



Investment
Properties
Corporation

OWNER/USER
FOR SALE

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



Ideal for retail / medical office users



Google
Maps

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.



OFFERING SUMMARY

PRICE:	\$4,700,000
NET OPERATING INCOME:	\$285,083
BUILDING SIZE:	Up to 4,300 SF of vacant possession
YEAR BUILT:	2023





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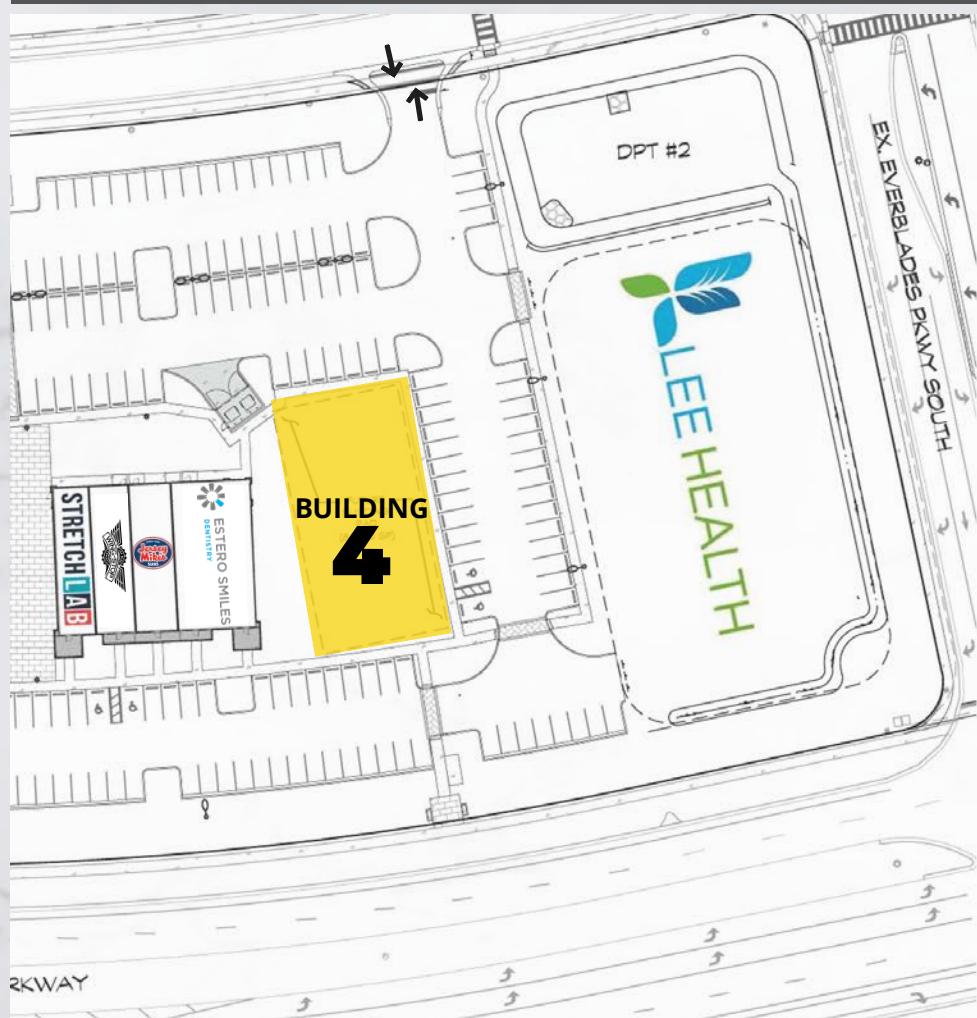


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PROPERTY DETAILS



DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	5,460	51,711	88,453
Est. Total Households	3,487	27,648	50,334
Est. Avg. Household Income	\$139,899	\$158,194	\$153,438
Avg. Traffic Count	32,500 along Ben Hill Griffin Parkway & 116,500 along I-75		

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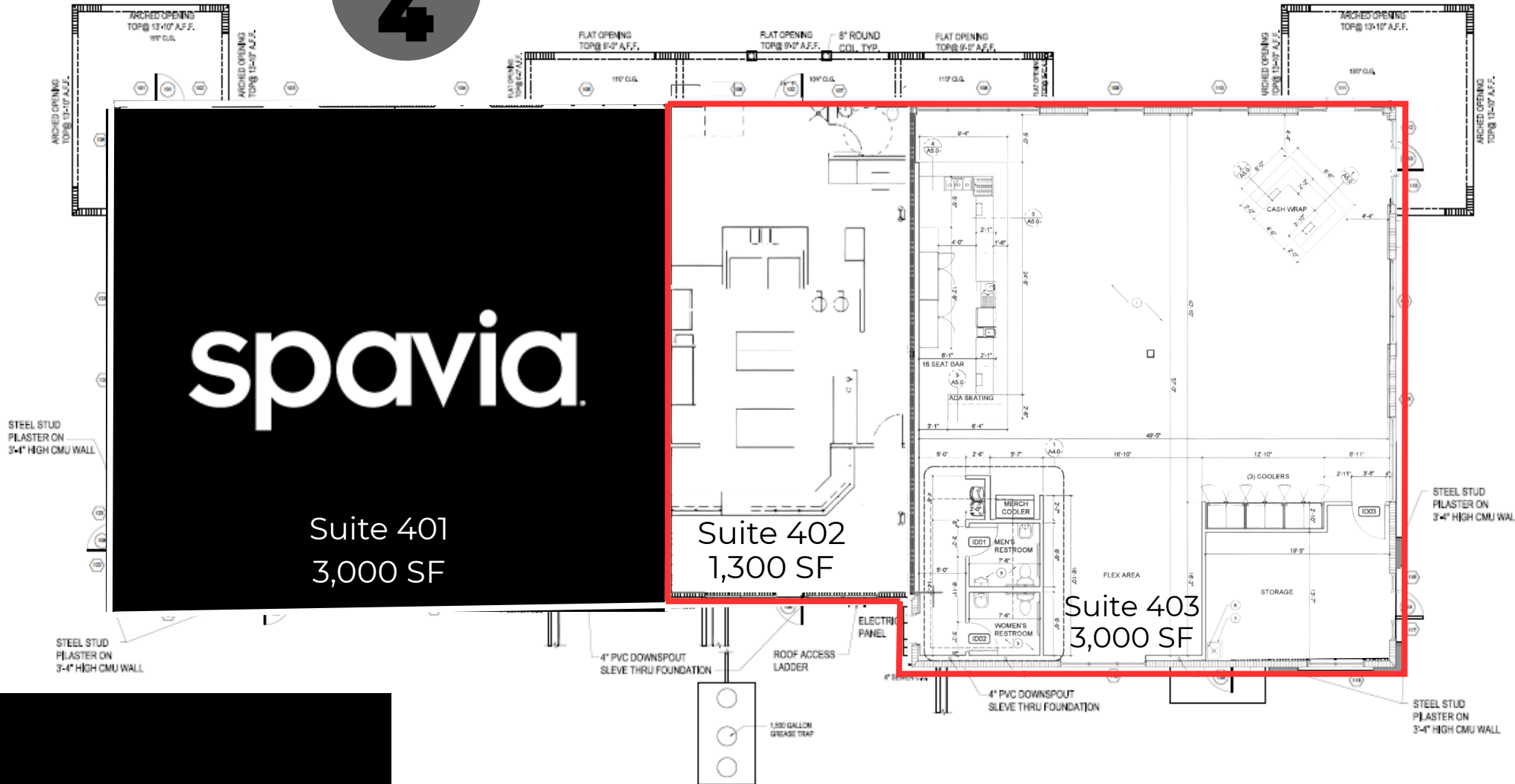
FLOOR PLAN

19517 Highland Oaks Drive | Estero, Florida 33928

BUILDING

4

Available for vacant possession





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EXTERIOR PHOTOS



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LOCATION HIGHLIGHTS



Founded in 1991,
FGCU now has
15,000+ students.
4,000 live on
campus.



University Village is
a new development
located just south
of FGCU. Features
retailers,
restaurant, and 264
residential units.

UNIVERSITY HIGHLANDS



LOCATED WITHIN A 3 MILE RADIUS

SPRINGS
apartments

Approx. 203
apartments

LONGITUDE

Approx. 420
apartments

Hertz Arena

170K+ SF arena
Holds 8.5K people for
sports, concerts,
events



1,000+
homes



Villagio
514
condos



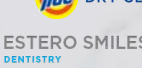
Approx. 450+
off-campus
apartments

COURTYARDS
AT ESTERO
apartment homes

136
Townhome
Apartments



spavio



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