

For Lease
± 2,715 - 8,716 SF



877 111th Ave N

Naples, FL 34108

Medical Office in North Naples

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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

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. The exterior has been freshly painted as well.

RBA	± 11,000 SF
Property Type	Office
Year Built	1998
Parking	50 Spaces
Zoning	C3
Submarket	North Naples

Previous Use	Rate	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	Rate	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 2,715 SF	\$11,787.63



Highlights

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Previous Use	Rate	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





Medical Neighbors & Distances



0.3 Miles



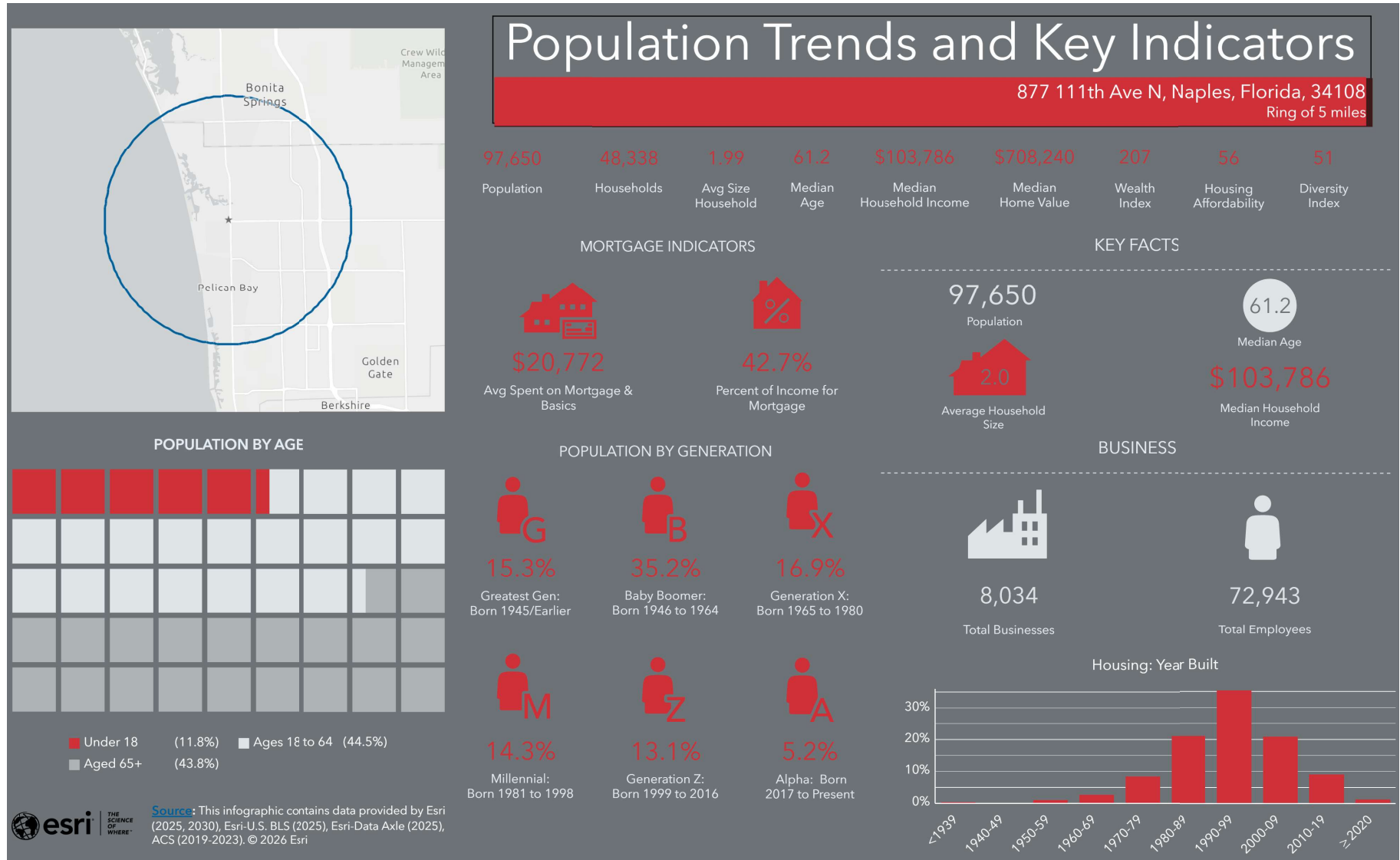
0.3 Miles



1.5 Miles



4.2 Miles



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](#)



Has One Type Of
Health Insurance

11.6 8.9 26.7 16.6



Population (ACS)

13.3 11.2 32.4 43.1 %



No Health
Insurance

1.3 1.7 3.7 0.3

Population Age

19< 19-34 35-64 65+

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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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

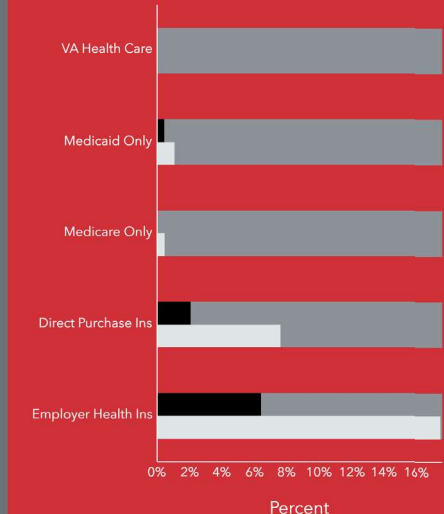
Health Care (Consumer Spending)

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)

● Pop 19-34 ● Pop 35-64

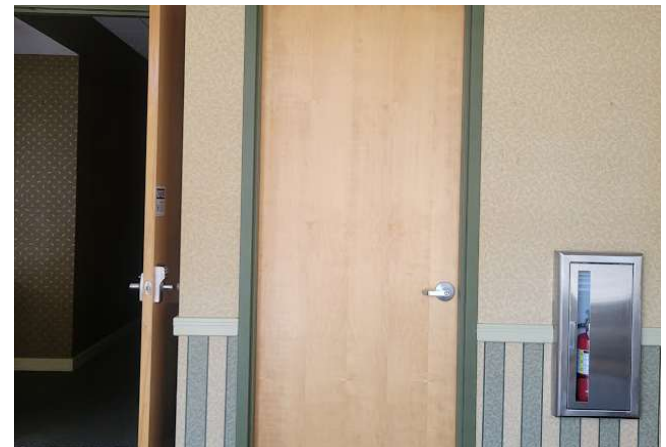
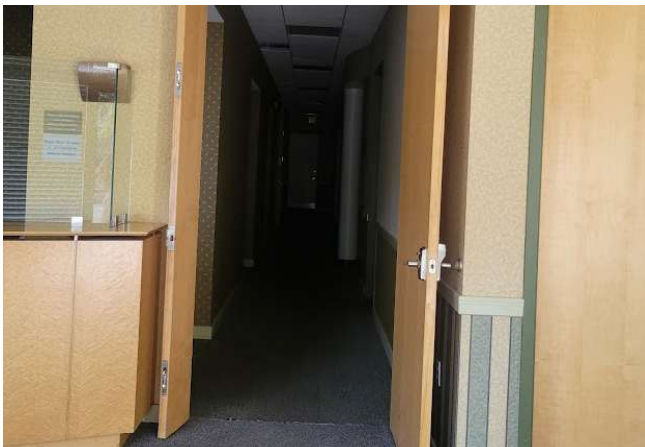




AERIAL VIEW

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For more information:

Gary Tasman

Executive Vice President

+1 239 489 3600

gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President

+1 239 489 3600

sstoneburner@naiburnsscalo.com

Hanna Ray-Johnson

Associate

+1 239 675 3230

hrayjohnson@naiburnsscalo.com

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