



Investment
Properties
Corporation

F O R L E A S E

University Highlands

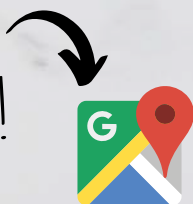
Tract F | Estero, FL 33928



Corner of Ben Hill Griffin Parkway and Everblades Parkway



*click
here!*



Google
Maps

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
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Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



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UNIVERSITY HIGHLANDS (PHASE #1) COMPLETED



AVAILABLE FOR LEASE NOW

PHASE #2

PHASE #1

THREE OAKS BOULEVARD



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PROPOSED SITE PLAN

PRICE: CALL FOR PRICING
ZONING: PUD

(Hospitality, General/Medical Offices, Retail, Restaurant)

Available retail units from: **1,500 to 7,800 SF**



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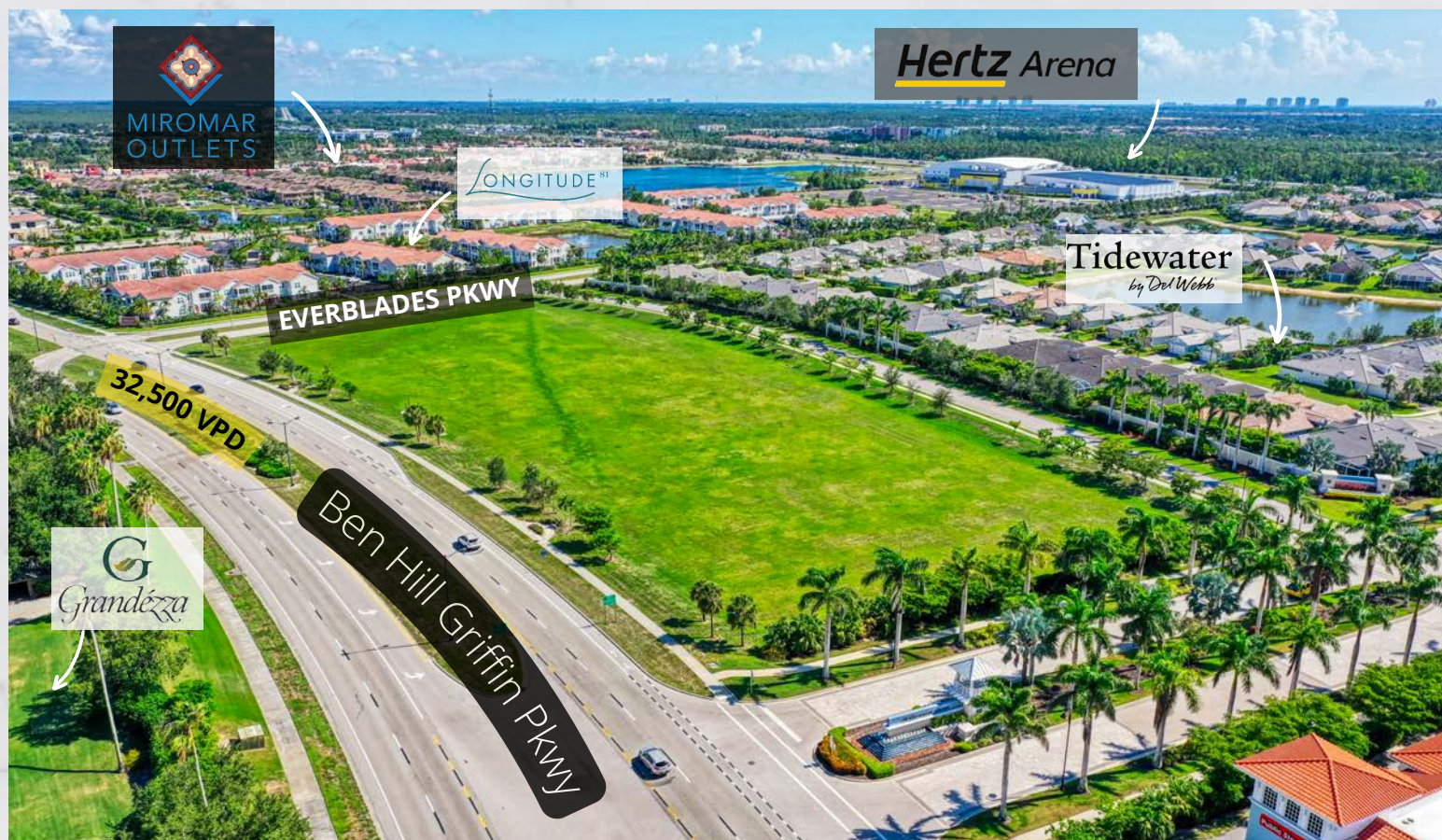
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Proposed Site Rendering



Proposed Site Rendering

DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	5,460	51,711	88,453
Est. Total Households	3,487	27,648	50,334
Est. Avg. Household Income	\$139,899	\$158,194	\$153,438
Avg. Traffic Count	32,500 along Ben Hill Griffin Parkway & 116,500 along I-75		

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LOCATION HIGHLIGHTS



Founded in 1991,
FGCU now has
15,000+ students.
4,000 live on
campus.



University Village is
a new development
located just south
of FGCU. Features
retailers,
restaurant, and 264
residential units.

Subject Property

20,000 VPD

11,650 VPD



32,500 VPD

14,000 VPD

CORKSCREW ROAD

41,500 VPD



THREE OAKS BOULEVARD

LOCATED WITHIN A 3 MILE RADIUS

+ over 10,000 new homes under construction off Corkscrew Rd.

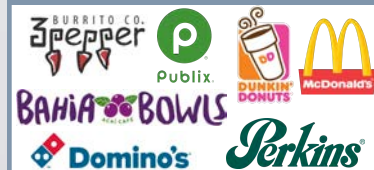
SPRINGS
apartments
Approx. 203
apartments

LONGITUDE
Approx. 420
apartments

Hertz Arena

170K+ SF arena
Holds 8.5K people for
sports, concerts,
events

Grandezza
1,000+
homes



Villagio
514
condos

Tidewater
380 homes

THE REEF
STUDENT LIVING
Approx. 450+
off-campus
apartments

COURTYARDS
AT ESTERO
apartment homes
136
Townhome
Apartments



spavio

DRY CLEANERS

NOIR
THE AIR BAR
UNIVERSITY HIGHLANDS

Freeze Play



ESTERO SMILES
DENTISTRY



RIVERCHASE
PHARMACY

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