

648-698 BALD EAGLE DR  
ISLAND PLAZA  
MARCO ISLAND, FL 34109



FOR LEASE

RETAIL / OFFICE / MEDICAL SPACE

HIGH VISIBILITY CENTER ON BALD EAGLE DRIVE

CLICK TO VIEW  
PROPERTY VIDEO



# LEASE RATE: **\$30.00 - \$45.00 PSF**

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
648	824	\$30.00	\$2,060.00	\$12.76	\$876.19	\$2,936.19
654	948	\$30.00	\$2,370.00	\$12.76	\$1,008.04	\$3,378.04
656	1,006	\$30.00	\$2,515.00	\$12.76	\$1,069.71	\$3,584.71
670	1,360	\$45.00	\$5,100.00	\$12.76	\$1,446.13	\$6,546.13
678-B	1,350	\$30.00	\$3,375.00	\$12.76	\$1,435.50	\$4,810.50

CAM: **\$12.76 PSF**

BUILDING SIZE: **69,300 SF**

PARKING RATIO: **2.90/1,000 SF (201 Spaces)**

TRAFFIC COUNT: **±15,100 AADT (N Collier Blvd)**

## PROPERTY OVERVIEW

Located at the bustling intersection of Bald Eagle Drive and Collier Boulevard, this fully redeveloped retail center on Marco Island offers unmatched visibility and accessibility. With multiple entry points and exposure to high vehicle and foot traffic, this location ensures convenience for both tenants and their customers.

Island Plaza is surrounded by prominent retailers such as Bealls Outlet, CVS Pharmacy, and Jetset Surf Shop, making it an ideal location to establish or grow your business in a vibrant, high-demand area. Its prime positioning and dynamic tenant mix create an excellent opportunity to attract consistent foot traffic and elevate your brand.





Conceptual Photo



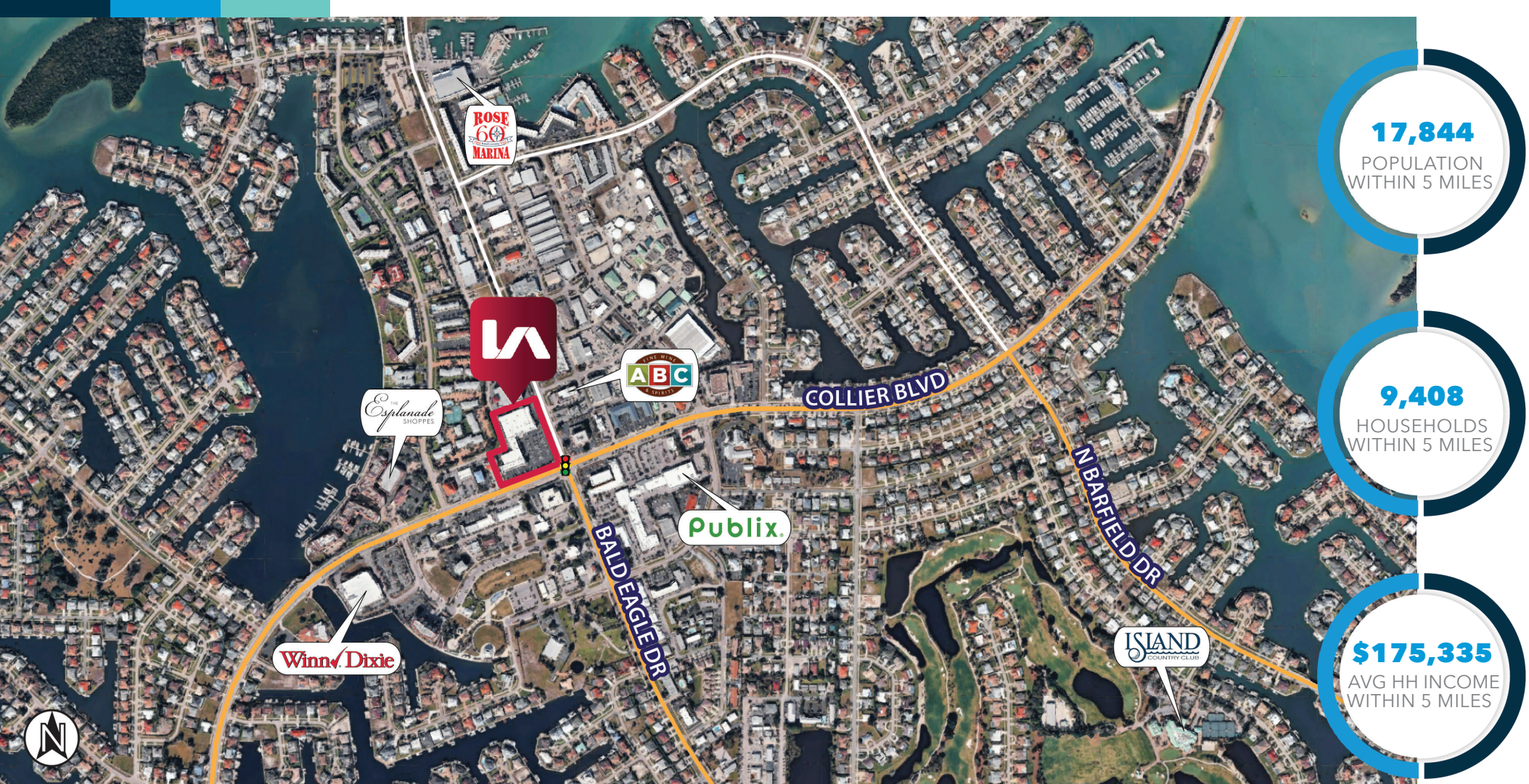
Conceptual Photo

## PROPERTY FEATURES

- Fully Redeveloped & Updated Plaza
- Prominent 2<sup>nd</sup> Floor Office Space Available with Collier Blvd Frontage
- Signalized Intersection
- Attractive Lease Rates for Exclusive Marco Island
- Best Intersection on the Island
- New Improved Parking Field



Conceptual Photo



**17,844**  
POPULATION  
WITHIN 5 MILES

**9,408**  
HOUSEHOLDS  
WITHIN 5 MILES

**\$175,335**  
AVG HH INCOME  
WITHIN 5 MILES

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,754	15,229	17,844
HOUSEHOLDS	2,514	7,975	9,408
MEDIAN HOUSEHOLD INCOME	\$118,726	\$112,993	\$113,265
AVG. HOUSEHOLD INCOME	\$175,445	\$173,951	\$175,335

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
Collier Blvd - 15,100	2026
Bald Eagle Dr - 13,400	2026

# 648-698 BALD EAGLE DR ISLAND PLAZA MARCO ISLAND, FL 34145

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