

1320 N 15th ST  
IMMOKALEE FL 34142

5,257 SF  
Medical Office Space



- 5,258 Sublease space available
- There is a strong and ongoing need for expanded medical services in the Immokalee area especially:
  - Primary Care
  - Behavioral health
  - Pediatric and maternal health
  - Cardiology
  - Orthopedics
  - Endocrinology
- Easy access off of 15th Street



Liz Cook  
Vice President Leasing & Brokerage  
443 517 3962  
liz.cook@FlagshipHP.com



**FLAGSHIP**  
HEALTHCARE PROPERTIES

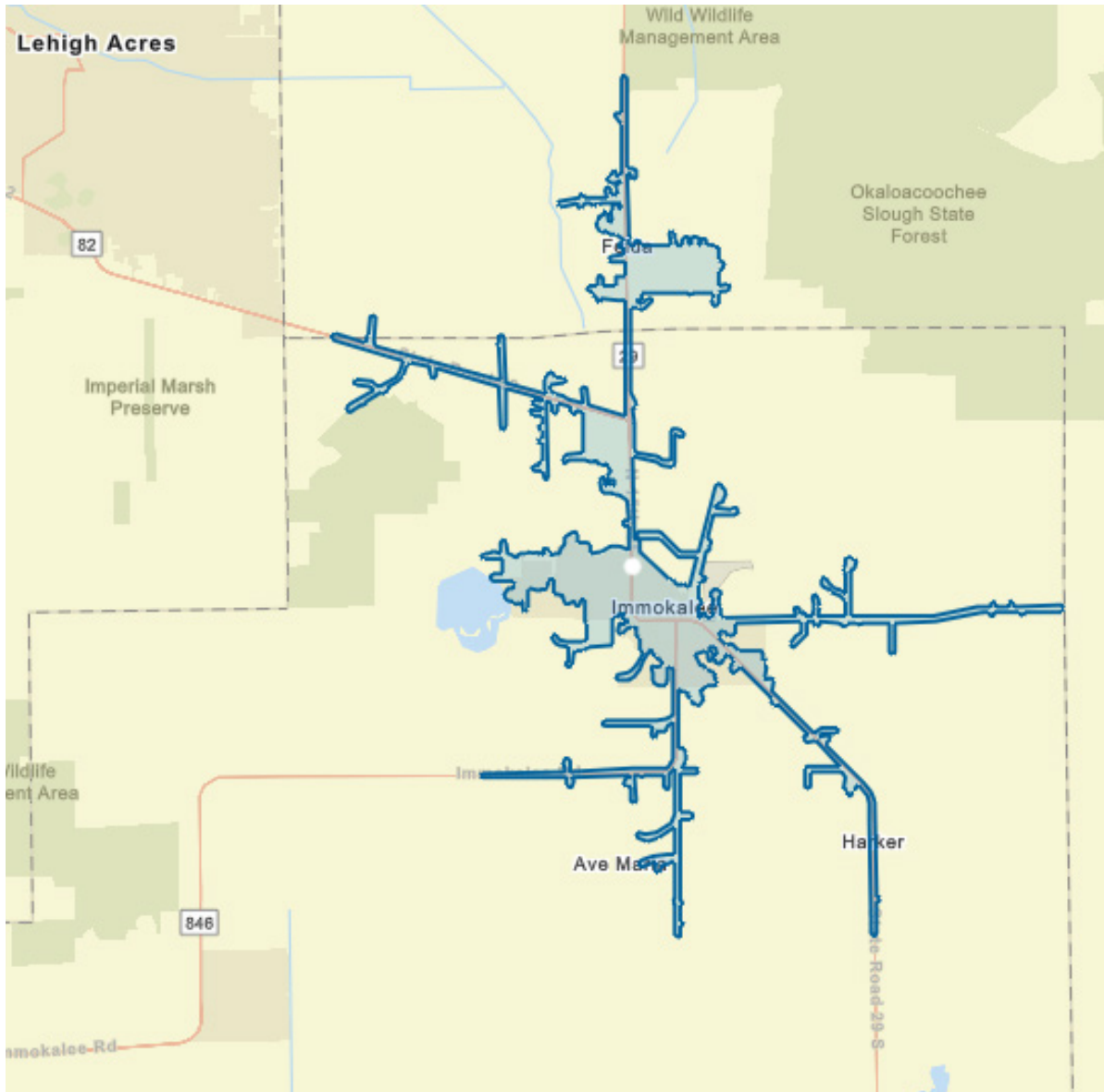
PHOTOS



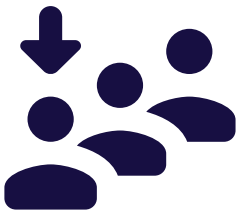
AERIAL OF NEARBY RETAIL & MEDICAL OFFICES



15 MINUTE DRIVE TIME MAP



DEMOGRAPHICS



**POPULATION**  
2025 - 25,176  
2030 - 26,624



**HOUSEHOLDS**  
2025 - 7,135  
2030 - 7,736



**AVG HOUSEHOLD INCOME**  
2025 - \$ 76,463  
2030 - \$ 89,685



**PER CAPITA**  
2025 - \$ 21,607  
2030 - \$ 25,970

DEMOGRAPHICS

## Demographic and Income Profile

1320 N 15th St, Immokalee, Florida, 34142

Drive time (Tue 7:30 AM): 15 minute radius



Summary	Census 2020	2025	2030
Total Population	24,350	25,176	26,624
Total Households	6,556	7,135	7,736
Family Households	5,086	5,485	5,950
Average Household Size	3.68	3.49	3.41
Owner Occupied Housing Units	2,638	3,284	3,964
Renter Occupied Housing Units	3,918	3,851	3,772
Median Age	28.9	29.4	30.1

Trends 2025 - 2030	Area	State	National
Population	1.1%	1.1%	0.4%
Households	1.6%	1.3%	0.6%
Family Population	1.6%	1.3%	0.5%
Owner Occupied Housing Units	3.8%	1.8%	0.0%
Median Household Income	3.2%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,021	8.3%	2,074	8.2%	2,165	8.1%
5-9	2,099	8.6%	2,011	8.0%	2,038	7.7%
10-14	2,440	10.0%	2,011	8.0%	2,019	7.6%
15-19	2,303	9.5%	2,379	9.4%	2,045	7.7%
20-24	1,912	7.8%	2,363	9.4%	2,503	9.4%
25-29	1,786	7.3%	2,001	8.0%	2,521	9.5%
30-34	1,808	7.4%	1,837	7.3%	2,012	7.6%
35-39	1,736	7.1%	1,700	6.8%	1,778	6.7%
40-44	1,613	6.6%	1,705	6.8%	1,717	6.5%
45-49	1,330	5.5%	1,433	5.7%	1,544	5.8%
50-54	1,231	5.1%	1,257	5.0%	1,372	5.2%
55-59	1,190	4.9%	1,083	4.3%	1,150	4.3%
60-64	942	3.9%	1,065	4.2%	1,010	3.8%
65-69	704	2.9%	782	3.1%	930	3.5%
70-74	529	2.2%	616	2.5%	726	2.7%
75-79	337	1.4%	439	1.7%	548	2.1%
80-84	199	0.8%	249	1.0%	332	1.3%
Age 85+	170	0.7%	172	0.7%	215	0.8%

[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

DEMOGRAPHICS

Demographic and Income Profile | 1320 N 15th St, Immokalee, Florida, 34142 | Drive time (Tue 7:30 AM): 15 minute radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	304	4.3%	255	3.3%
\$10,000-14,999	445	6.2%	420	5.4%
\$15,000-19,999	215	3.0%	177	2.3%
\$20,000-24,999	490	6.9%	402	5.2%
\$25,000-29,999	518	7.3%	426	5.5%
\$30,000-34,999	382	5.3%	333	4.3%
\$35,000-39,999	260	3.6%	236	3.0%
\$40,000-44,999	475	6.7%	485	6.3%
\$45,000-49,999	254	3.6%	350	4.5%
\$50,000-59,999	347	4.9%	380	4.9%
\$60,000-74,999	897	12.6%	935	12.1%
\$75000-99999	751	10.5%	765	9.9%
\$100,000-124,999	508	7.1%	637	8.2%
\$125,000-149,999	388	5.4%	539	7.0%
\$150000-199999	545	7.6%	784	10.1%
\$200,000-249,999	163	2.3%	315	4.1%
\$250,000-299,999	73	1.0%	136	1.8%
\$300,000-399,999	31	0.4%	51	0.7%
\$400,000-499,999	35	0.5%	34	0.4%
\$500,000+	53	0.7%	77	1.0%
Median Household Income	\$56,131	-	\$65,642	-
Average Household Income	\$76,463	-	\$89,685	-
Per Capita Income	\$21,607	-	\$25,970	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,692	19.3%	4,809	19.1%	5,016	18.8%
Black Alone	4,747	19.5%	4,714	18.7%	4,799	18.0%
American Indian	548	2.3%	580	2.3%	617	2.3%
Asian Alone	48	0.2%	54	0.2%	55	0.2%
Pacific Islander	9	0.0%	9	0.0%	9	0.0%
Some Other Race	8,093	33.2%	8,479	33.7%	9,105	34.2%
Two or More Races	6,212	25.5%	6,531	25.9%	7,023	26.4%
Hispanic (Any Race)	18,418	75.6%	19,287	76.6%	20,710	77.8%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

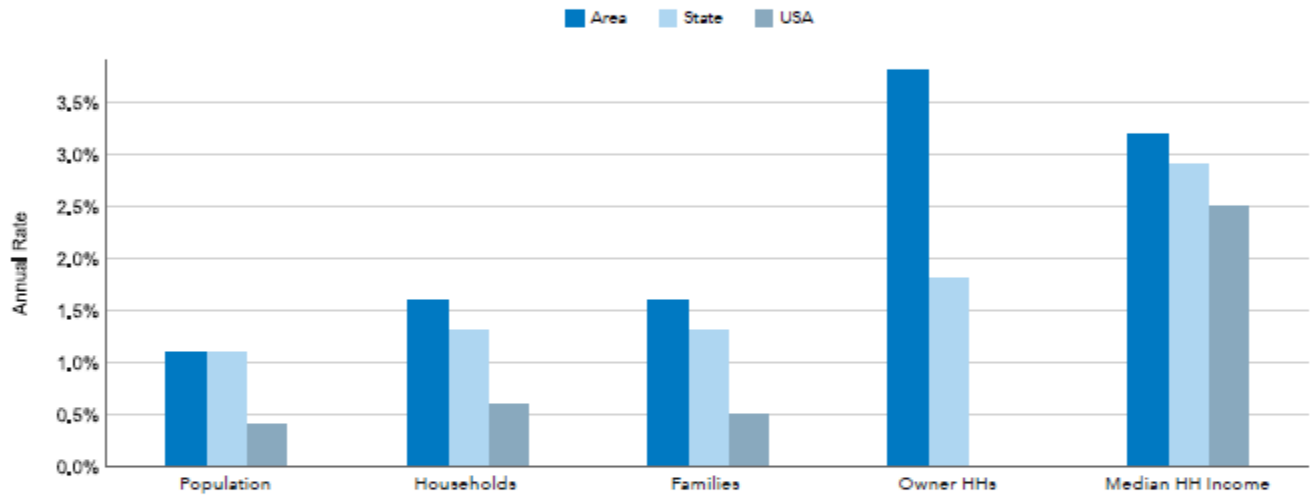
DEMOGRAPHICS

Demographic and Income Profile | 1320 N 15th St, Immokalee, Florida, 34142 | Drive time (Tue 7:30 AM): 15 minute radius

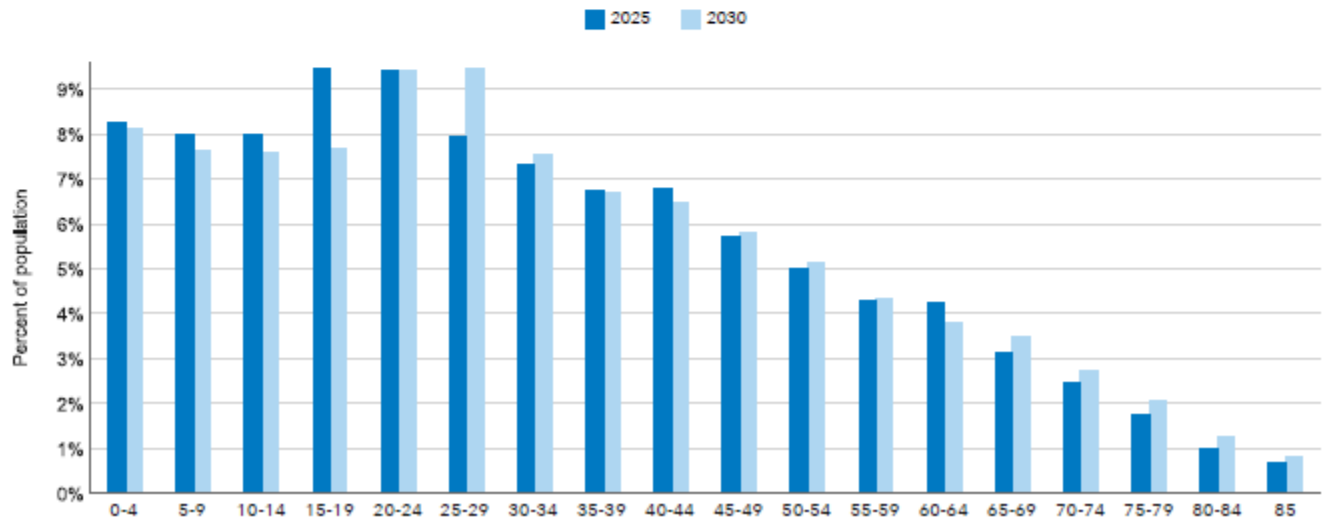
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

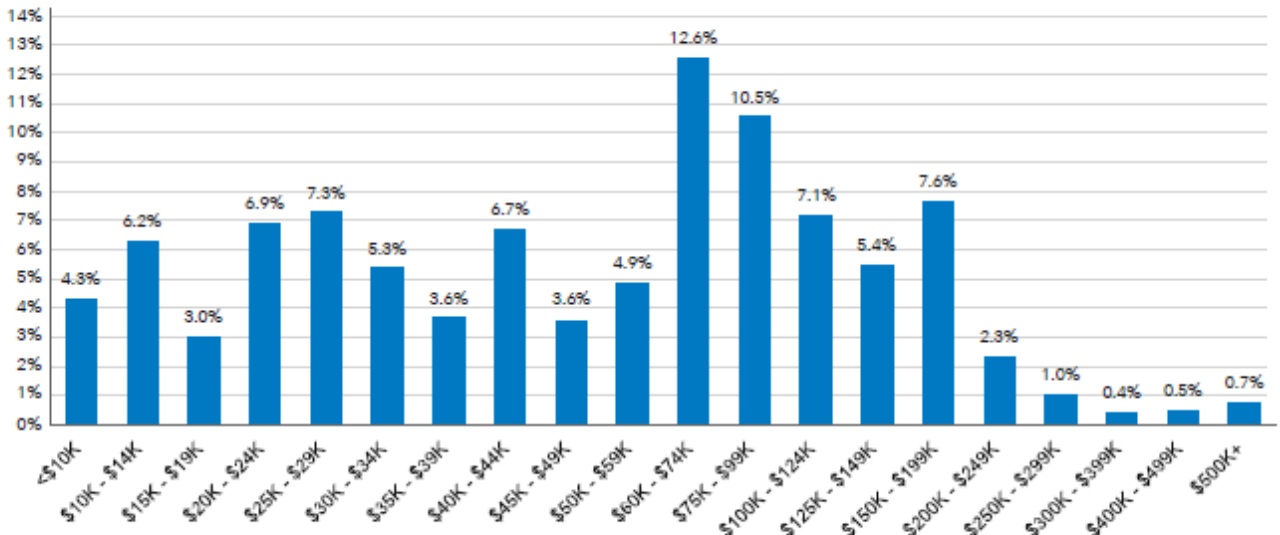
DEMOGRAPHICS

Demographic and Income Profile | 1320 N 15th St, Immokalee, Florida, 34142 | Drive time (Tue 7:30 AM): 15 minute radius

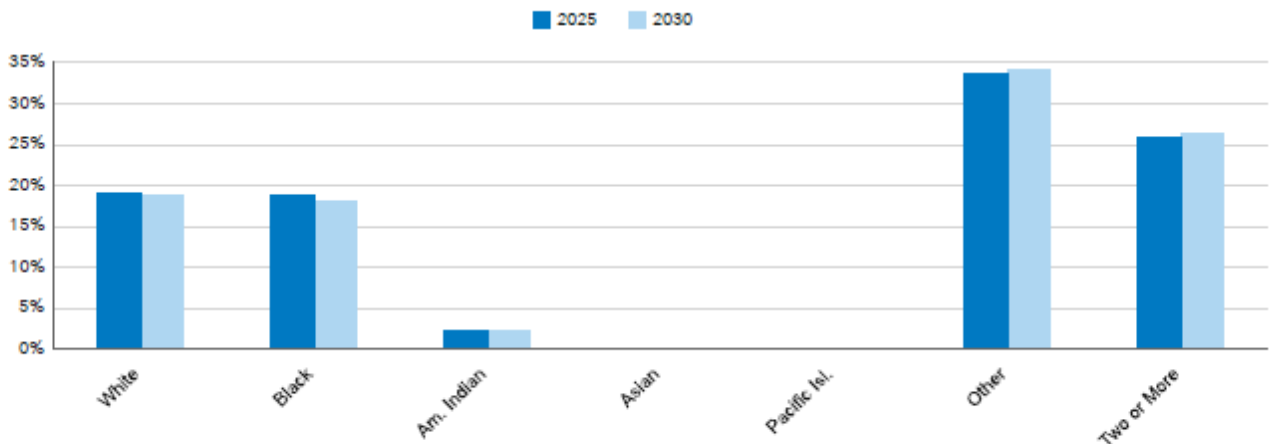
Key Indicators for 2025



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY \*

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Advanced Practitioner	310.03	186.02	279,025
Psychiatry, Psychology & Social Services	95.26	57.16	85,737
<b>Primary Care</b>	<b>86.41</b>	<b>51.84</b>	<b>77,766</b>
Physical Medicine & Rehabilitation	77.28	46.37	69,554
Dentistry	66.28	39.77	59,656
Cardiovascular	25.38	15.23	22,841
Orthopedics	23.21	13.93	20,891
Hospitalist	21.69	13.02	19,525
Emergency Medicine	21.55	12.93	19,396
Obstetrics & Gynecology	19.38	11.63	17,439
General Surgery	19.33	11.60	17,396
Neurosciences	19.03	11.42	17,131
Radiology	16.16	9.69	14,541
Oncology & Hematology	11.23	6.74	10,103
Pediatrics & Neonatology	9.89	2.93	8,902
Gastroenterology	8.86	5.32	7,973
Pathology & Laboratory Medicine	8.79	5.27	7,907
Pulmonology	7.79	4.67	7,007
ENT	7.69	4.61	6,918
Urology	6.32	3.79	5,689
Nephrology	5.10	3.06	4,591
Endocrinology, Diabetes & Metabolism	3.76	2.26	3,383
Rheumatology	2.81	1.68	2,526

<b>86.41</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>77,766 SF</b>
Additional Demand PRIMARY CARE		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

\*Advisory Board