

SUB-LEASE OPPORTUNITY



NAPLES, FL

Former *Walgreens* #10794

±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

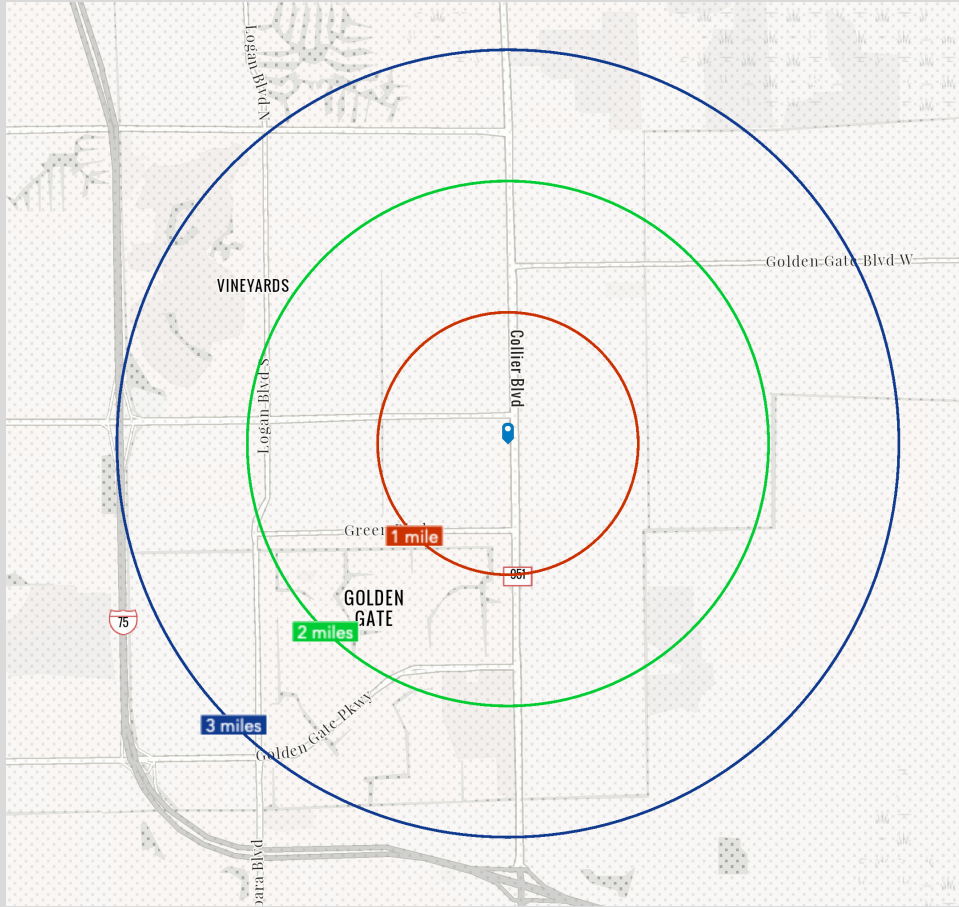


800.980.6719



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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T.L. PITTMAN



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11th Ave SW

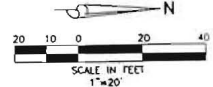
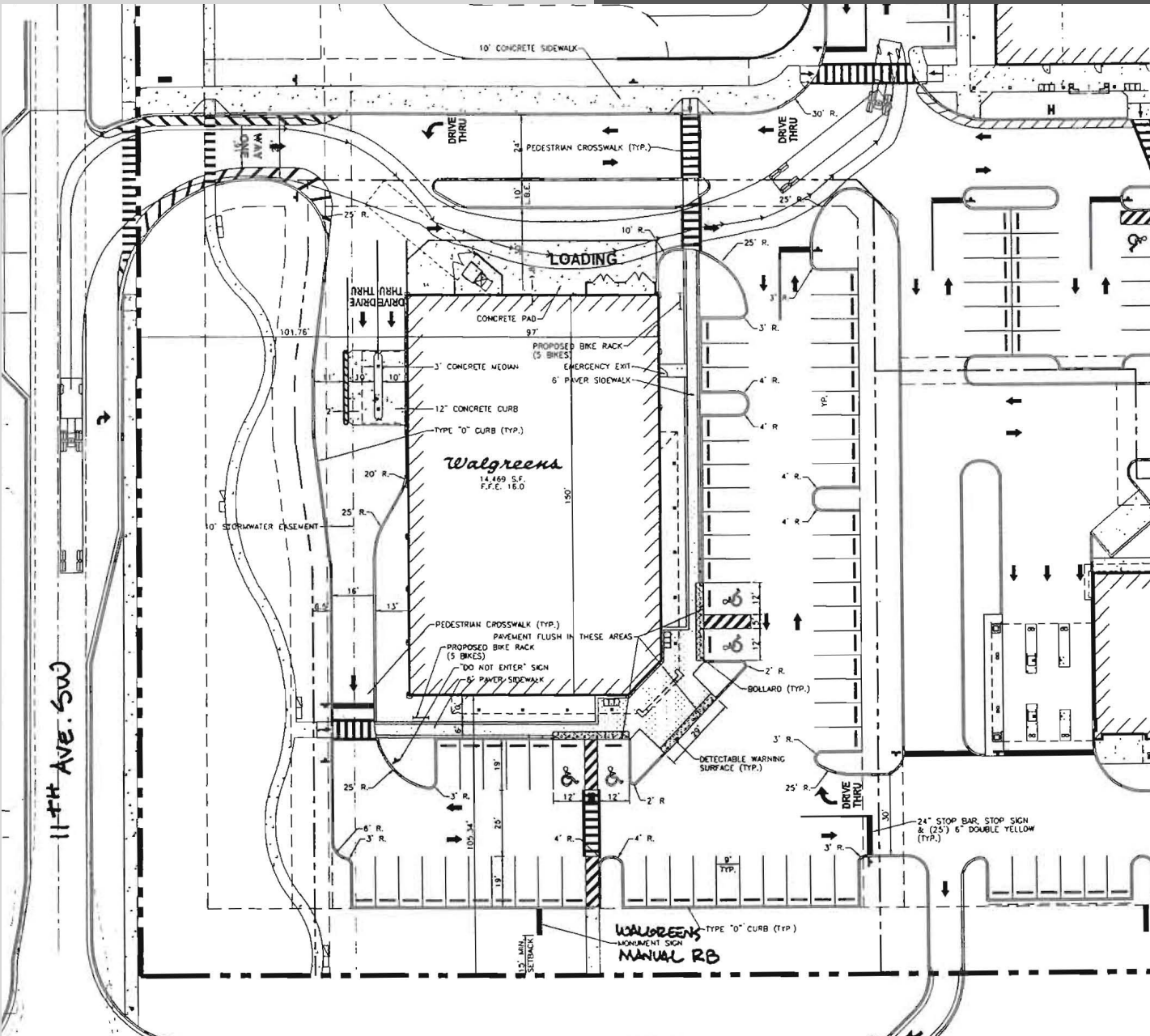
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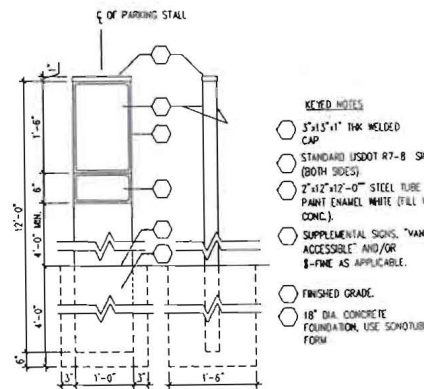
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- LEGEND**
- PROPOSED STORM SEWER AND CATCH BASIN
 - ~~~ DIRECTION OF FLOW
 - ~— DIRECTION OF SWALE
 - 114.8 PROPOSED GRADE ELEVATION



ACCESSIBLE PARKING SIGN AND POST
NOT TO SCALE

11th Ave. SW

Walgreens
14,469 S.F.
F.F.E. 16.0

WALGREENS TYPE "O" CURB (TYP.)
MONUMENT SIGN
MANUAL RB

M. DZIK
07.10.07

SUBLEASE OPPORTUNITY

T.L. PITTMAN
#10794
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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