

RETAIL/OFFICE/MEDICAL SPACE

IMPERIAL SQUARE SHOPPING CENTER



FOR LEASE

975 IMPERIAL GOLF COURSE BOULEVARD, UNIT 104, NAPLES, FL 34110



| UNIT | SIZE (SF) | LEASE RATE (PSF) | MONTHLY RENT | CAM (PSF) | MONTHLY CAM | MONTHLY SALES TAX | MONTHLY TOTAL |
|------|-----------|------------------|--------------|-----------|-------------|-------------------|---------------|
| 104 | 1,131 | \$20.00 | \$1,885.00 | \$10.57 | \$996.22 | \$129.66 | \$3,010.88 |

- LEASE RATE:** \$20.00 PSF NNN
- CAM:** \$10.57 PSF
- SIZE:** 1,131± SF
- LOCATION:** Just off US 41, between Immokalee Road and Old 41 Road. The center is accessible from US 41 or Imperial Golf Course Boulevard.
- ZONING:** C3 - Commercial (Collier County)
- YEAR BUILT:** 1990
- PARKING:** 5/1,000 RSF

IMPERIAL SQUARE — Imperial Square is a vibrant shopping center located at the entrance of Imperial Golf Club, perfect for capturing US 41 traffic between Naples and Bonita Springs. The center boasts a diverse range of tenants, including the Holocaust Museum & Cohen Education Center, restaurants, medical professionals, a hair salon, a consignment shop, a massage/spa, handyman services, and more.

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HIGHLIGHTS

- Easy access from high traffic US 41 with dedicated turn lane
- Pylon Signage
- Zoning allows for a wide variety of uses
- Ample parking



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| 2023 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-------------------------------------|----------|----------|
| EST. POPULATION | 4,424 | 41,103 | 102,969 |
| EST. HOUSEHOLDS | 2,344 | 19,943 | 48,917 |
| EST. MEDIAN HOUSEHOLD INCOME | \$70,381 | \$85,648 | \$85,773 |
| TRAFFIC COUNTS (2022) | 64,000 AADT (Tamiami Trail N/US 41) | | |

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