

SUB-LEASE OPPORTUNITY

NAPLES, FL

Former *Walgreens* #10794

RetailNet
REAL ESTATE

±14K SF + DT | June '34 | \$175K/yr., MG

12955 COLLIER BLVD



11th Ave SW

Collier Blvd – 33,500 VPD

Brooks Village Shopping Center



PROGRESSIVE



naples, fl

12955 COLLIER BLVD



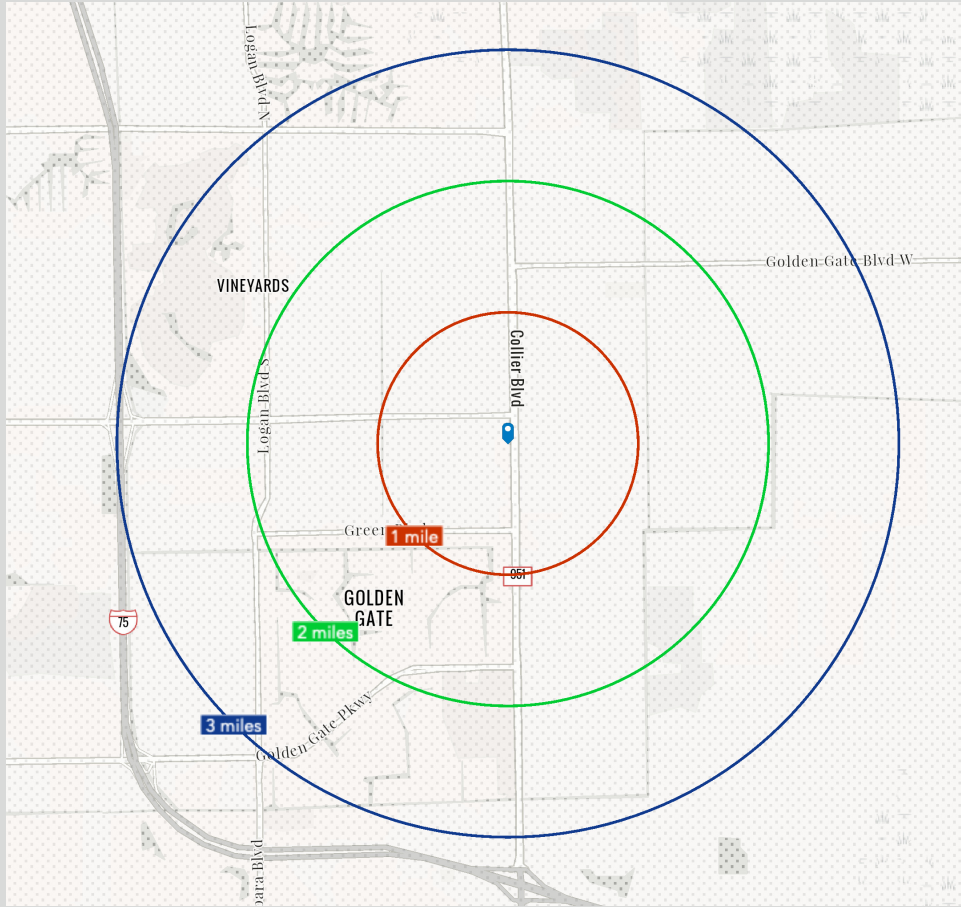
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SUBLEASE OPPORTUNITY

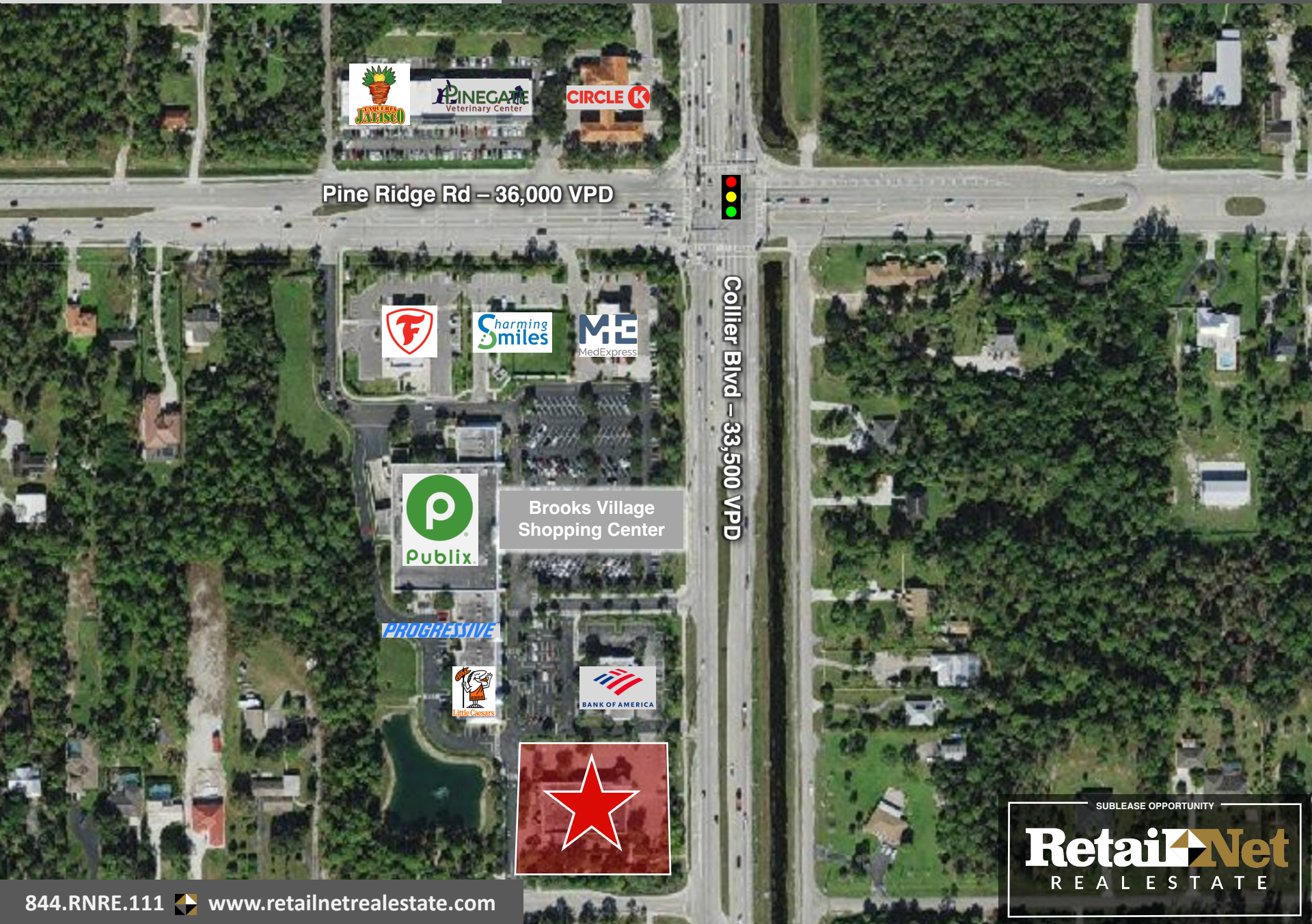
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Property Overview

- **Rent.** \$175,000/yr, Modified Gross
- **Master Lease Expiration.** June 30, 2034
- **Building.** ±14,550 SF + Drive-thru
- **Year Built.** 2009
- **Property.** 1.53 AC
- **Parking.** ±58 spaces
- **Signage.** Monument with manual reader + building
- **Opportunity.** Below market sublease at busy Publix anchored shopping center
- **Parcel #.** 24825000041
- **Adjacent Businesses.** Publix, Bank of America, Firestone, MedExpress & Little Ceasars
- **Zoning.** CPUD
- **Frontage.** ±225' on Collier Blvd
- **Access.** Collier Blvd, Pine Ridge Rd and 11th Ave SW via shopping center
- **Traffic.** ± 33,500 VPD on Collier Blvd
± 36,000 VPD on Pine Ridge Rd
- **Prohibited Uses.** Pharmacy, grocery, bar, children's party facility, second-hand / close-out / odd lot and/or liquidation store, educational facility health club, office use, car wash etc.



'22 Estimates	1 Mile	2 Mile	3 Mile
Population	3,871	22,522	43,281
Households	1,402	7,498	14,949
Avg. HH Inc.	\$82,777	\$93,876	\$101,648



Pine Ridge Rd - 36,000 VPD



Collier Blvd - 33,500 VPD



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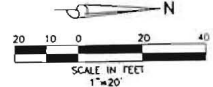
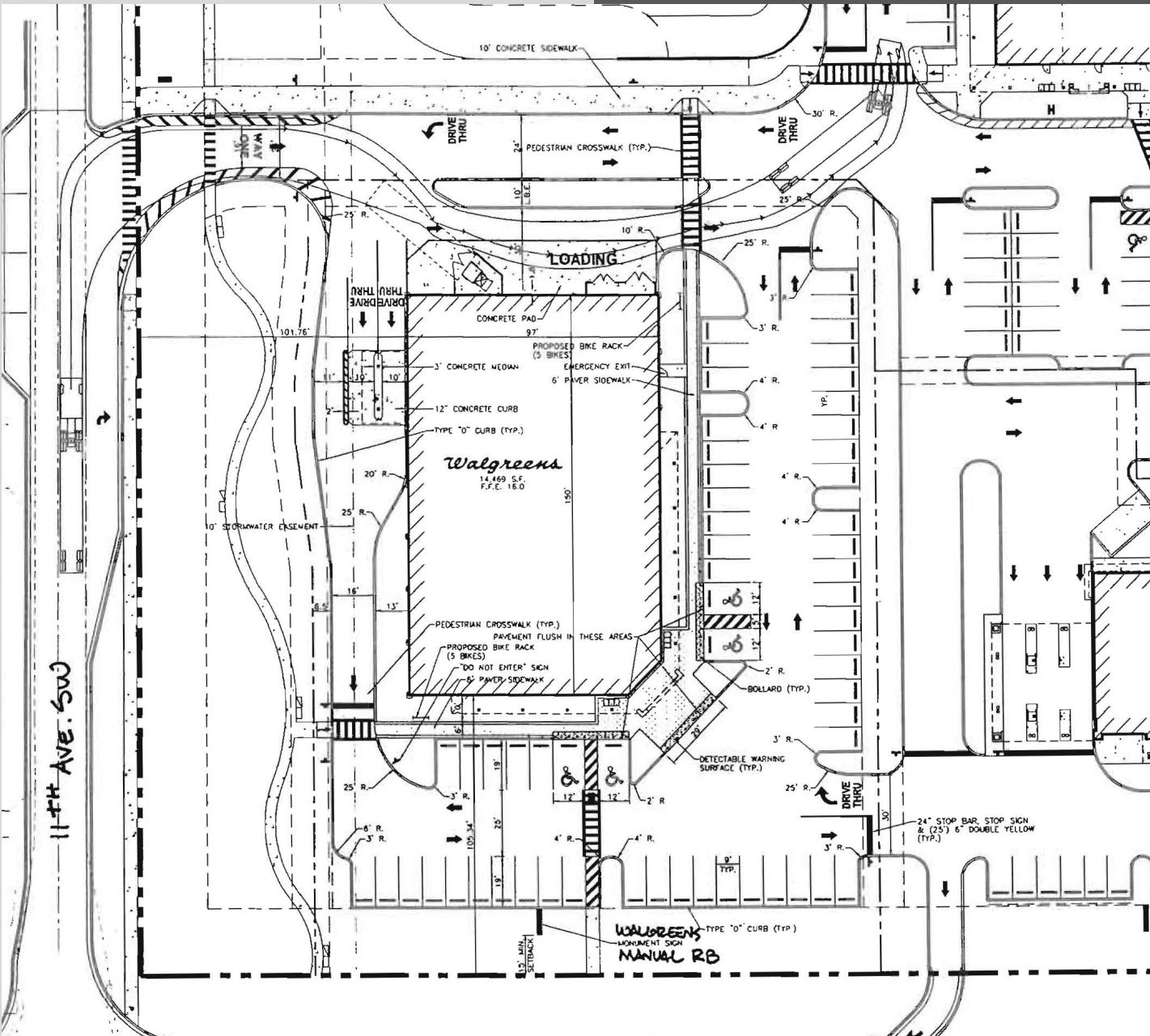
11th Ave SW

Pine Ridge Rd – 36,000 VPD

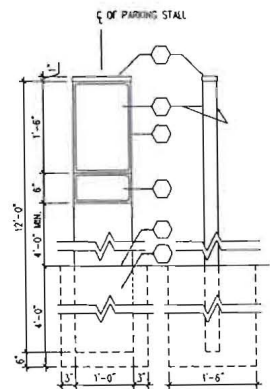
Collier Blvd – 33,500 VPD

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- LEGEND**
- PROPOSED STORM SEWER AND CATCH BASIN
 - ~~~ DIRECTION OF FLOW
 - DIRECTION OF SWALE
 - 114.8 PROPOSED GRADE ELEVATION



ACCESSIBLE PARKING SIGN AND POST
NOT TO SCALE

M. DZIK
07.10.07

SUBLEASE OPPORTUNITY

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#1074
NAPLES, FL

SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

6/30/34

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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