




For lease

1745 Heritage Trail

Naples, FL 34112

11,750 SF Ambulatory Surgical Center

 **JLL** SEE A BRIGHTER WAY

1745 HERITAGE TRAIL



OPPORTUNITY DETAILS



Size: \pm 11,750 SF, located on first floor



Class A building, built in 2001 and renovated in 2023



Lease rate negotiable



46 assigned surface parking spaces (3.9/1,000 SF)



Furniture available



Formerly St. Barbara's Surgery Center - providing laser eye, glaucoma, eyelid, and cataract surgeries



Includes reception & check in, waiting room, 2 offices, 3 operating rooms, 10 pre-op/recovery beds, break room, locker rooms, 6 rest rooms



Located adjacent to other medical users including pediatric, dental, podiatry, imaging, and urgent care



Available now



Just 5.5 miles to Physicians Regional and 4.7 miles to NCH Baker Hospital

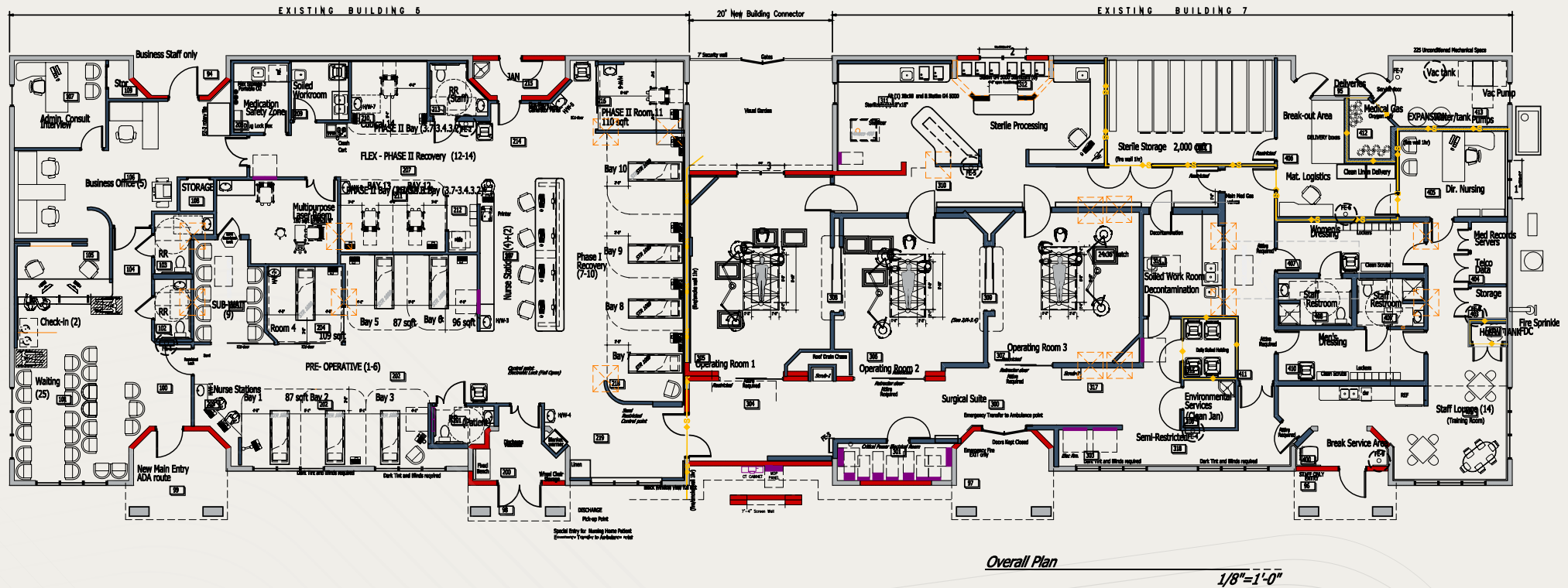


Vacant with license



C3 Zoning (Collier County)

FLOORPLANS



ASBUILT DRAWINGS

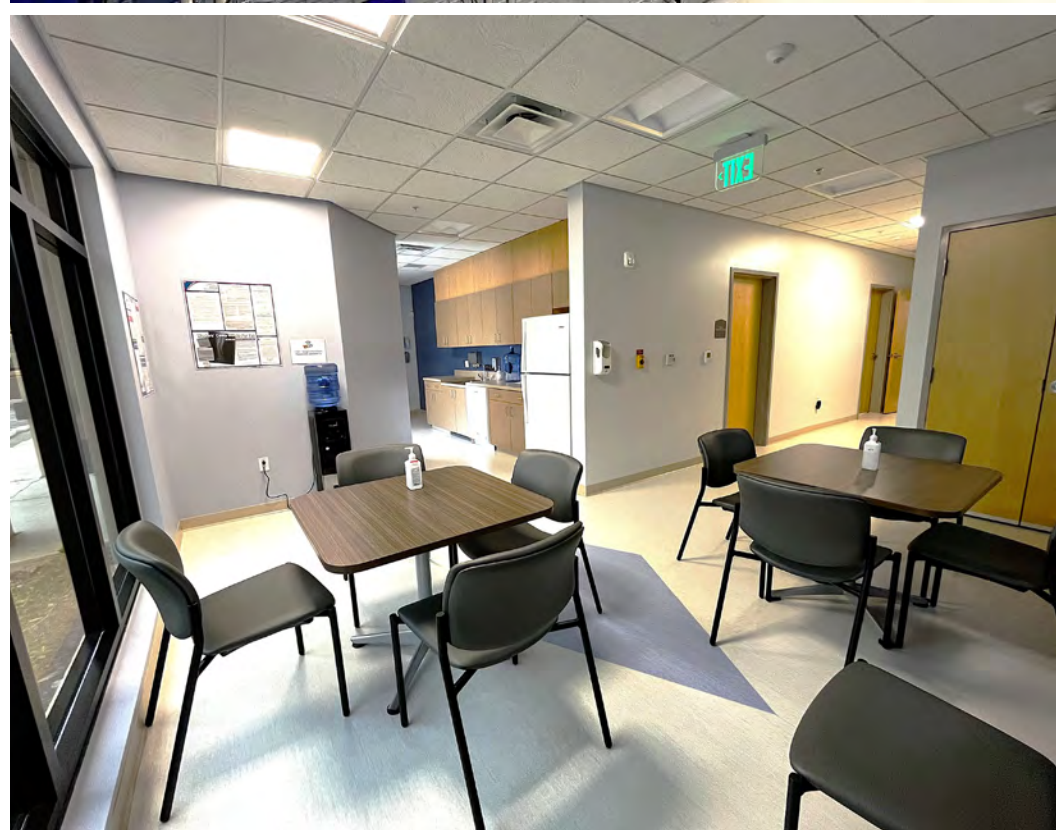












DEMOGRAPHICS

Healthcare Expenditure

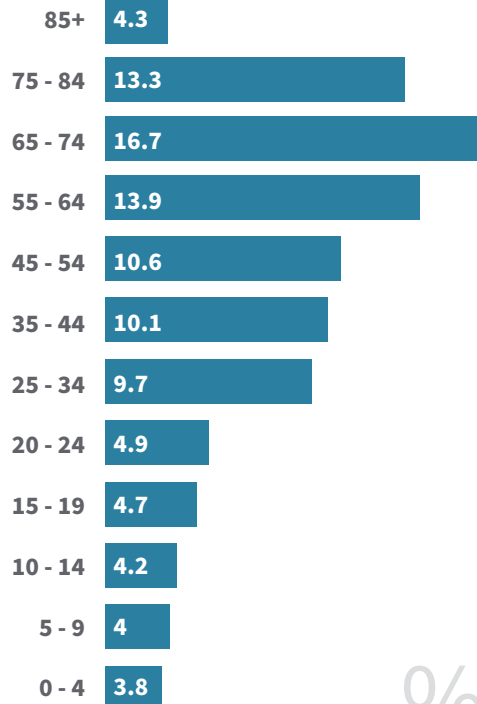
\$8,348.16

Health Insurance Average within 5 miles

\$2,946.96

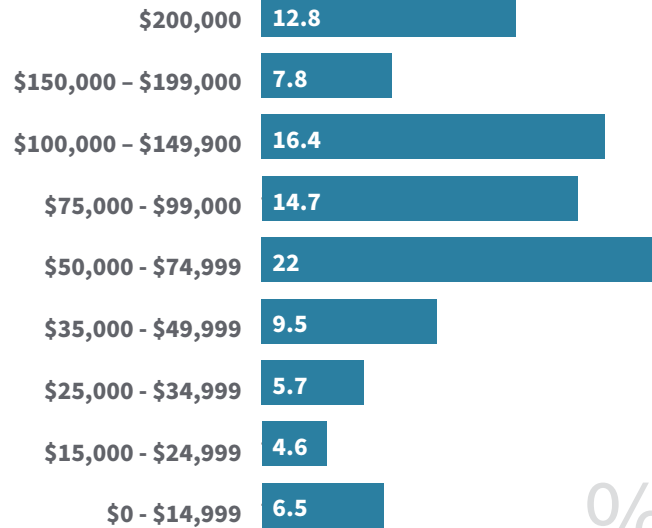
2024 Medicare Payments Average

Population by Age (within a 5 mile radius)



%

Household Income (within a 5 mile radius)



%

Population data (5 mile radius)

131,954

Civilian Noninstitutionalized Pop.

11,774

Medicare Only Population 65+

44,044

Have Medicare Policy

9,555

Have Medicaid Policy

5,895

Employer and Medicare 65+

778

Employer and Medicare 65+

Income

\$77,115

Median Household Income

\$117,849

Average Household Income

Education within a 5-10 mile radius

Bachelors Degree **23.1%**

Some College **15.4%**

High School Graduates **25.5%**

Employment

6%

Healthcare Practitioner, technologists, and technicians

2.7%

Healthcare Support

3.7%

Unemployment Rate

**1745 Heritage Trail
Naples, FL**

jll.com/orlando

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