

648-698 BALD EAGLE DR
ISLAND PLAZA
MARCO ISLAND, FL 34109



FOR LEASE

RETAIL / OFFICE / MEDICAL SPACE

HIGH VISIBILITY CENTER ON BALD EAGLE DRIVE

CLICK TO VIEW
PROPERTY VIDEO



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COMMERCIAL REAL ESTATE SERVICES

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9130 Galleria Court, Suite 105 | Naples, Florida 34109 | Lee-FL.com



LEASE RATE: **\$30.00 - \$45.00 PSF**

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
654	948	\$30.00	\$2,370.00	\$12.76	\$1,008.04	\$3,378.04
656	1,006	\$30.00	\$2,515.00	\$12.76	\$1,069.71	\$3,584.71
670	1,360	\$45.00	\$5,100.00	\$12.76	\$1,446.13	\$6,546.13
678-B	1,350	\$30.00	\$3,375.00	\$12.76	\$1,435.50	\$4,810.50

CAM:	\$12.76 PSF
BUILDING SIZE:	69,300 SF
PARKING RATIO:	2.90/1,000 SF (201 Spaces)
TRAFFIC COUNT:	±15,100 AADT (N Collier Blvd)

PROPERTY OVERVIEW

Located at the bustling intersection of Bald Eagle Drive and Collier Boulevard, this fully redeveloped retail center on Marco Island offers unmatched visibility and accessibility. With multiple entry points and exposure to high vehicle and foot traffic, this location ensures convenience for both tenants and their customers.

Island Plaza is surrounded by prominent retailers such as Bealls Outlet, CVS Pharmacy, and Jetset Surf Shop, making it an ideal location to establish or grow your business in a vibrant, high-demand area. Its prime positioning and dynamic tenant mix create an excellent opportunity to attract consistent foot traffic and elevate your brand.





Conceptual Photo



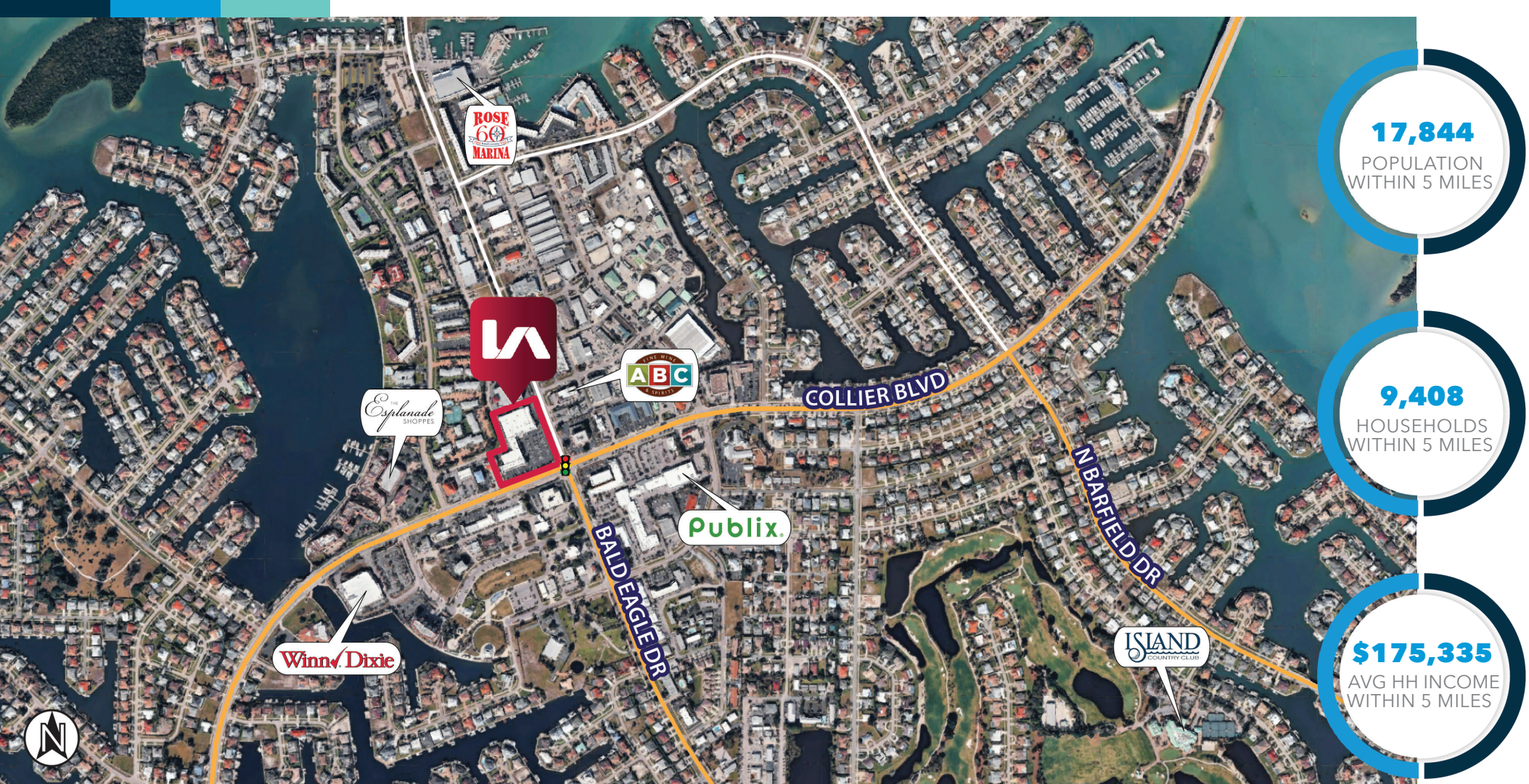
Conceptual Photo

PROPERTY FEATURES

- Fully Redeveloped & Updated Plaza
- Prominent 2nd Floor Office Space Available with Collier Blvd Frontage
- Signalized Intersection
- Attractive Lease Rates for Exclusive Marco Island
- Best Intersection on the Island
- New Improved Parking Field



Conceptual Photo



17,844
POPULATION
WITHIN 5 MILES

9,408
HOUSEHOLDS
WITHIN 5 MILES

\$175,335
AVG HH INCOME
WITHIN 5 MILES

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,754	15,229	17,844
HOUSEHOLDS	2,514	7,975	9,408
MEDIAN HOUSEHOLD INCOME	\$118,726	\$112,993	\$113,265
AVG. HOUSEHOLD INCOME	\$175,445	\$173,951	\$175,335

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
Collier Blvd - 15,100	2026
Bald Eagle Dr - 13,400	2026

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04/17/26

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