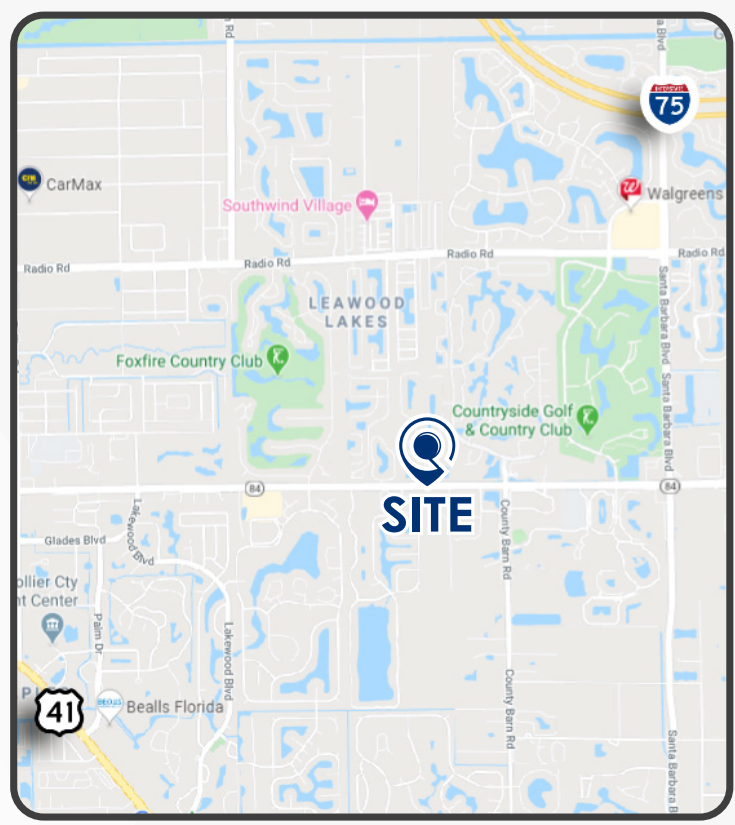
PROPERTY INFORMATION

Sale Price:	\$1,140,000 (Each)
Max. Contiguous Space:	5,700 SF
Year Built:	2001
Parking Spaces:	254
Davis Boulevard AADT:	27,000 CPD

- Two (2) 5,700 SF Free-Standing Buildings Available for Purchase
- Neighborhood Medical Park with Free-Standing Office Buildings
- Customizable Spaceplans for Optimal Functionality (Choose Your Own Buildout)
- Turnkey Spaces Also Available for lease for Quick Occupancy
- High Traffic Counts (Signage Visibility)
- Favorable Parking Ratios
- C3 Zoning (Collier County)

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	9,398	60,526	140,665
2025 Increase	1.4%	1.8%	1.8%
Avg HH Income	\$87,880	\$73,149	\$92,825
# Households	5,025	28,877	61,455
# Employees	1,522	30,173	87,127

(Applied Geographic Solutions 2020)



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