

For Lease
± 2,715 - 8,716 SF



877 111th Ave N
Naples, FL 34108

Medical Office in North Naples

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Property Features



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





Property Description

- 877 111th Ave 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

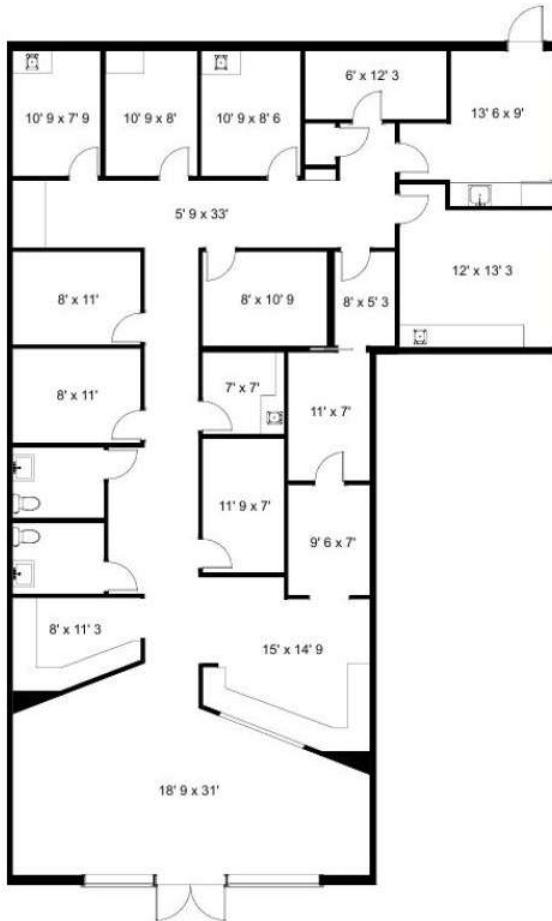
Previous Use	Square Footage	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 6,001 SF	\$26,054.34



Highlights

- Fully built-out
- Exam rooms with sinks
- Offices
- Check in/out
- Administrative areas
- \$10 PSF Tenant Improvement allowance for qualified tenants

Previous Use	Square Footage	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
- \$10 PSF Tenant Improvement allowance for qualified tenants

Previous Use	Square Footage	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 8,716 SF	\$37,841.97

\$10 PSF Tenant Improvement allowance for qualified tenants



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Medical Neighbors & Distances



0.3 Miles



0.3 Miles



1.5 Miles



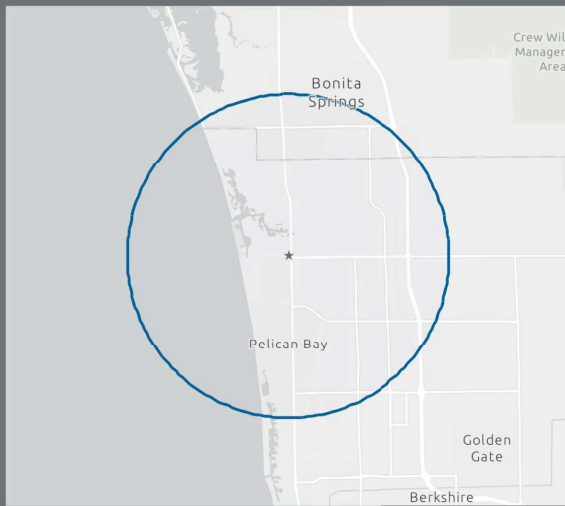
4.2 Miles

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Population Trends and Key Indicators

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



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

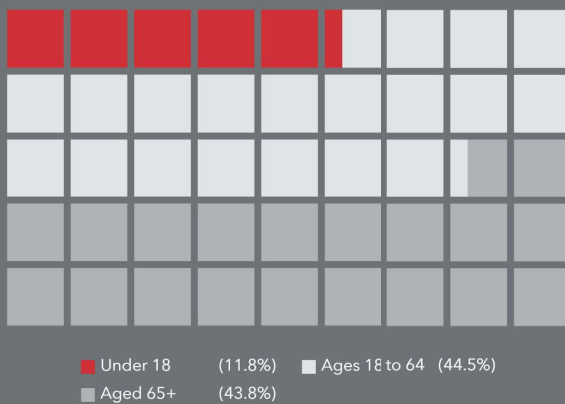
MORTGAGE INDICATORS



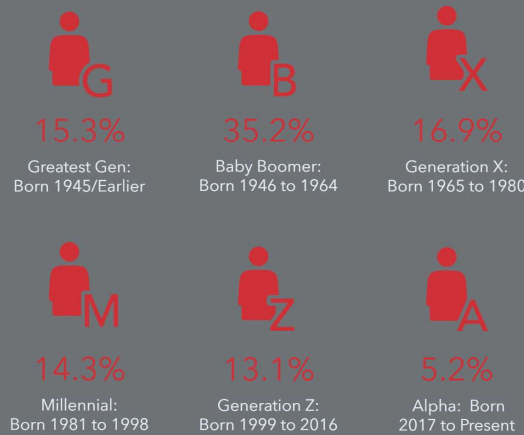
KEY FACTS



POPULATION BY AGE



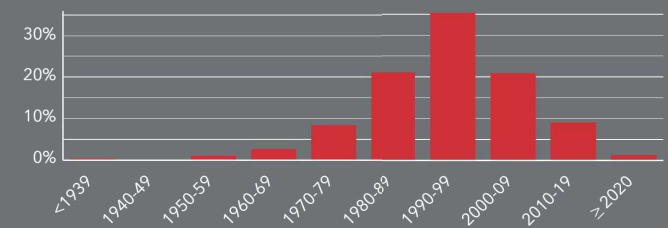
POPULATION BY GENERATION



BUSINESS



Housing: Year Built

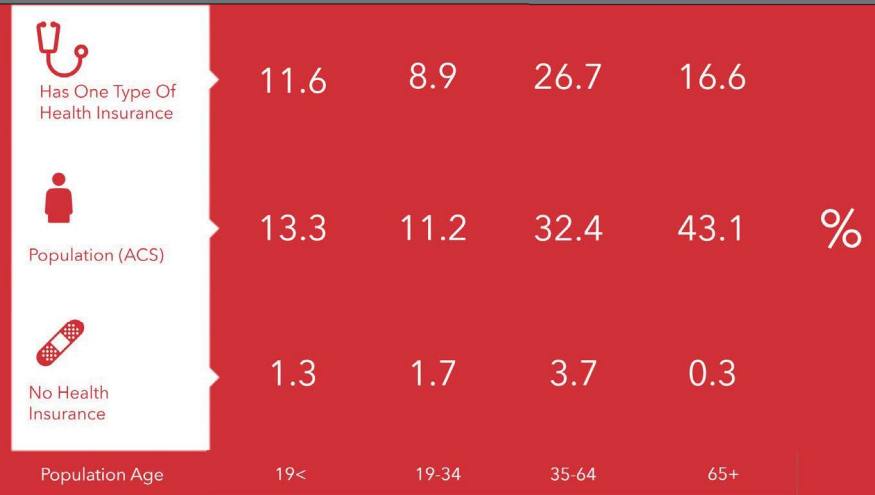


Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-Data Axle (2025), ACS (2019-2023). © 2026 Esri

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](#)



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

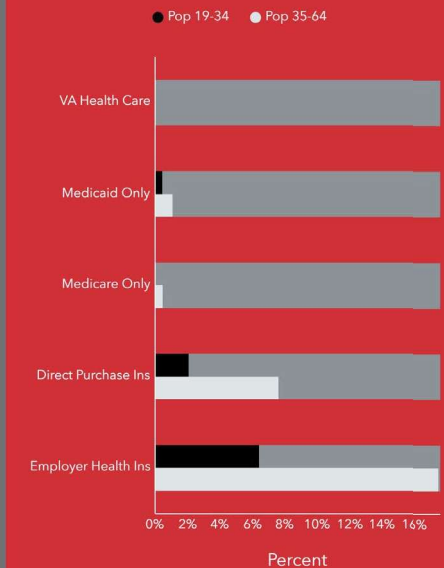
Medicare & Medicaid

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)



Population



Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



Exercise at home 2+ times per week



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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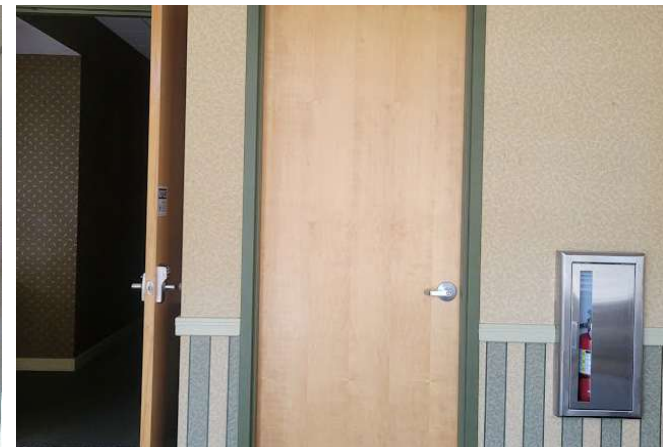
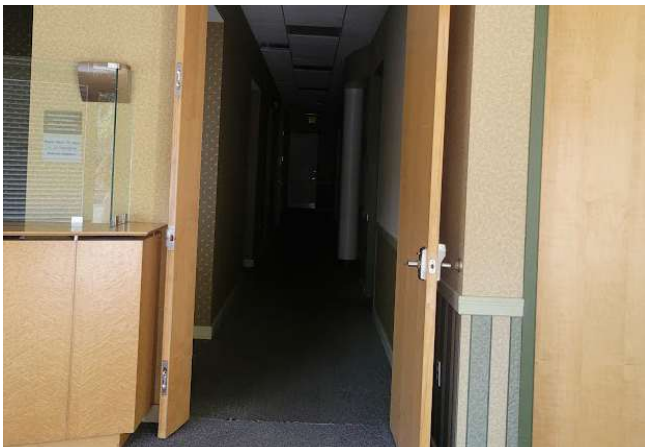
AERIAL VIEW

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UNIT 101





UNIT 102



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