

**NOW LEASING!
PRE-CONSTRUCTION**

NC SQUARE

FOR LEASE • PREMIUM NEIGHBORHOOD CENTER
IMMOKALEE RD AND TWIN EAGLES • NAPLES, FL 34120



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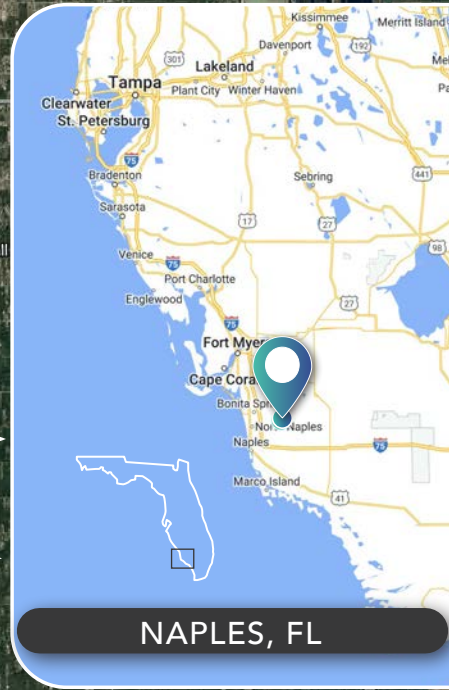
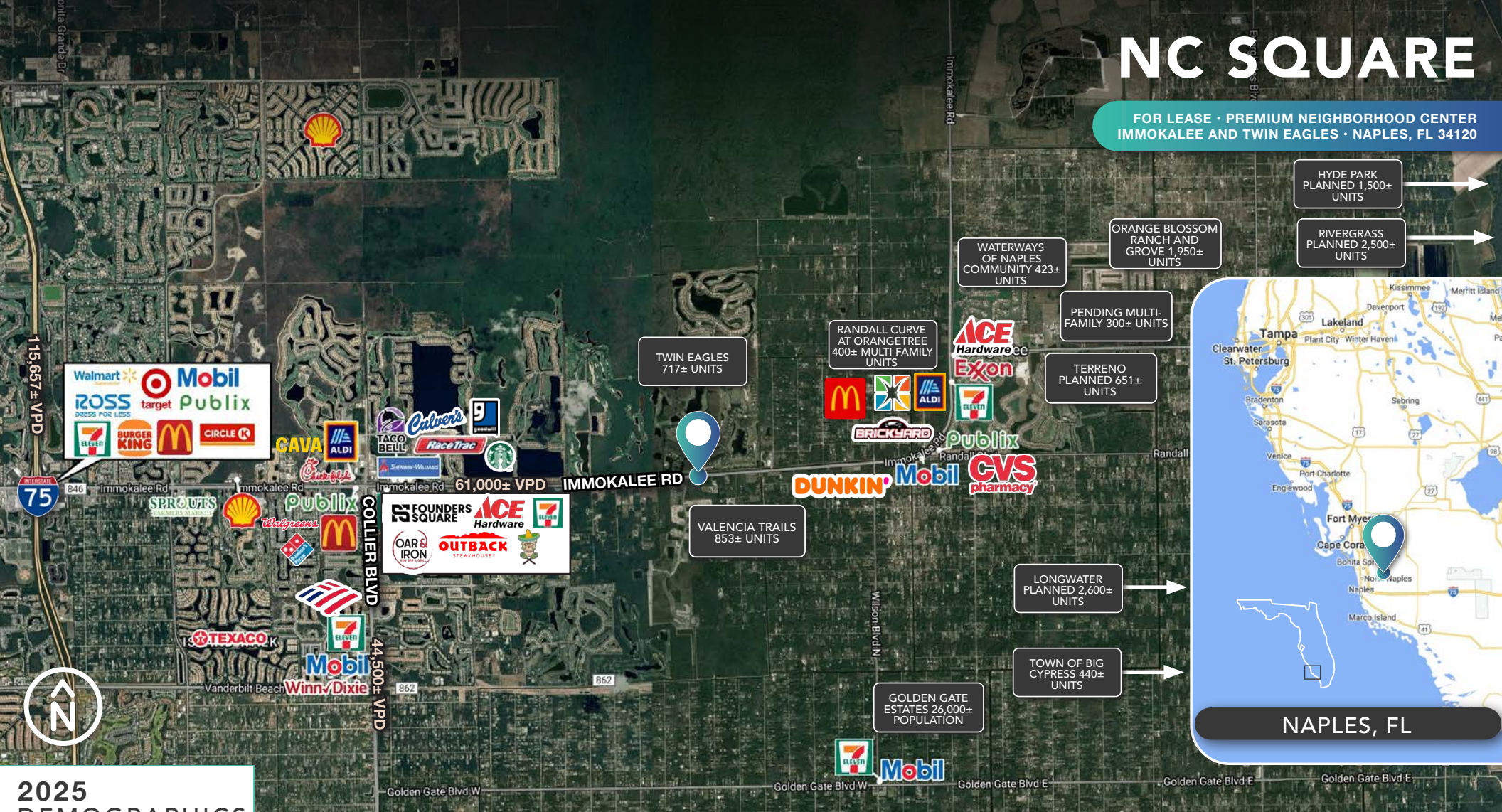
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2025 DEMOGRAPHICS IMMOKALEE RD (TWIN EAGLES)

	3 MILE	5 MILE	15 MINUTE DRIVE TIME
AVERAGE H.H INCOME	\$148,579	\$149,171	\$141,975
POPULATION	18,275	64,017	62,735
EMPLOYMENT DENSITY	3,633	14,826	15,450

PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	1,507 - 16,674 ±SF
ZONING	C
LOCATION	The subject site is located on Immokalee rd less than 1 mile West of Randall Curve



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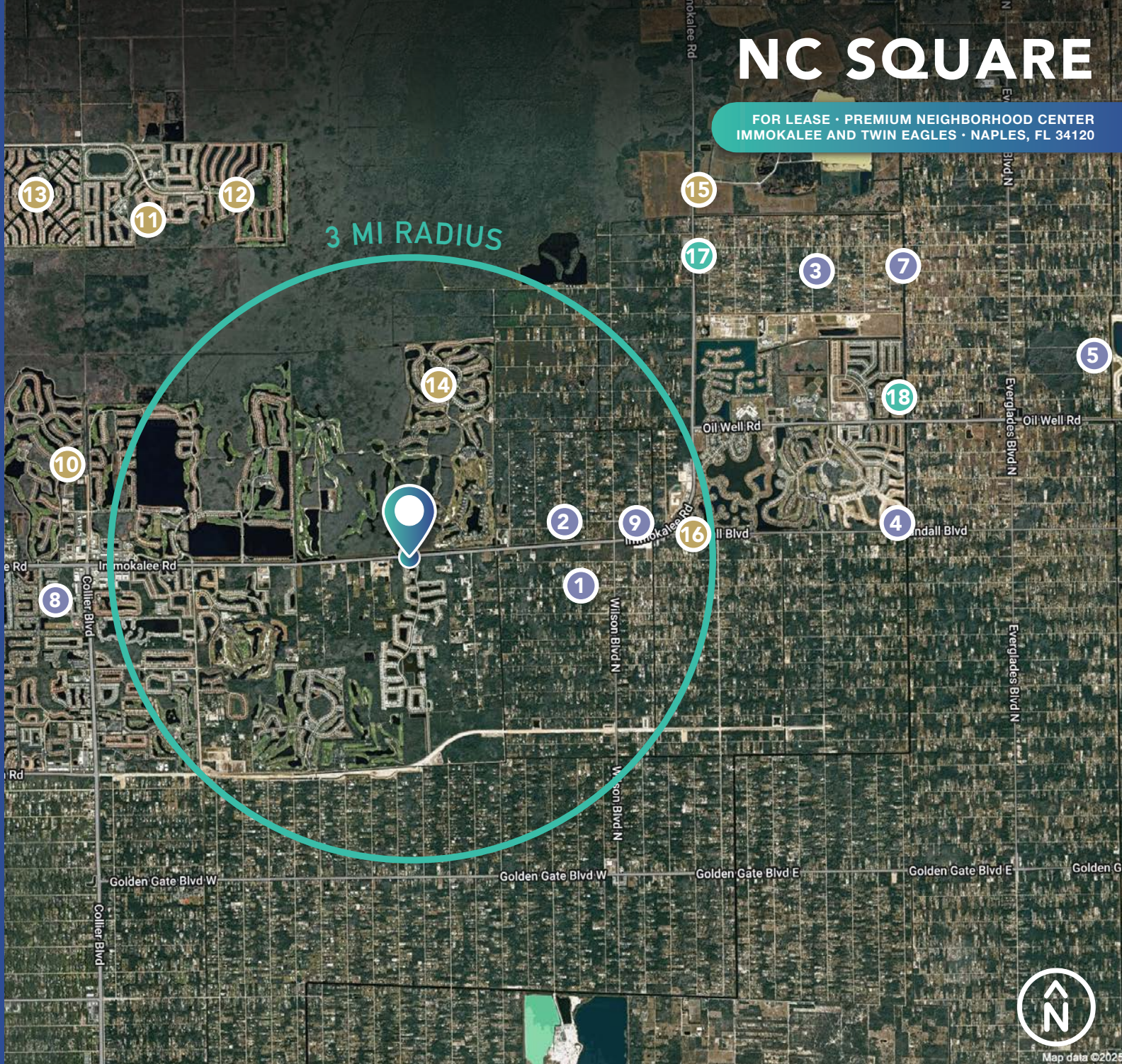


KEY

- Under Development - 17,200± Units
 - Planned Developments - 15,340± Units
 - Built Out - 6,861± SF
-
- 1 Valencia Lakes (GL Homes) - 400± Units
 - 2 4th Quarter Construction Start - 400± Units
 - 3 The Ranch At Orange Blossom - 1,950± Units
 - 4 Valencia Country Club - 450± Units
 - 5 Skysail - 1,500± Units
 - 6 Ave Maria SRA - 11,000± Units
 - 7 Orange Blossom Ranch - 320± Units
 - 8 Valencia Trails - 800± Units
 - 9 Winchester - 400± Units
 - 10 Esplanade Golf & Country Club - 1,121± Units
 - 11 Units
 - 12 Valencia Bonita - 997± Units
 - 13 Bonita National - 1,489± Units
 - 14 Twin Eagles - 717± Units
 - 15 Waterways of Naples Community - 423± Units
 - 16 Valencia Lakes - 419± Units
 - 17 Lennar - 400± Units
 - 18 Terreno - 650± Units
 - 19 Rivergrass Village - 2,500± Units
 - 20 Longwater Village - 2,600± Units
 - 21 Town of Big Cypress - 440± Units
 - 22 Bellmar Village - 2,750± Units
 - 23 Brightshore - 2,000± Units
 - 24 Immokalee Road Rural Village - 4,000± Units

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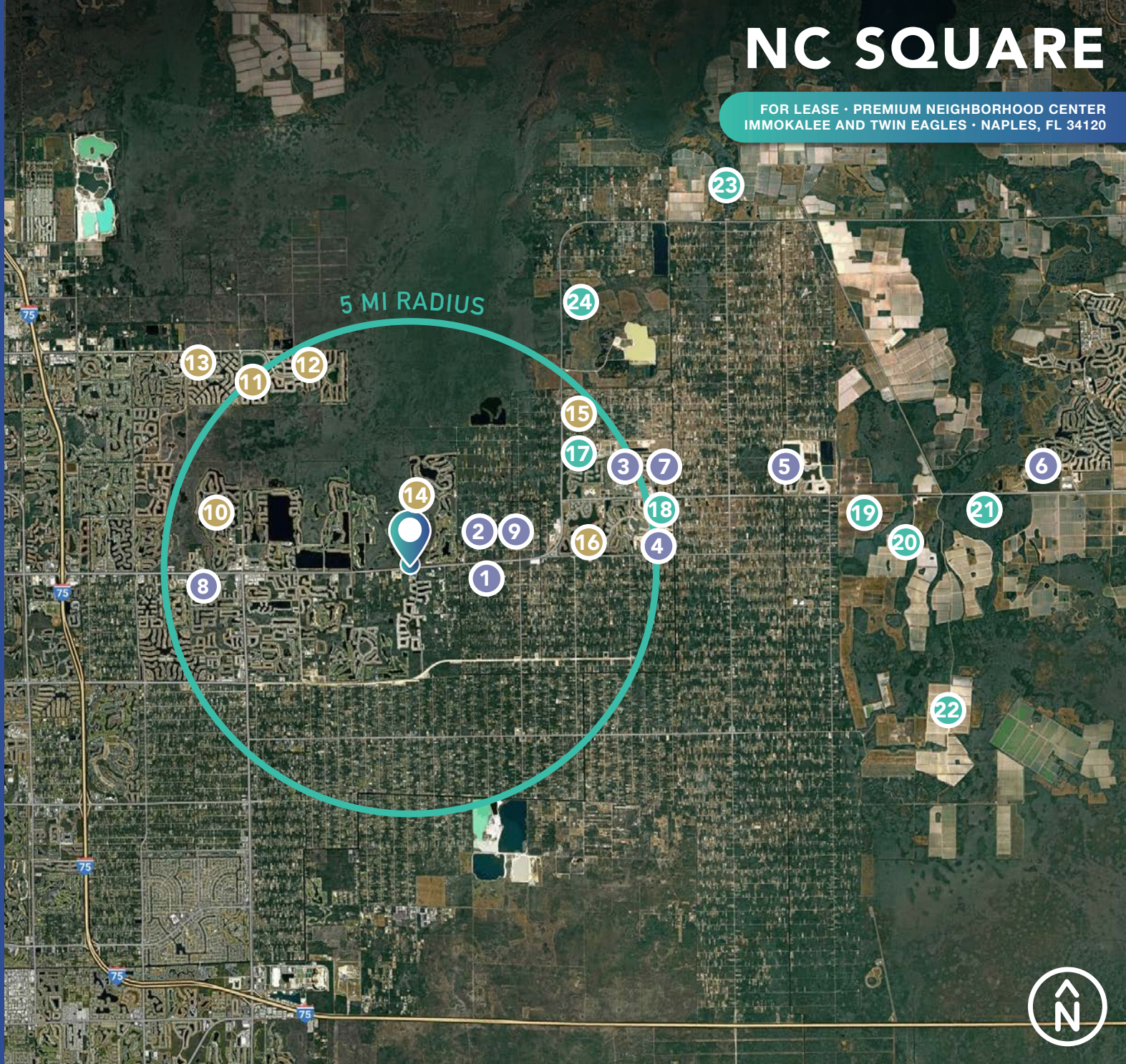


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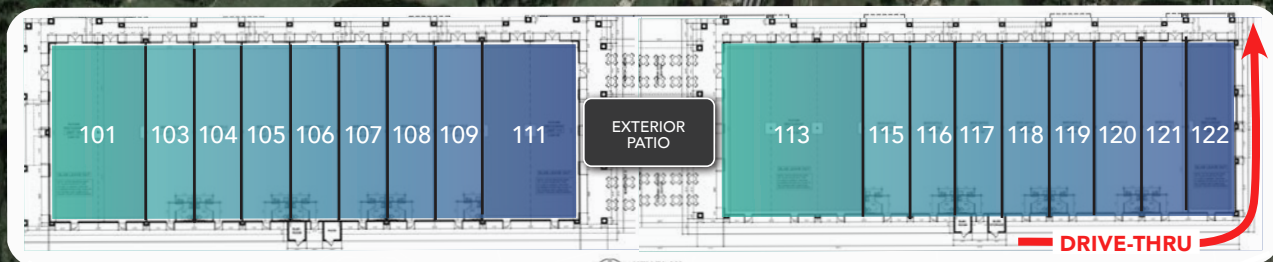
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SITE PLAN



NC SQUARE	
UNIT	AVAILABLE
101 - RESTAURANT	3,084± SF
103 - RETAIL/OFFICE	1,507± SF
104 - RETAIL/OFFICE	1,507± SF
105 - RETAIL/OFFICE	1,507± SF
106 - RETAIL/OFFICE	1,507± SF
107 - RETAIL/OFFICE	1,507± SF
108 - RETAIL/OFFICE	1,507± SF
109 - RETAIL/OFFICE	1,507± SF
111 - RESTAURANT	3,084± SF
113 - RESTAURANT	4,570± SF
115 - RETAIL/OFFICE	1,507± SF
116 - RETAIL/OFFICE	1,507± SF
117 - RETAIL/OFFICE	1,507± SF
118 - RETAIL/OFFICE	1,507± SF
119 - RETAIL/OFFICE	1,507± SF
120 - RETAIL/OFFICE	1,507± SF
121 - RETAIL/OFFICE	1,507± SF
122 - RESTAURANT / DRIVE THRU	1,507± SF

61,100± VPD

Immokalee Rd

Rd



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RENDERINGS



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DEMOGRAPHICS

POPULATION

2025 Estimated Population
 2030 Projected Population
 2020 Census Population
 2010 Census Population
 Projected Annual Growth 2025 to 2030
 Historical Annual Growth 2010 to 2020
 2025 Median Age

	3 MILE	5 MILE	15 MIN DRIVE TIME
2025 Estimated Population	18,257	64,017	62,735
2030 Projected Population	19,954	67,850	66,217
2020 Census Population	13,397	50,142	43,374
2010 Census Population	8,488	34,702	33,452
Projected Annual Growth 2025 to 2030	1.9%	1.2%	1.1%
Historical Annual Growth 2010 to 2020	6.1%	4.5%	3.2%
2025 Median Age	50.7	48.0	47.0
2025 Estimated Households	7,400	24,630	23,737
2030 Projected Households	8,056	26,113	24,916
2020 Census Households	5,025	18,702	16,401
2010 Census Households	2,994	12,329	12,428
Projected Annual Growth 2025 to 2030	1.8%	1.2%	1.0%
Historical Annual Growth 2010 to 2025	9.4%	5.6%	3.6%
2025 Estimated Average Household Income	\$148,579	\$149,171	\$141,975
2025 Estimated Median Household Income	\$108,032	\$111,538	\$107,246
2025 Estimated Per Capita Income	\$60,225	\$57,392	\$53,733
2025 Estimated Total Business	753	3,571	3,594
2025 Estimated Total Employees	3,633	14,862	15,450
2025 Estimated Employee Population per Business	4.8	4.2	4.3
2025 Estimated Residential Population per Business	24.3	17.9	17.5

HOUSEHOLDS

2025 Estimated Households
 2030 Projected Households
 2020 Census Households
 2010 Census Households
 Projected Annual Growth 2025 to 2030
 Historical Annual Growth 2010 to 2025

INCOME

2025 Estimated Average Household Income
 2025 Estimated Median Household Income
 2025 Estimated Per Capita Income

BUSINESS

2025 Estimated Total Business
 2025 Estimated Total Employees
 2025 Estimated Employee Population per Business
 2025 Estimated Residential Population per Business



KEY FACTS



64,017
POPULATION



48
MEDIAN AGE



\$149,171
AVG HH INCOME



14,862
TOTAL EMPLOYEES



3,571
TOTAL BUSINESS



SWFL

The five counties of Southwest Florida are best known for their spectacular quality of life, with sunshine, warm waters, pristine beaches and thriving wildlife. The region is home to 1.3 million residents and by 2025 is projected to rise to approximately 1.5 million. It is also a dynamic playground for 6.8 million tourists each year.

The major cities in Southwest Florida are Naples, Fort Myers, Cape Coral, Bonita Springs, Punta Gorda, Marco Island, Sanibel, Boca Grande and Captiva. When reviewed, SWFL tops not just the state, but the country in terms of new resident arrivals, excellent business performance and overall quality of life.

The major artery for Southwest Florida is interstate I-75, which connects to Tampa and Fort Lauderdale in two hours, and Orlando and Miami in three hours. A parallel thoroughfare is highway 41 or Tamiami Trail. The region has two commercial airports, Southwest Florida International Airport (RSW) and Punta Gorda Airport (PGD), and several major general aviation airfields.

According to Bloomberg CityLab, SWFL has 4 of 10 counties in Florida with the most incoming residents in 2020 and 2021. In a report by the National Association of Realtors, Fort Myers and Cape Coral both joined a list of eight major metropolitan cities including Phoenix, Seattle, Las Vegas and Austin, as a top 10 Commercial Real Estate Market. The report was based upon key factors that SWFL has excelled in including economic, demographic, housing and commercial market conditions.

Southwest Florida is quickly becoming an enticing area for national companies and small businesses alike. CareerCloud, a job resource website, published a report finding Florida ranked 9th in the country for best states for remote jobs. It also ranked 5th in terms of projected job growth from 2018 to 2028 in the US. These expert findings reinforce the continued growth in SWFL outranks most states in the US.

**“HAPPIEST AND HEALTHIEST CITY” – GALLUP RANKINGS
“2ND HIGHEST MILLIONAIRES PER CAPITA”**

Naples, FL is the county seat of Collier County located 40 miles south of Fort Myers in the Southwest area of the State of Florida. Known for its idyllic white sand beaches, high end shopping and entertainment, slower and relaxed pace of life, Naples is consistently recognized as one of the best places to live in the country. The quality of life, weather and opportunity for a healthy lifestyle, Naples has attracted some of the wealthiest residents in the world to call the City their home.

Naples continues to be nationally ranked in areas from wealth to lifestyle and happiness. Naples is one of the wealthiest cities in the United States, with the sixth-highest per capita income in the country, and the second-highest proportion of millionaires per capita in the US. Additionally, Naples was recently recognized as the happiest and healthiest place to live 2 years running by a national Gallup ranking. With the desirable weather and lifestyle, Naples also comes with some of the highest priced real estate in the country. Naples was recently ranked in the top ten most expensive places to buy a home in the country.

It isn't a surprise that Naples has outpaced growth trends around the country. As of 2017, Naples population growth came in 40% higher than the rest of the State of Florida with that number projected to increase to 100% for the next few years.

Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and the Naples Jazz Orchestra.



NAPLES



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