COMMONS ON COLLIER
WALMART STRIP CENTER

CRE CONSULTANTS
Commercial Real Estate Consultants, LLC
www.creconsultants.com

FOR LEASE

6654 COLLIER BOULEVARD, NAPLES, FL 34114

LEASE RATE: **$35.00 PSF NNN**

SIZE: 1,750-3,500± SF

LOCATION: In the strip center in front of Walmart on Collier Boulevard, just south of Tamiami Trail E (US 41)

ZONING: PUD - Planned Unit Development (Collier County)

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
101	3,500	$35.00	$10,208.33	$6.50	$1,895.83	$702.04	$12,806.21
107	1,750	$35.00	$5,104.17	$6.50	$947.92	$351.02	$6,403.10

HIGH DEMAND RETAILER SUBMARKET

Newly constructed strip center at the entrance to the Walmart at Collier and Tamiami Trail E (US 41). Excellent visibility and immediate availability for two end-cap suites. Close to Lely, Fiddler's Creek and Marco Island in a high demand retailer submarket.

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02/16/18

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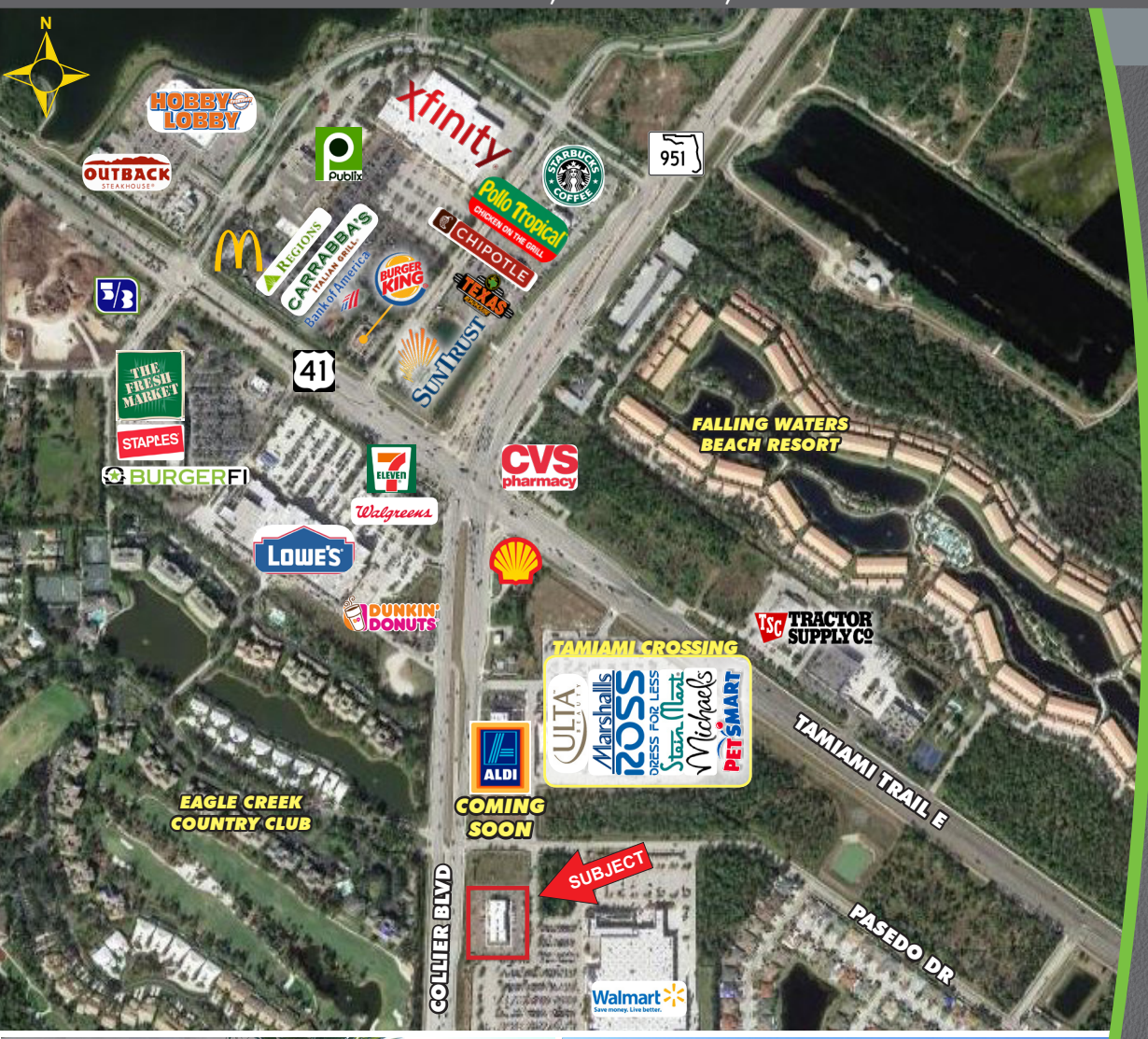

HIGHLIGHTS

- Highly visible Walmart Center on Collier Boulevard and Tamiami Trail E (US 41)
- Traffic count of 40,000 AADT
- End-caps available
- Excellent mix of national tenants
- Unit 107 has drive-thru in place

2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,490	27,745	44,164
EST. HOUSEHOLDS	1,821	11,108	18,539
EST. AVERAGE HOUSEHOLD INCOME	$73,760	$77,306	$75,554
TRAFFIC COUNTS (2016)	40,000 AADT		

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