

IMMOKALEE RD & CATAWBA ST

NAPLES, FL 34120



1.11± ACRE CORNER SITE FOR SALE

PROPERTY OVERVIEW

This 1.11± acre corner parcel offers a prime development opportunity in one of North Naples' fastest-growing commercial corridors. Located at the southeast corner of Immokalee Road and Catawba Street, the property features approximately 230± feet of frontage along Immokalee Road, full median cut, public utilities and strong potential for future commercial rezoning. Positioned adjacent to the approved NC Square mixed-use development and surrounded by rapidly expanding residential communities, the site is well suited for future retail, medical, professional office, or other neighborhood commercial development, subject to approvals.

LAND SIZE

1.11± Acres

PRICE

\$895,000

ZONING

A-MHO

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

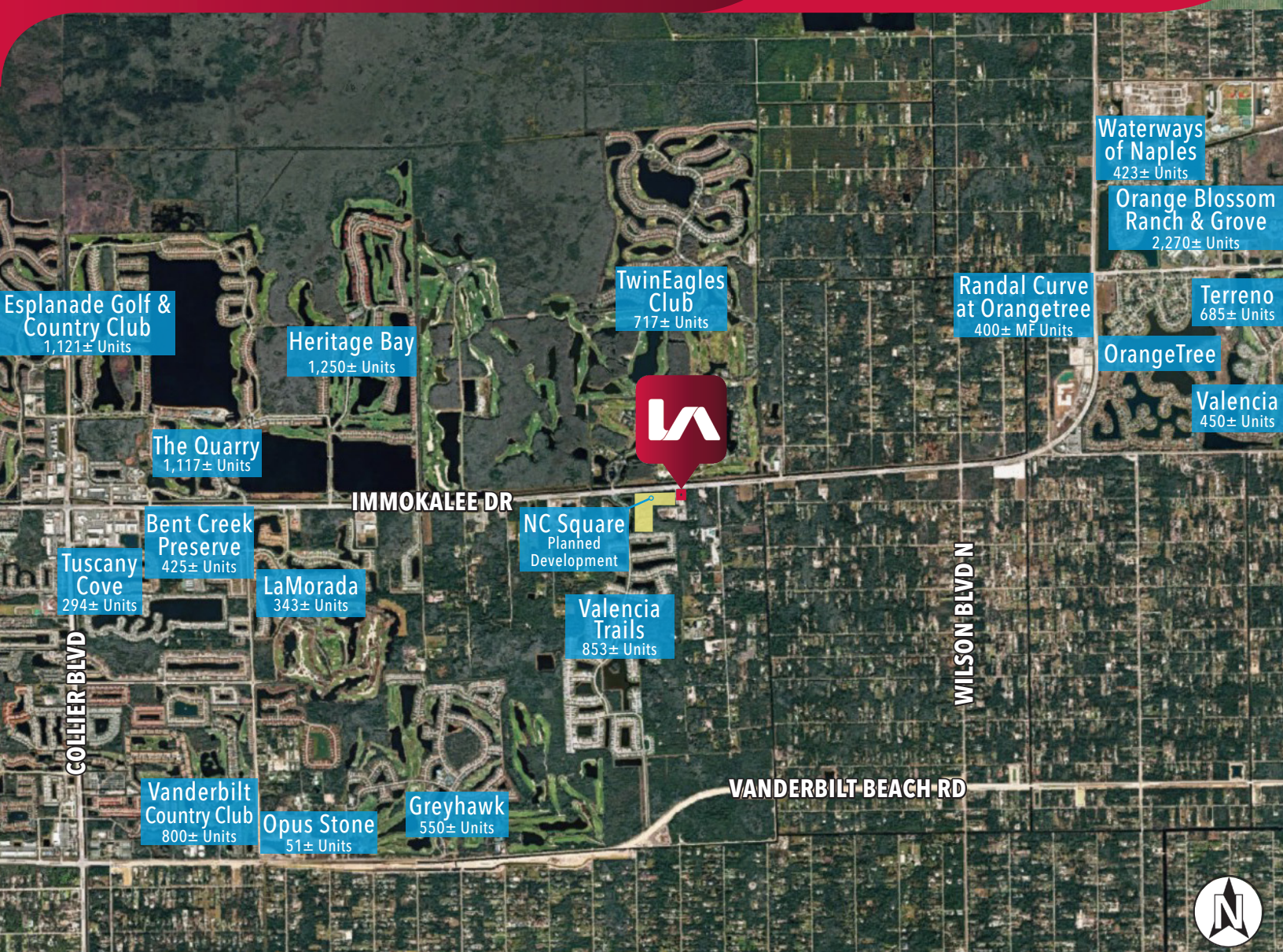
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07/7/26

YOUR LOCAL MARKET EXPERT

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PROPERTY HIGHLIGHTS

- Approximately 61,000± Vehicles Per Day Along Immokalee Road
- 230'± Immokalee Road Frontage Providing Excellent Visibility
- Adjacent to the Approved NC Square Mixed-Use Development, Planned to Include Approximately 33,000± SF of Retail and 130 Residential Units
- Surrounded by Established and Planned Residential Communities Supporting Long-Term Commercial Demand
- Minutes from I-75 and Other Major Commercial Destinations

LOCATION DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
2025 POPULATION	15,862	67,089	228,877
HOUSEHOLDS	6,293	26,192	93,589
MEDIAN HOUSEHOLD INCOME	\$128,738	\$122,274	\$107,957
AVG. HOUSEHOLD INCOME	\$166,074	\$167,481	\$157,217
MEDIAN AGE	51.5	47.3	49.0