



**Investment
Properties
Corporation**

F O R L E A S E



COVENTRY SQUARE

840-870 111th AVENUE N | NAPLES 34108

BLDG	SUITE	SIZE	BASE RENT	EST. 2026 CAM	AVAILABLE	EST. MONTHLY TOTAL
840	4	883	\$35 PSF	\$11.84	8/01/2026	\$3,446.64
870	1	747 SF	\$35 PSF	\$11.38	7/01/2026	\$2,887.16
870	4	3267 SF	\$30 PSF	\$11.38	Immediately	\$11,265.71

Beautiful medical/office suite available in established North Naples one-story professional complex. Conveniently located on 111th Avenue North (Immokalee Road), west of US41. Efficiently designed floor plan. Suite allows for building signage.

CONTACT 📞 **(239) 261-3400**

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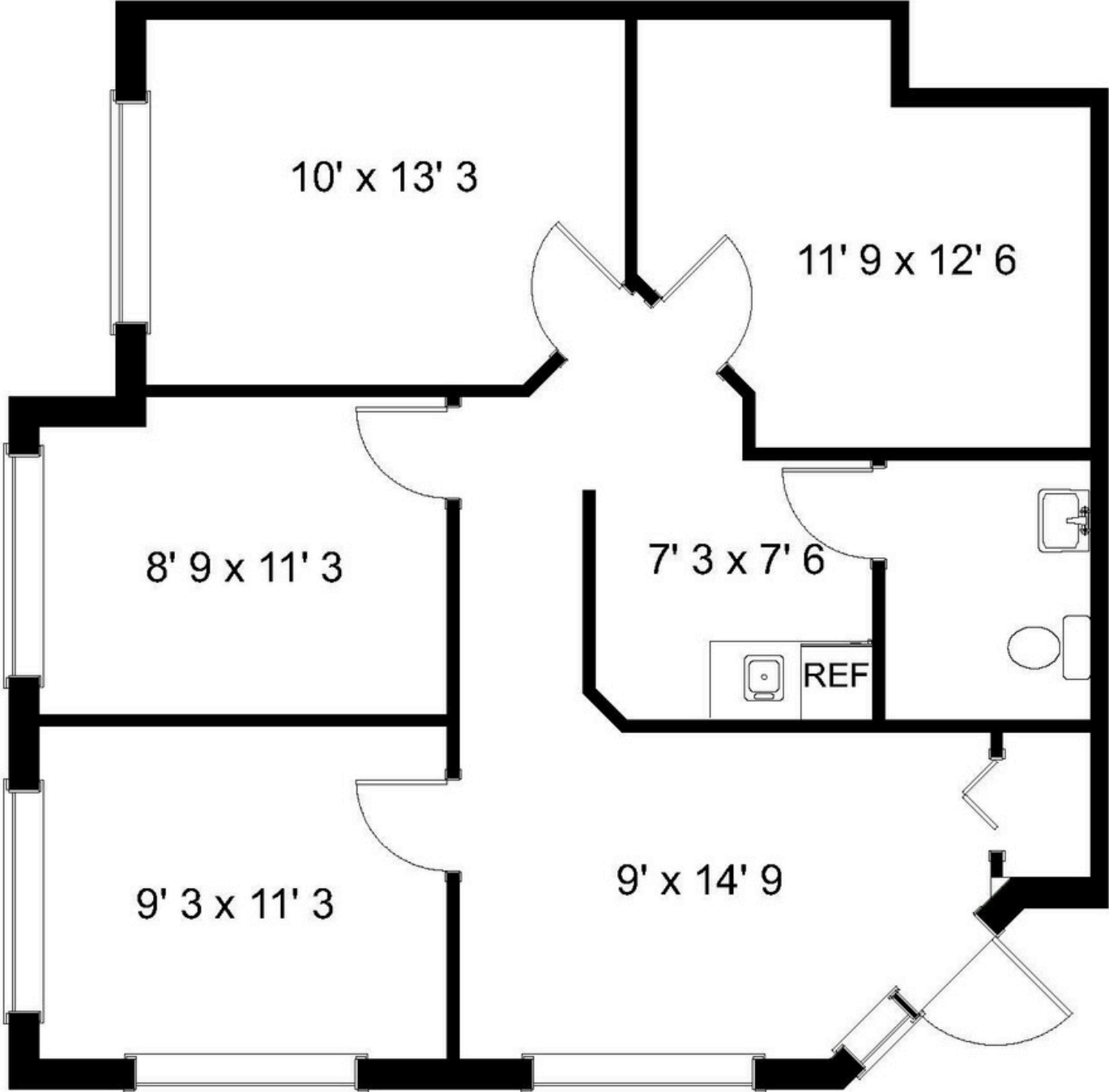
John Cheffy ext. 182, john@ipcnaples.com





BUILDING 840 - FLOOR PLAN

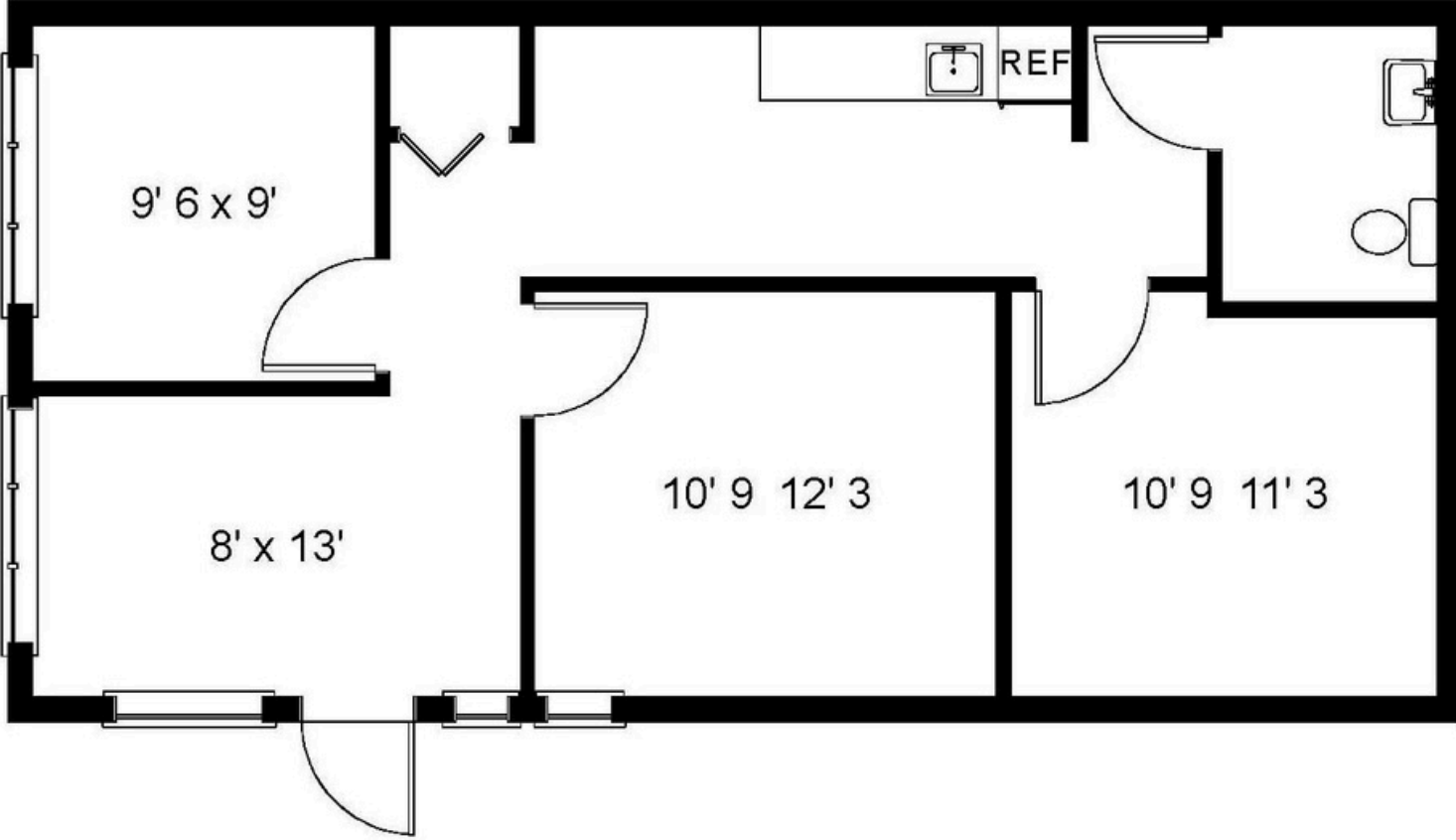
SUITE 4 - 883 SF





BUILDING 870 - FLOOR PLAN

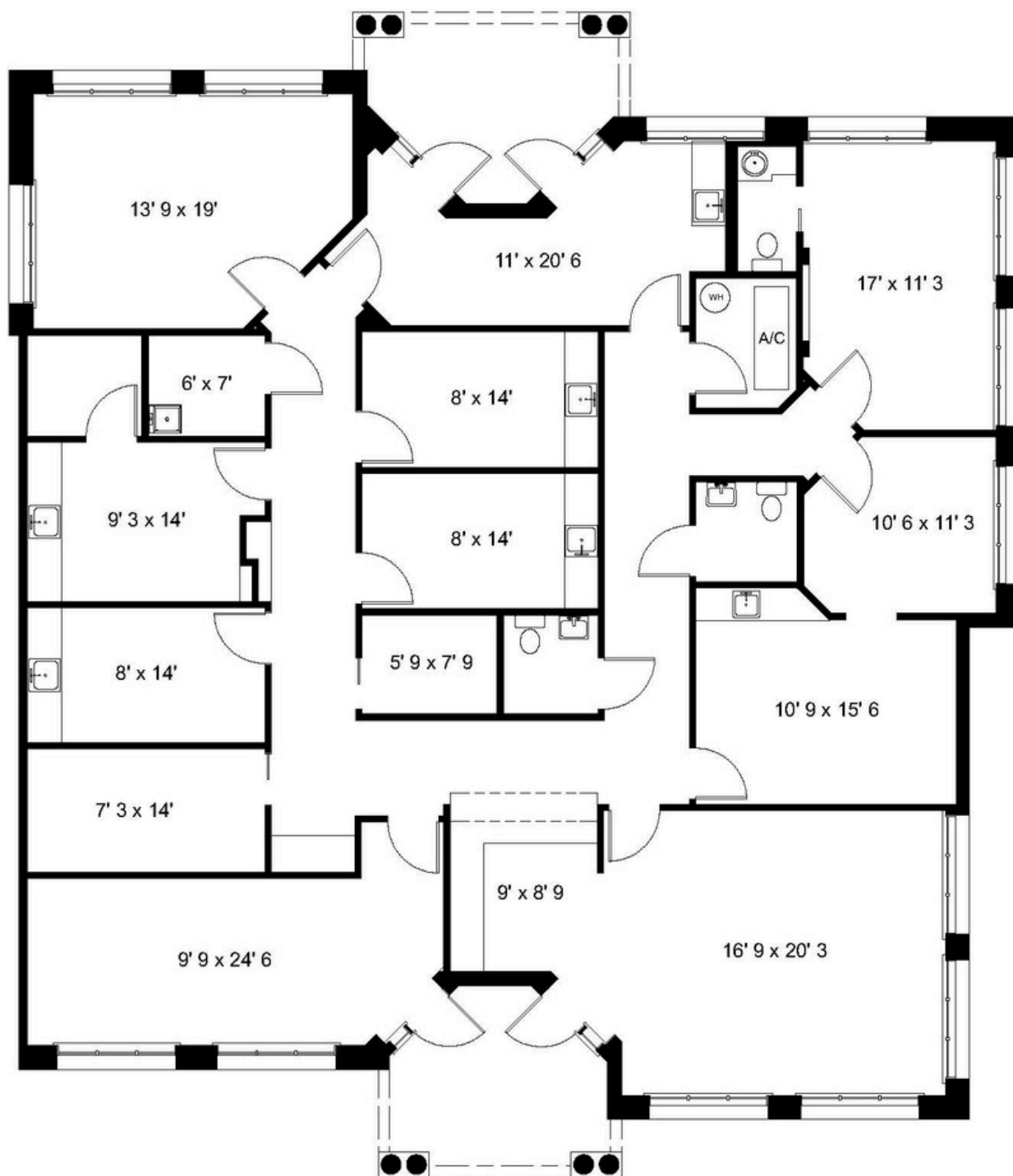
SUITE 1 - 747 SF





BUILDING 870 - FLOOR PLAN

SUITE 4 - 3,267 SF





DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	39,879	97,343	172,206
Est. Avg. Household Income	\$190,902	\$176,311	\$172,153
2025 AADT Traffic Count	62,000+ Cars on Tamiami Trail N. Daily 61,000+ Cars on Immokalee Rd		