

# FOR LEASE - Retail | Medical Space

7385 Radio Road, Unit 104  
Naples, FL 34104



## OFFERING SUMMARY

Available SF: 2,840 SF

Lease Rate: \$25.00 SF/yr (NNN)

2019 Estimated CAM: \$7.35 PSF

Year Built: 2001

## PROPERTY OVERVIEW

Currently a fully built-out Medical office space, also a great retail opportunity. Subject property includes four exam rooms, two offices, a break-room and a reception area. High concentration of residential creating a very high demand for more commercial growth in this area. This out-parcel property is surrounded by many nearby high profile tenants such as Publix, Aldi, Starbucks, Verizon, Five Guys, Moes and Walgreens.

## PROPERTY HIGHLIGHTS

- Out parcel to Publix
- Located at a signalized intersection
- Excellent visibility and signage
- Medical, Office or Retail use
- Located within Berkshire Plaza
- Close proximity to many restaurants and retailers
- Less than one mile from I-75

**Todd Sabin**  
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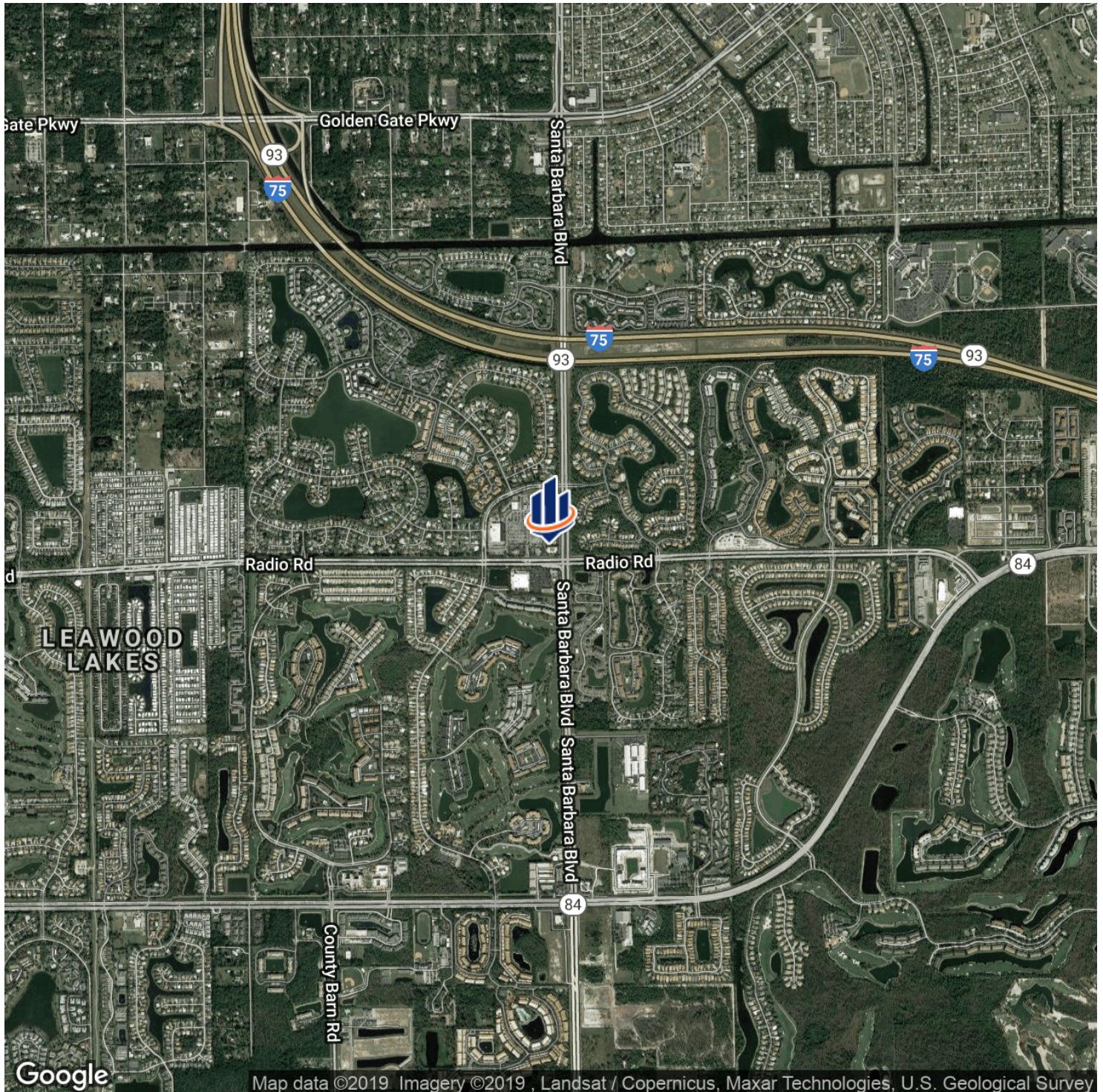
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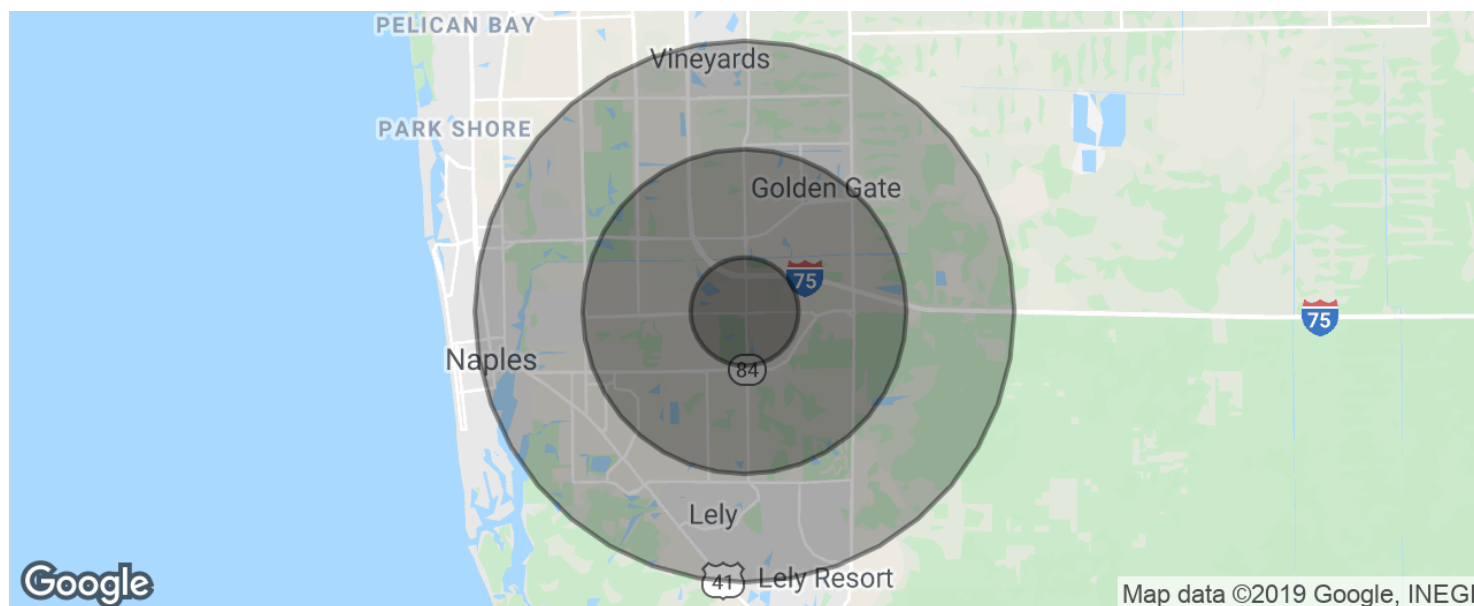
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,561	60,772	121,023
Median age	42.3	42.8	42.8
Median age (Male)	42.0	41.7	41.3
Median age (Female)	44.4	44.7	44.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,450	22,570	44,757
# of persons per HH	2.5	2.7	2.7
Average HH income	\$60,228	\$65,047	\$71,991
Average house value	\$306,885	\$264,962	\$280,400

\* Demographic data derived from 2010 US Census

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