

PIPER'S CROSSING CONDOS

MEDICAL/PROFESSIONAL OFFICE



FOR SALE

1213 PIPER BOULEVARD, NAPLES, FL 34110



LAST REMAINING UNIT

AVAILABILITY:

ADDRESS	BLDG	UNIT	SIZE (SF)	RE TAXES (2020)
1213 Piper Boulevard	400	SOLD	2,002	\$3,894.91
1213 Piper Boulevard	400	202	2,389	\$4,647.83
1217 Piper Boulevard	500	SOLD	2,002	\$3,894.91

PRICE: \$597,250

LOCATION: Just off the Immokalee Road and Airport Pulling Road intersection

YEAR BUILT: 2006

ZONING: C2 - Commercial (Collier County)

PIPER'S CROSSING

Rare medical/professional condo ideally-located 1.5 miles east of NCH North Naples Campus, at the intersection of Immokalee Road and Airport-Pulling Road. These vanilla shell condos allow for a complete customized build-out in a professionally managed office park. Ample parking surrounds the buildings on four sides. Within walking distance to retail and restaurant amenities.

CONTACT

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 Fort Myers, FL 33966
 1100 Fifth Ave. S, Suite 100
 Naples, FL 34102

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HIGHLIGHTS

- General office or medical
- Opportunity for customized condo
- Ample parking in high traffic area
- North Naples Location
- Front & rear access to building
- Professional property management

CURRENT TENANTS

- Nephrology & Hypertension Specialists, Inc.
- Richichi Family Health
- Nationwide Insurance
- Women's and Children Physicians



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,780	51,854	127,307
EST. HOUSEHOLDS	4,377	24,739	59,877
EST. MEDIAN HOUSEHOLD INCOME	\$77,930	\$79,587	\$81,455

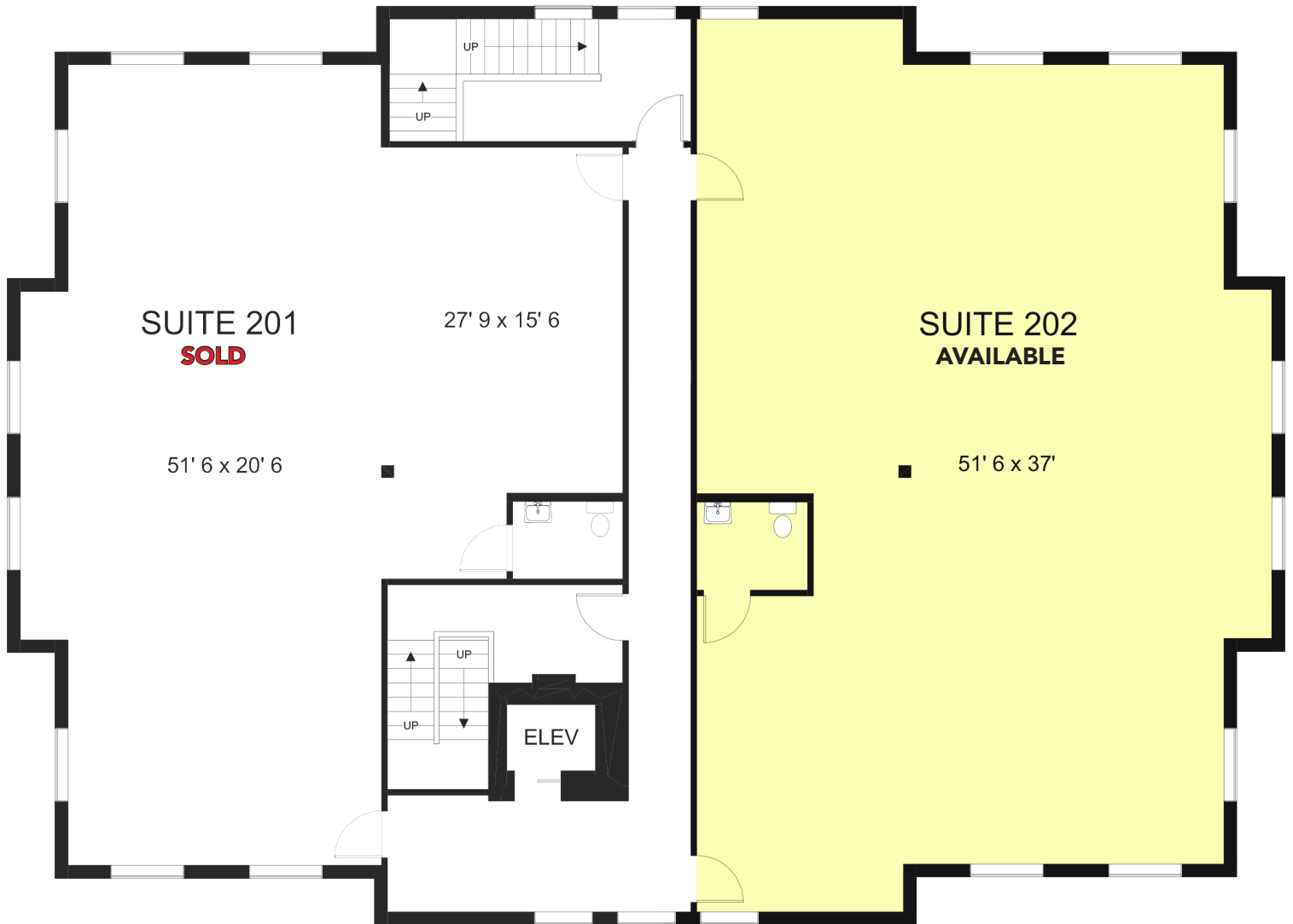
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1213 PIPER BOULEVARD, NAPLES, FL 34110
BUILDING 400



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