

**7385**  
**RADIO ROAD**  
**BERKSHIRE PLAZA**  
**NAPLES, FL 34103**



# HIGH VISIBILITY MEDICAL / OFFICE FOR LEASE

**AVAILABILITY**  
2,840± SF

**LEASE RATE**  
\$35.00 PSF NNN

**CAM**  
\$13.31 PSF

Fully built-out, turnkey medical office space available in Berkshire Plaza. The suite includes four exam rooms, two private offices, a breakroom, and a reception area, along with a lead-lined X-ray room equipped with an X-ray machine. All furniture, fixtures, and equipment are included, providing a seamless move-in opportunity for medical users. Located in a rapidly growing residential corridor, the property benefits from strong demand and excellent accessibility.

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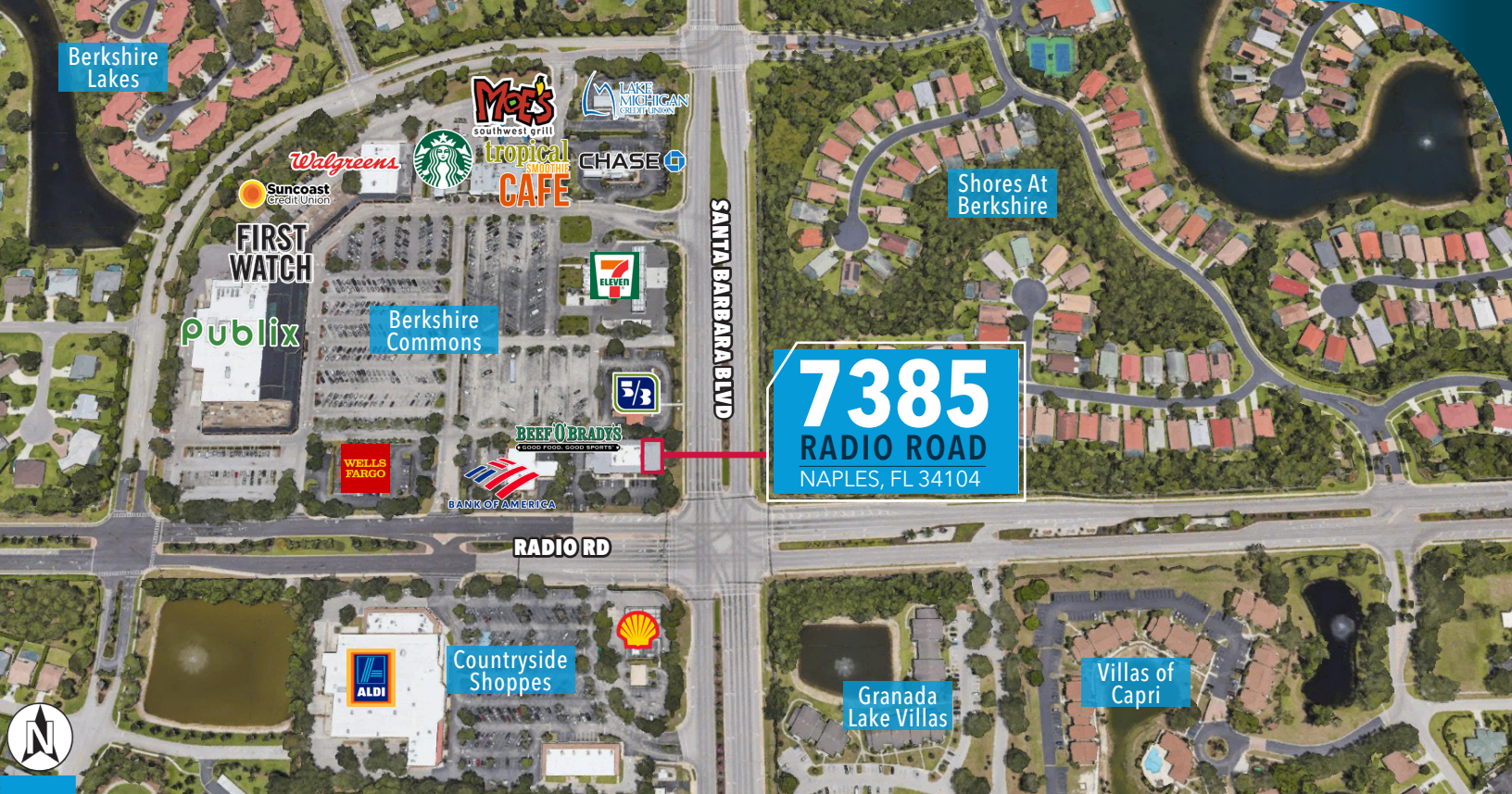
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7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





### PROPERTY FEATURES

- Outparcel location adjacent to Publix
- Signalized intersection with strong traffic counts
- Excellent visibility and signage opportunities
- Suitable for medical or office users
- Surrounded by national and regional retailers
- Less than one mile from I-75

### LOCATION DEMOGRAPHICS

DRIVE-TIME	5 MIN	10 MIN	15 MIN
2025 POPULATION	11,030	62,153	133,572
HOUSEHOLDS	5,501	27,052	59,281
MEDIAN AGE	53.4	51.0	51.4
MEDIAN HOUSEHOLD INCOME	\$74,831	\$79,596	\$82,090
AVG. HOUSEHOLD INCOME	\$94,177	\$109,731	\$128,656

### TRAFFIC COUNTS

VOLUME (AADT)	YEAR
25,500 (Radio Road)	2024
52,500 (Santa Barbara Blvd)	

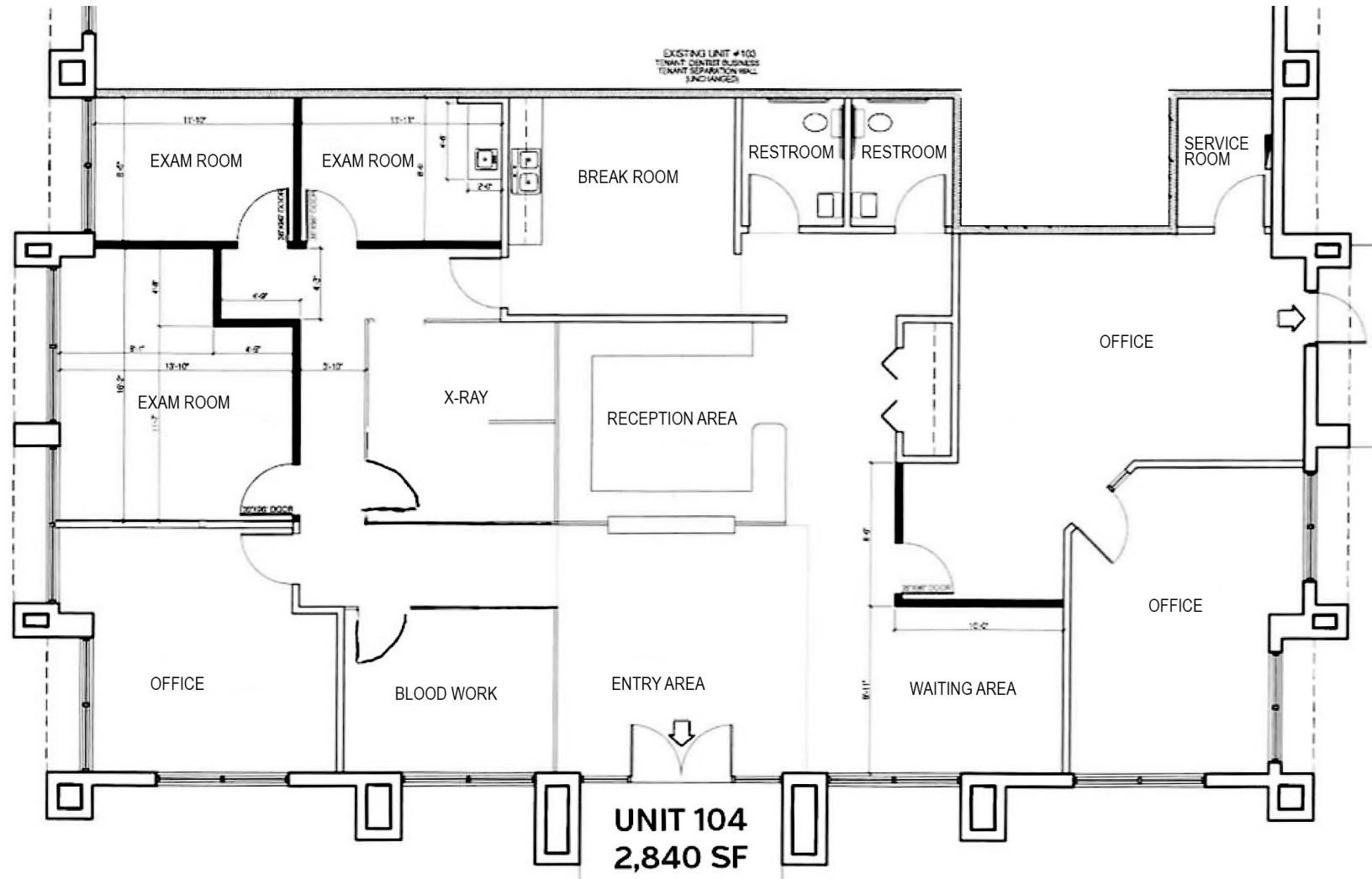


# UNIT 104

2,840± SF

## AVAILABILITY

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
104	2,840	\$35.00	\$8,283.33	\$13.31	\$3,150.03	\$11,433.37



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