

FOR LEASE

Former Walgreens - Naples, FL

12955 Colliers Blvd | Naples, FL



Overview

AVAILABLE	14,550 SF
LEASE END DATE	6/30/2034
LEASE RATE	Call For Rates



Description

- Freestanding former Walgreens building with drive-thru
- Located at the intersection of Collier Blvd and Pine Ridge Road
- Centrally located in the high growth East Naples corridor
- Cross parking and access to Brooks Village Shopping Center
- Neighboring tenants include Med Express, Fifth Third Bank, Hair Cuttery, Bank of America, Metro PCS and Little Caesars
- Zoning CPUD

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	4,700	43,222	105,701
2021 Growth	1.50%	1.46%	1.97%
Median HH Income	\$52,559	\$54,736	\$59,237
Daytime Population	895 Mile	8,122	22,930

Year: 2017 | Source: ESRI

Contact

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Traffic Counts

Collier Blvd	34,500 VPD
Pine Ridge Rd	38,500 VPD

Year: 2016 | Source: FDOT

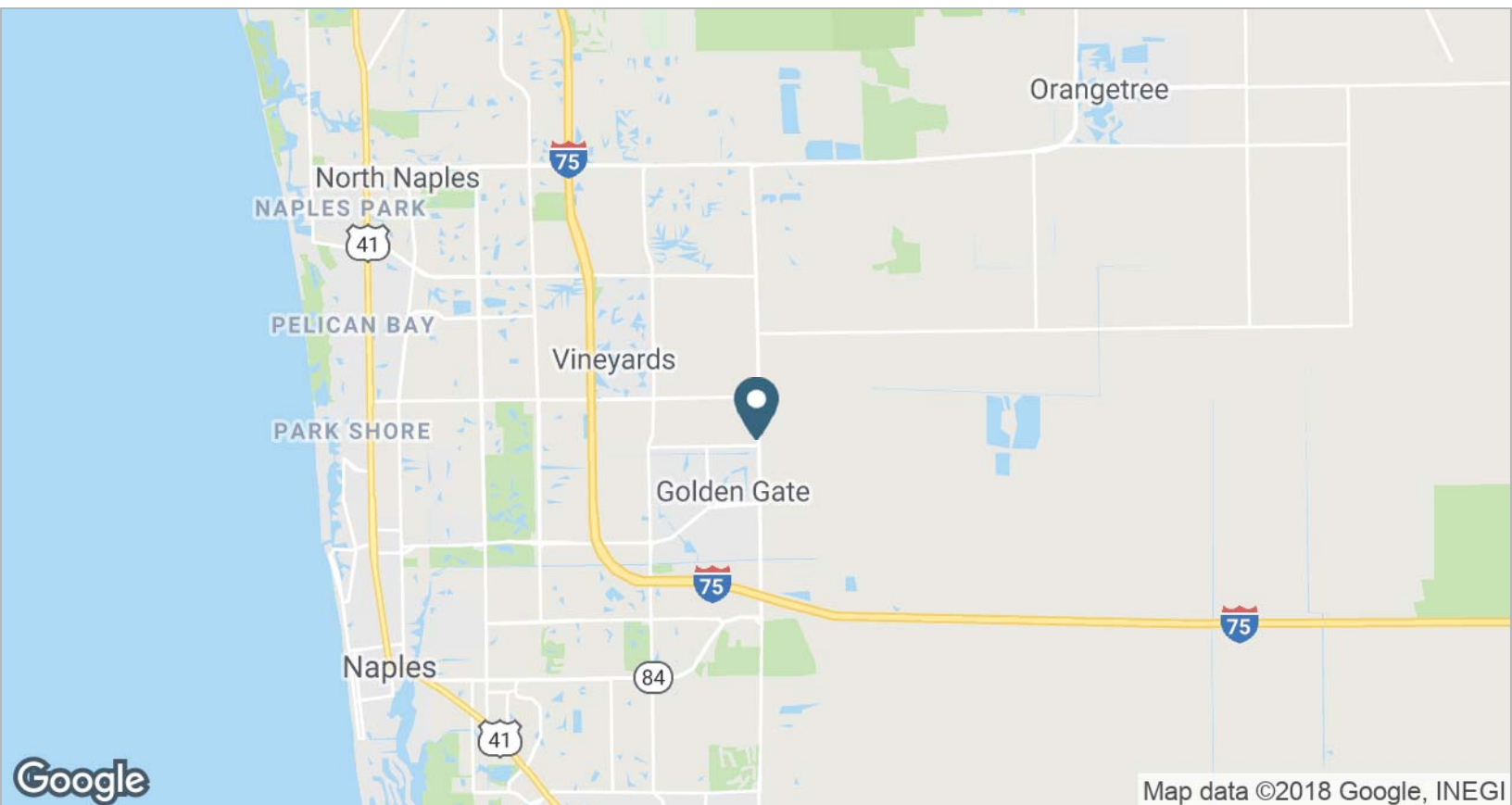
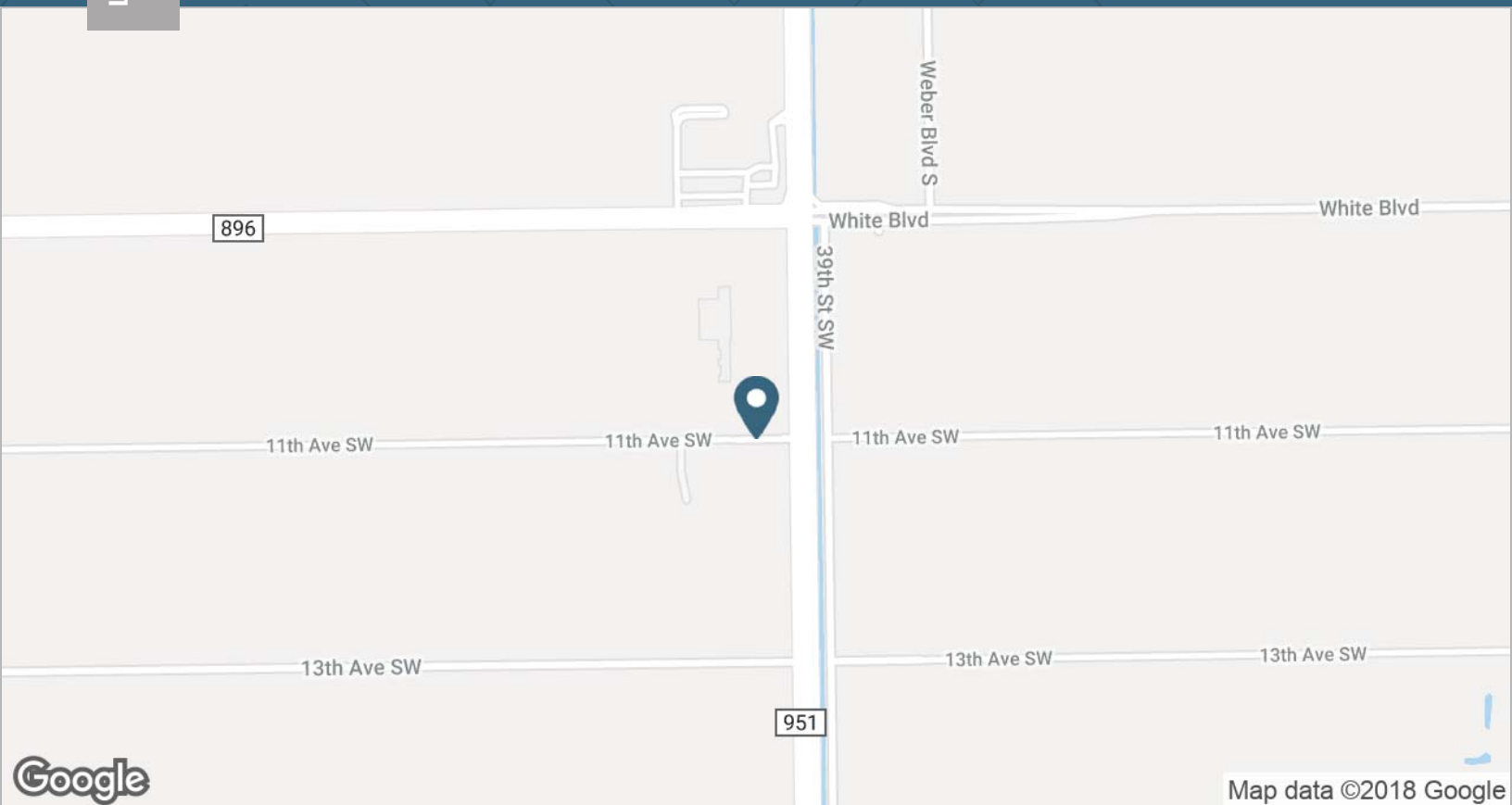
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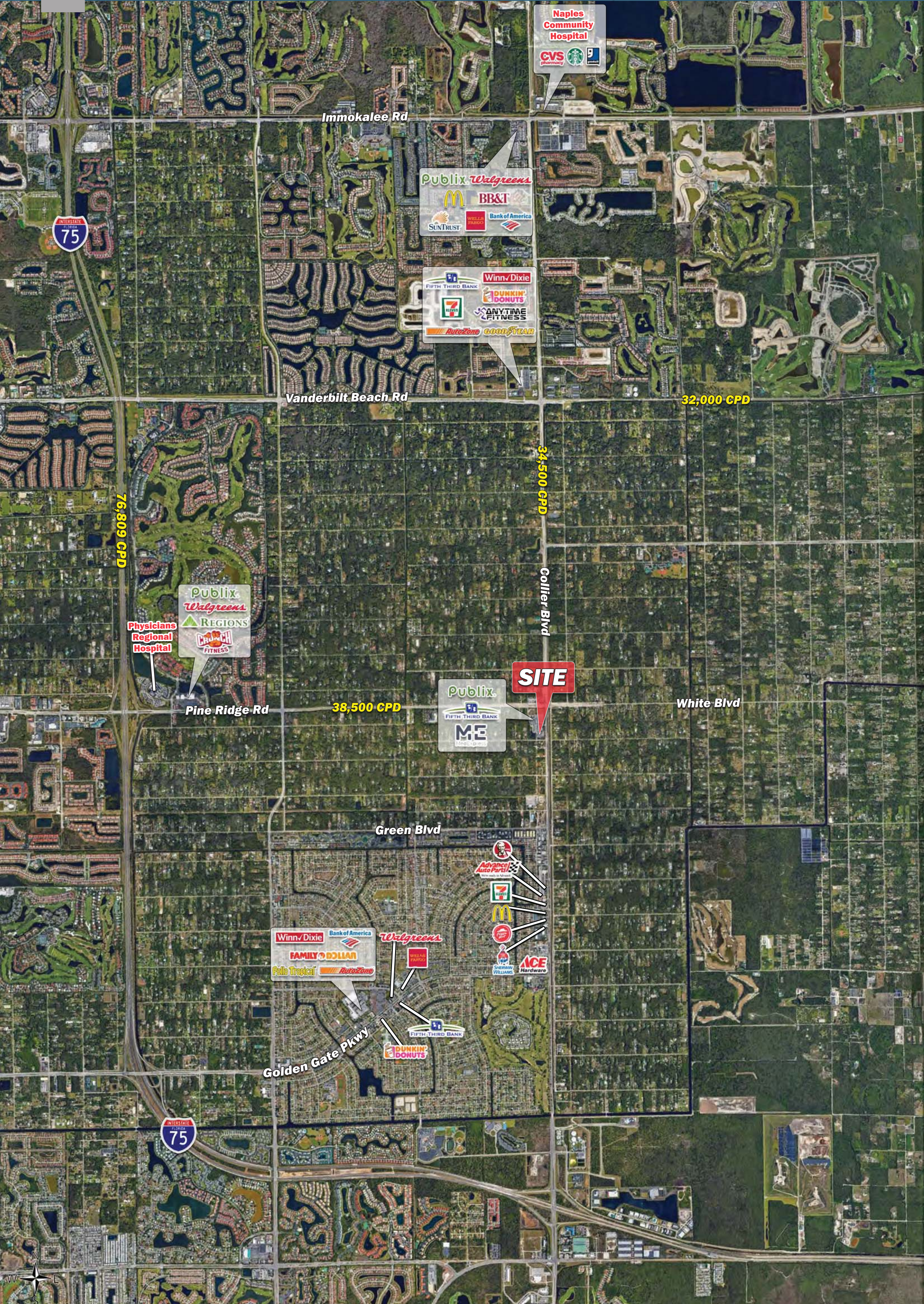
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	1 mile	3 miles	5 miles
Population			
2017 Population	4,700	43,222	105,701
2000 Population	3,203	33,298	60,851
2010 Population	4,291	39,290	92,306
2022 Population	5,064	46,464	116,503
2000-2010 Annual Rate	2.97%	1.67%	4.25%
2010-2016 Annual Rate	1.26%	1.32%	1.89%
2016-2021 Annual Rate	1.50%	1.46%	1.97%
2017 Median Age	34.0	36.6	42.7
Households			
2000 Households	1,076	10,894	22,552
2010 Households	1,413	12,994	35,414
2017 Total Households	1,530	14,291	40,641
2022 Total Households	1,640	15,375	44,961
2000-2010 Annual Rate	2.76%	1.78%	4.62%
2010-2016 Annual Rate	1.10%	1.32%	1.92%
2016-2021 Annual Rate	1.40%	1.47%	2.04%
2017 Average Household Size	3.07	3.02	2.59
Housing Units			
2017 Total Housing Units	1,717	16,834	51,587
2017 Owner Occupied Housing Units	806	8,915	25,555
2017 Renter Occupied Housing Units	724	5,376	15,087
2017 Vacant Housing Units	187	2,543	10,946
Race and Ethnicity			
2017 White Alone	67.8%	74.6%	81.6%
2017 Black Alone	12.8%	11.2%	7.9%
2017 American Indian/Alaska Native Alone	0.6%	0.5%	0.3%
2017 Asian Alone	1.1%	1.1%	1.9%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Hispanic Origin (Any Race)	48.1%	44.6%	31.9%
Income			
2017 Median Household Income	\$52,559	\$54,736	\$59,237
2017 Average Household Income	\$63,494	\$76,843	\$86,090
Per Capita Income	\$20,035	\$25,102	\$33,146
2017 Population 25+ by Educational Attainment			
Total	3,016	28,717	75,547
High School Graduate	22.1%	28.3%	25.5%
GED/Alternative Credential	4.5%	3.7%	3.1%
Some College, No Degree	16.2%	16.1%	17.6%
Associate Degree	6.9%	8.4%	8.9%
Bachelor's Degree	21.2%	15.5%	19.6%
Graduate/Professional Degree	5.9%	7.8%	12.0%
Data for all businesses in area			
Total Businesses:	143	1,118	2,585
Total Employees:	895	8,122	22,930
Total Residential Population:	4,700	43,222	105,701
Employee/Residential Population Ratio:	0.19:1	0.19:1	0.22:1
2017 Total Daytime Population	3,124	29,752	78,523
Workers	804	6,740	19,093
Residents	2,320	23,012	59,430

Source: Esri, Esri and Infogroup, U.S. Census

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