

# PRIME CORNER LOCATION BANK BUILDING

## FOR SALE OR LEASE

615 E ELKCAM CIRCLE, MARCO ISLAND, FL 34145



- PRICE:** Call for Additional Information on Pricing
- BUILDING SIZE:** 5,901± RSF (Includes 322± SF Drive-thru)
- LAND SIZE:** 0.71± Acre
- LOCATION:** Located at the corner of E Elkcaml Circle and 6th Avenue, just one block south of North Collier Boulevard
- YEAR BUILT:** 1967
- ZONING:** C4 - Commercial (Marco Island)
- RE TAXES:** \$11,367.80 (2022)
- PARCEL ID:** 56931560003 & 59131240007

### BANK BUILDING

Prime freestanding commercial building situated at the corner of E Elkcaml Circle and 6<sup>th</sup> Avenue, adjacent to the Publix-anchored Marco Town Center. This area of both commercial and residential concentration allows for synergistic traffic from existing commerce and visibility to end-users. E Elkcaml Circle is an arterial which creates a loop around commercial uses on both the north and south side of North Collier Boulevard. The property's corner location right off North Collier Boulevard provides easy and convenient ingress and egress. Property is currently built-out as a retail bank space with teller spaces, private offices, vault, and drive-thru. With just under 6,000 square feet of single-tenant retail/office, this space configuration lends itself to a significant number of potential alternate uses.

### CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
[dave.wallace@creconsultants.com](mailto:dave.wallace@creconsultants.com)

**DAVID WALLACE**  
Associate  
239.659.1447 x223  
[david.wallace@creconsultants.com](mailto:david.wallace@creconsultants.com)

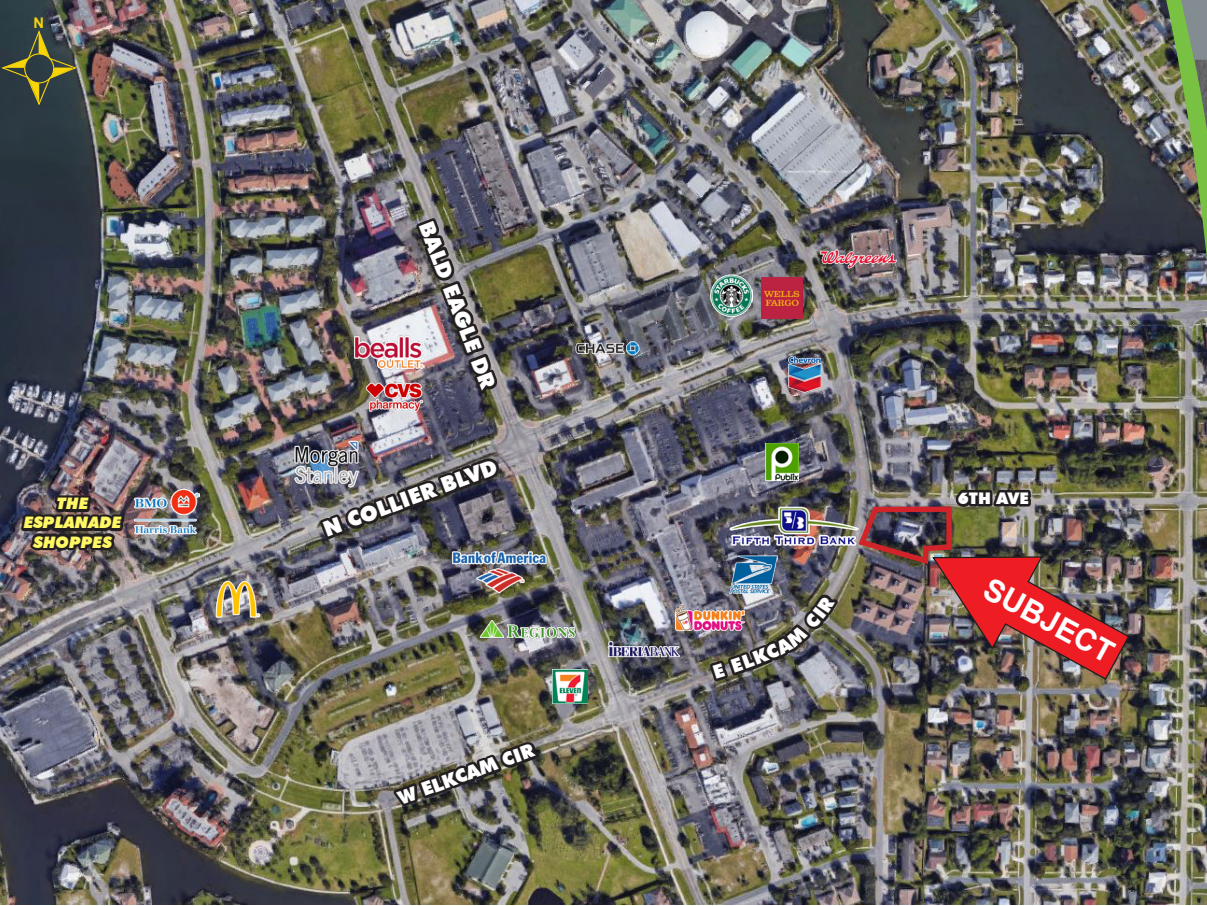
12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

# PRIME CORNER LOCATION BANK BUILDING

## FOR SALE OR LEASE

615 E ELKCAM CIRCLE, MARCO ISLAND, FL 34145



### HIGHLIGHTS

- Corner lot
- Great visibility
- Centrally located in the heart of Marco Island
- Adjacent to the Publix anchored, Marco Town Center
- Affluent area with an average household income of \$130,000 in a 1-mile radius



### CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
[dave.wallace@creconsultants.com](mailto:dave.wallace@creconsultants.com)

**DAVID WALLACE**  
Associate

239.659.1447 x223

[david.wallace@creconsultants.com](mailto:david.wallace@creconsultants.com)

2023 DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	8,050	14,679	25,842
EST. HOUSEHOLDS	4,019	7,362	12,631
EST. MEDIAN HOUSEHOLD INCOME	\$95,353	\$92,330	\$77,306

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

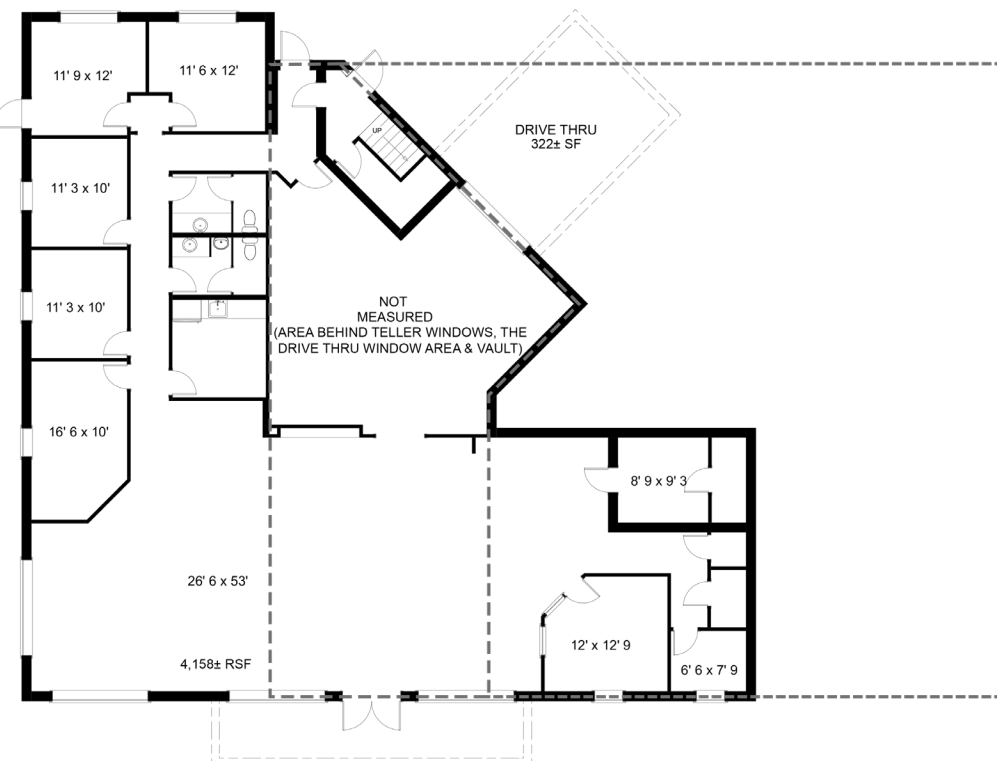
# PRIME CORNER LOCATION BANK BUILDING

## FOR SALE OR LEASE

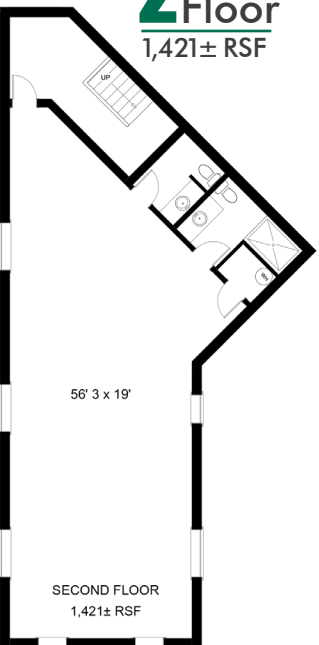
615 E ELKHAM CIRCLE, MARCO ISLAND, FL 34145

### FLOOR PLAN

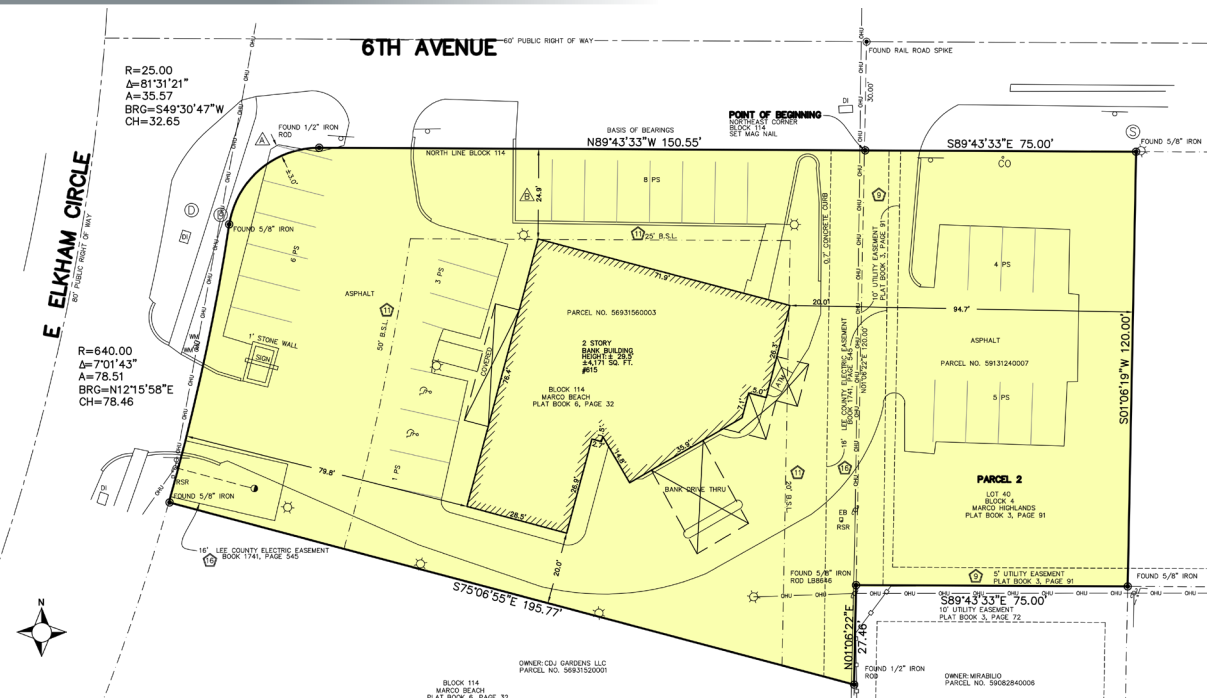
**1st Floor**  
4,158± RSF



**2nd Floor**  
1,421± RSF



### SURVEY



### CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
dave.wallace@creconsultants.com

**DAVID WALLACE**  
Associate  
239.659.1447 x223  
david.wallace@creconsultants.com

**CRE**  
CONSULTANTS  
Commercial Real Estate Consultants, LLC  
www.creconsultants.com  
06/22/23