75 Vineyards Blvd. Naples, FL 34119

FOR LEASE



Unit	Size SF	Base Rate SF	Monthly Base Rent	CAM Rate SF	Monthly CAM	Monthly Total (Sales Tax Included)
500	8,000	\$20.00	\$13,333.33	\$7.36	\$4,906.67	\$19,060.80

- Elegant Class A Office Building
- Well maintained building
- Security system with controlled 24-hour access
- Close proximity to I-75 (less than 1 mile)
- Waterfront
- Covered parking garage and surface parking available
- · Location is close to many amenities
- Located in an area with diverse demographics and rapid population growth

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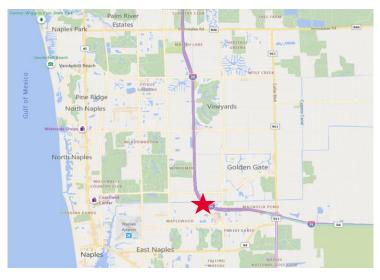
PROPERTY	DETAILS
Building Size	32,000
Parking Ratio	Ratio of 3.5/1,000 SF
Zoning	18 - Office Building
Year Built	2002
Parcel #	80670160002

For more information, please contact:

GARY TASMAN Principal Broker 239.489.3600 gtasman@cpswfl.com SHAWN STONEBURNER Director 239.489.3600 sstoneburner@cpswfl.com 5220 Summerlin Commons Blvd. Ste. 500 Fort Myers, FL 33907 239.489.3600 www.cpswfl.com







DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2019 POPULATION	6,725	53,610	144,550
2024 POPULATION	7,322	57,836	157,719
POP GROWTH 2019- 2024	8.88%	7.88%	9.11%
2019 TOTAL HOUSEHOLDS	2,795	20,138	59,492
HH GROWTH 2019-2024	8.16%	7.32%	8.77%
MEDIAN HOME VALUE	\$436,018	\$372,426	\$357,909
MEDIAN YEAR BUILT	2000	1995	1996

