

# 877

111<sup>th</sup> Ave N,  
Naples, FL 34108



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



For Lease  
**± 2,715 - 8,716 SF**  
Medical Office in  
North Naples

# // PROPERTY HIGHLIGHTS



Located at a signalized intersection with high traffic counts



Adjacent to major national retailers, including Walmart, McDonald's, and Truist Financial



Near other healthcare providers, perfect for medical referrals and patient convenience



Fully built-out suites with exam rooms, offices, and administrative areas



Ample surface parking for patients and staff



877 111<sup>th</sup> Ave N, Naples, FL 34108



## // PROPERTY DESCRIPTION

877 111th Avenue North offers a premier medical and professional office leasing opportunity in North Naples. The property provides excellent visibility and convenient access within one of the area's most established commercial corridors.

Available suites feature existing medical build-outs with exam rooms, private offices, and administrative areas, with select spaces offering specialized infrastructure. The building also offers ample parking for patients and staff and flexible layouts to accommodate a variety of medical and professional users.

Located near the NCH Healthcare System North Naples campus, the property is well-positioned for healthcare providers and professional office tenants seeking a highly accessible North Naples location.

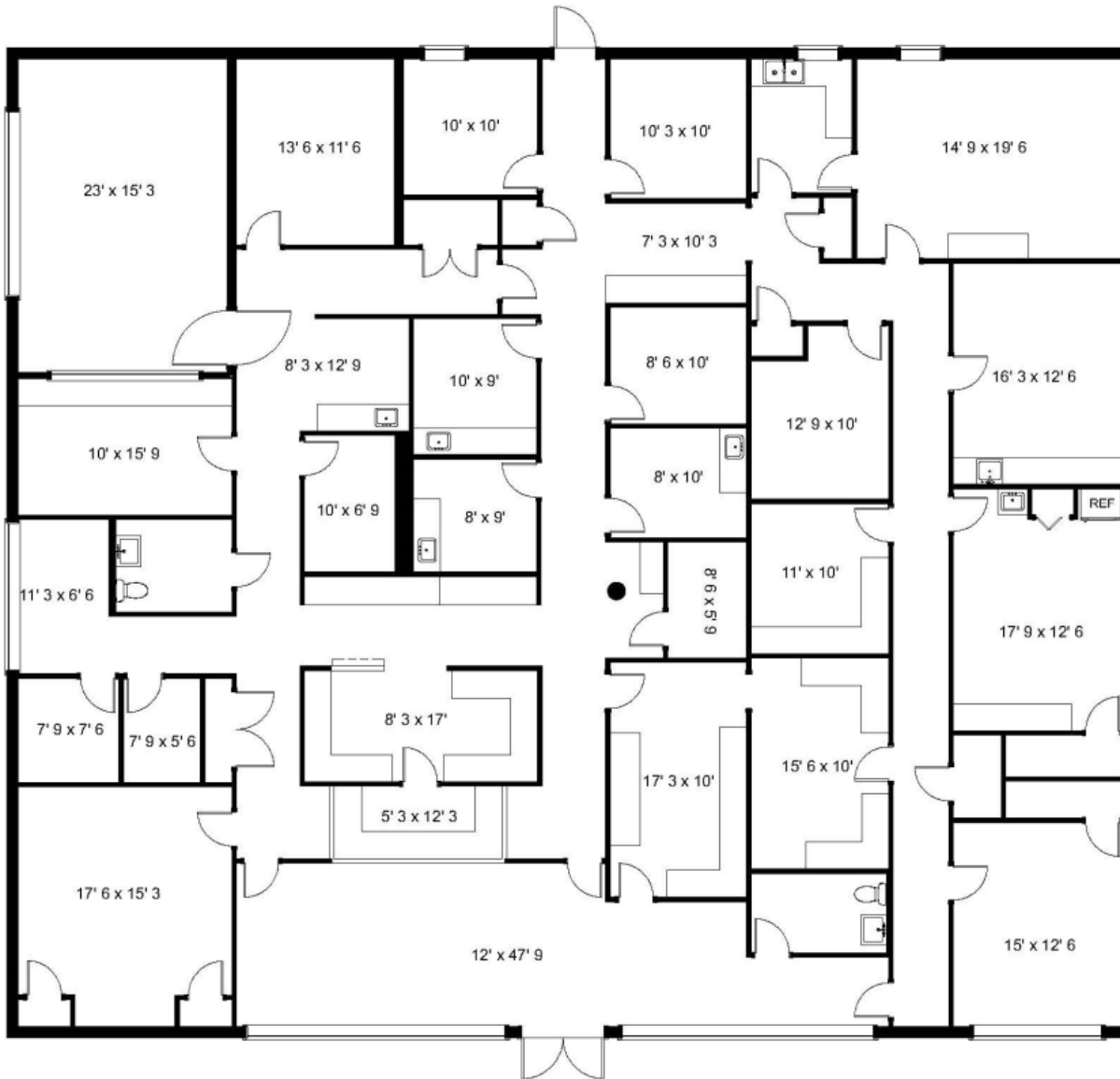
GLA	± 8,716 SF
PROPERTY TYPE	Office
YEAR BUILT	1998
PARKING	50 Spaces
ZONING	C3
SUBMARKET	North Naples



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# // Floor Plan – Unit 101

PREVIOUS USE	RENT	CAM	SQUARE FEET	TOTAL MONTHLY RENT
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 6,001 SF	\$26,054.34



## Highlights

- Fully built-out
- Exam rooms with sinks
- Offices
- Check in/out
- Administrative areas
- Tenant Improvements available for qualified tenants



# // Floor Plan – Unit 102

PREVIOUS USE	RENT	CAM	SQUARE FEET	TOTAL MONTHLY RENT
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 2,715 SF	\$11,787.63



## Highlights

- Fully built-out
- Exam rooms with sinks
- Offices
- Check in/out
- Administrative areas
- Tenant Improvements available for qualified tenants



# // Floor Plan – Contiguous

PREVIOUS USE	RENT	CAM	SQUARE FEET	TOTAL MONTHLY RENT
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 8,716 SF	\$37,841.97



Property Overview  
LOCATION AERIAL



// MEDICAL NEIGHBORS & DISTANCES

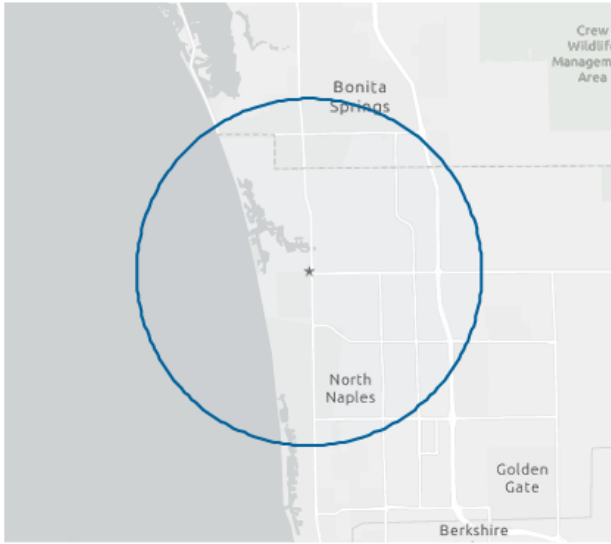
**NCH**  
0.3 Miles

Optimize Hearing  
0.3 Miles

**RGD RIVERCHASE**  
DERMATOLOGY  
1.5 Miles

**Cardinale Dentistry**  
GENERAL & COSMETIC DENTISTRY  
VINCENT P. CARDINALE, DDS  
4.2 Miles

# // 2025 DEMOGRAPHICS

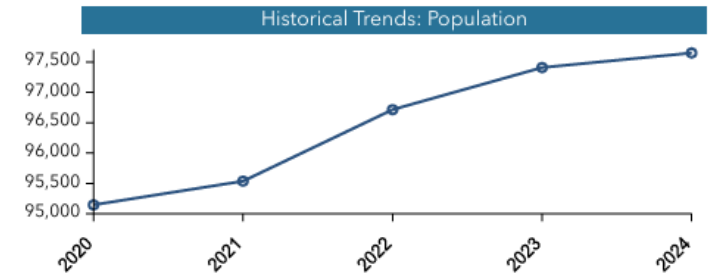


## Population Trends and Key Indicators

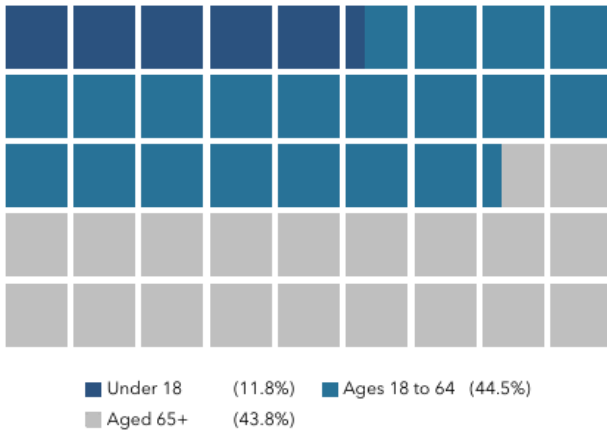
877 111th Ave N, Naples, Florida, 34108  
Ring of 5 miles

<b>97,650</b>	<b>48,338</b>	<b>1.99</b>	<b>61.2</b>	<b>\$103,786</b>	<b>\$708,240</b>	<b>207</b>	<b>56</b>	<b>51</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

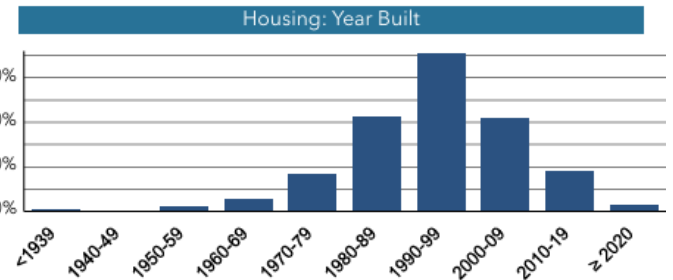
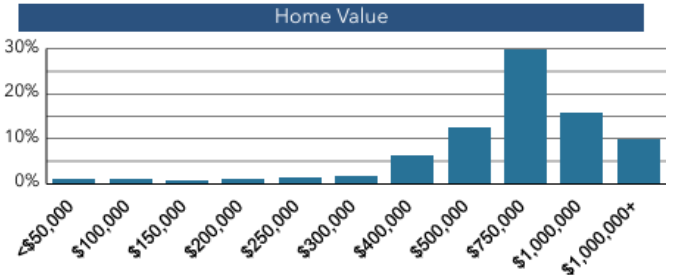
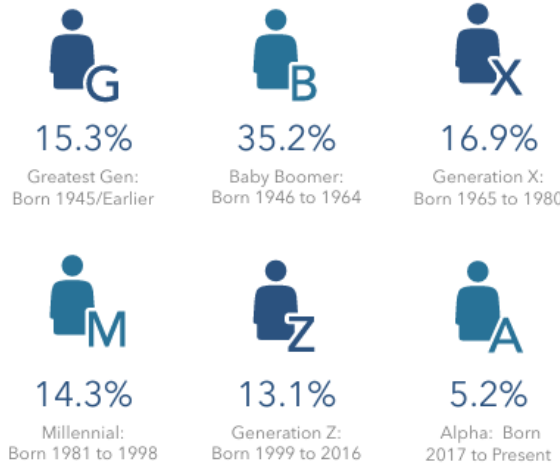
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



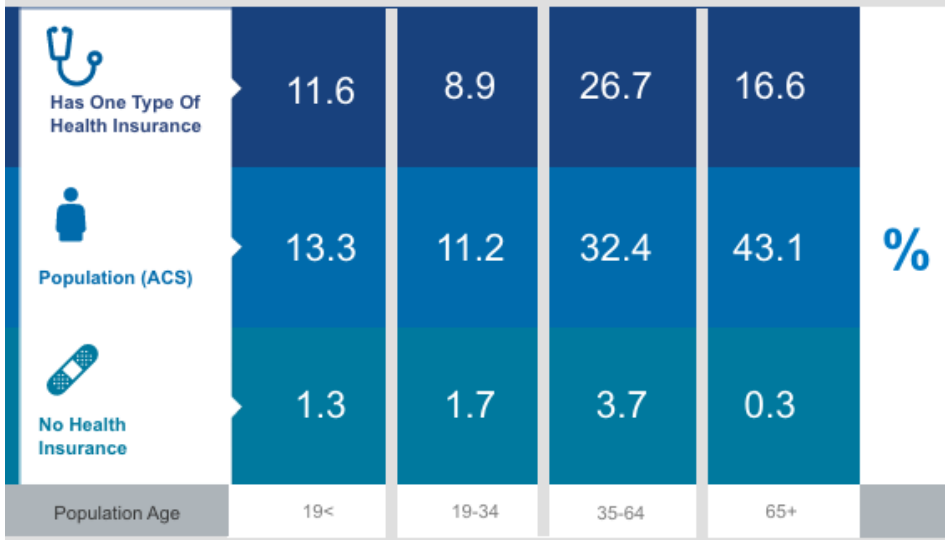
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# // 2025 DEMOGRAPHICS

## Health Care & Insurance

877 111th Ave N, Naples, Florida, 34108  
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



95,151  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



50.8%  
Exercise at home 2+  
times per week



15.2%  
Exercise at club 2+  
times per week



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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### Health Care Expenditure



\$7,600  
Annual Health Insurance  
Expenditures



\$4,282  
Medical Care



Medicare:  
Population 65+

14,260  
Medicare Only

10,499  
Direct-Purch & Medicare

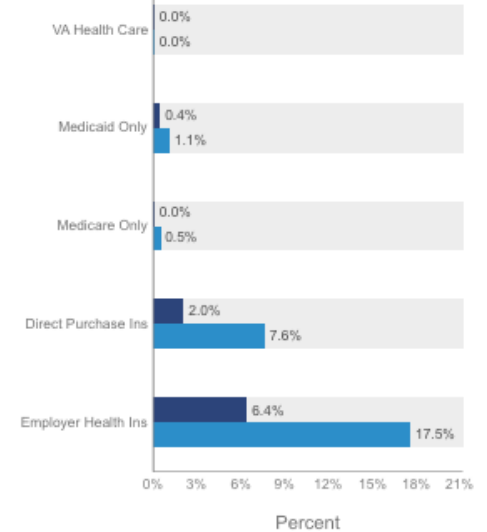
6,553  
Employer & Medicare

967  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,799.6
Medicare Payments	\$2,062.4
Physician Services	\$461.8
Dental Services	\$857.9
Eyecare Services	\$157.3
Lab Tests/X-rays	\$121.9
Hospital Room & Hospital Service	\$395.6
Convalescent/Nursing Home Care	\$91.8

### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



# // GALLERY



Areal View



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# // GALLERY



# // GALLERY



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