

SAGE

COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL
PROPERTY
for
SALE

DESCRIPTION :



3,000+/- SF Medical Building w/ Surgery—9935 Tamiami Trail N, Naples FL 34108

Executive Summary:

- 3,000+/- Medical Space, Income-Producing
- Located in Naples, FL on US 41 (Tamiami Trail N.)
- Quality Medical Tenant-Occupied with 5-year lease plus 5-year Option
- Average Cap Rate 6.04%
- Includes Lead-Lined Surgery and Ultrasound Room
- Upscale Waiting Room and Reception Area
- Doctors' office, Office Manager's office, Admin office/Chart Room, Sterilization Room, 2 Exam Rooms, spare office
- Ample Parking Spaces
- Zoned for Medical Use
- 2 Handicapped-Accessible Restrooms
- Detailed Appraisal Available

GENERAL :

Attachments:

- Locator Map
- Exterior and Interior Photos
- Net Operating Income (NOI) and Cap Rate Analysis
- Property Legal Description & Taxes
- Demographics
- Customer Registration Form

PRICE :

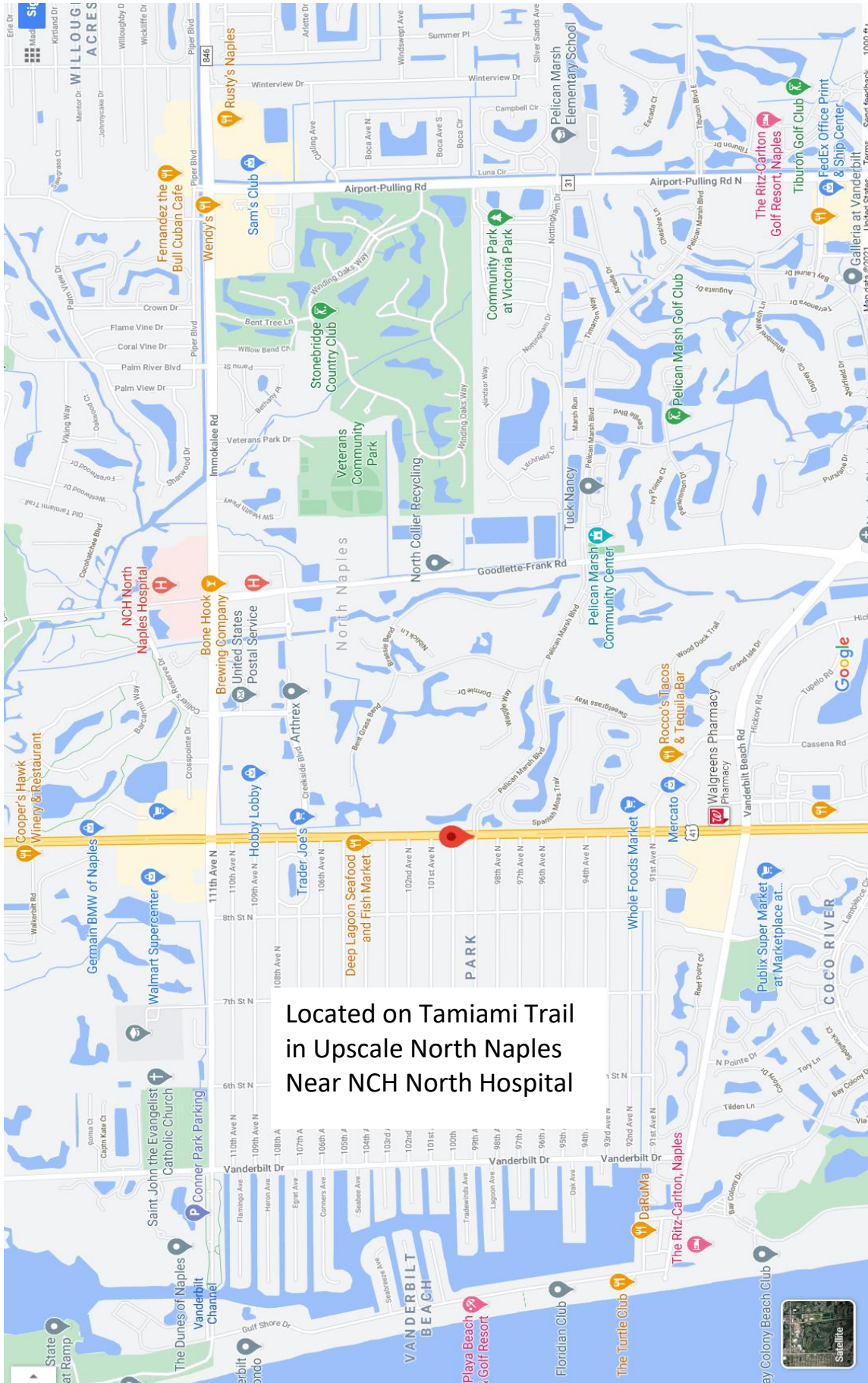
SALE: \$ 1,900,000.

CONTACT :

Dick Naedel (239) 250-3133 Dick@SAGEFLA.com

NOTICE: All information herein subject to change without notice. Information obtained from Seller and other sources. No warranty is made as to the accuracy, fitness, or suitability of this information for any purpose. No responsibility is taken to ensure that this information is updated beyond initial entry. All pertinent information must be verified by prospective Buyers prior to entering into any transaction.

Street Address: 9935 Tamiami Trail N. #3, Naples FL 34108



PHOTOS



Free-Standing Building



Waiting Room

PHOTOS



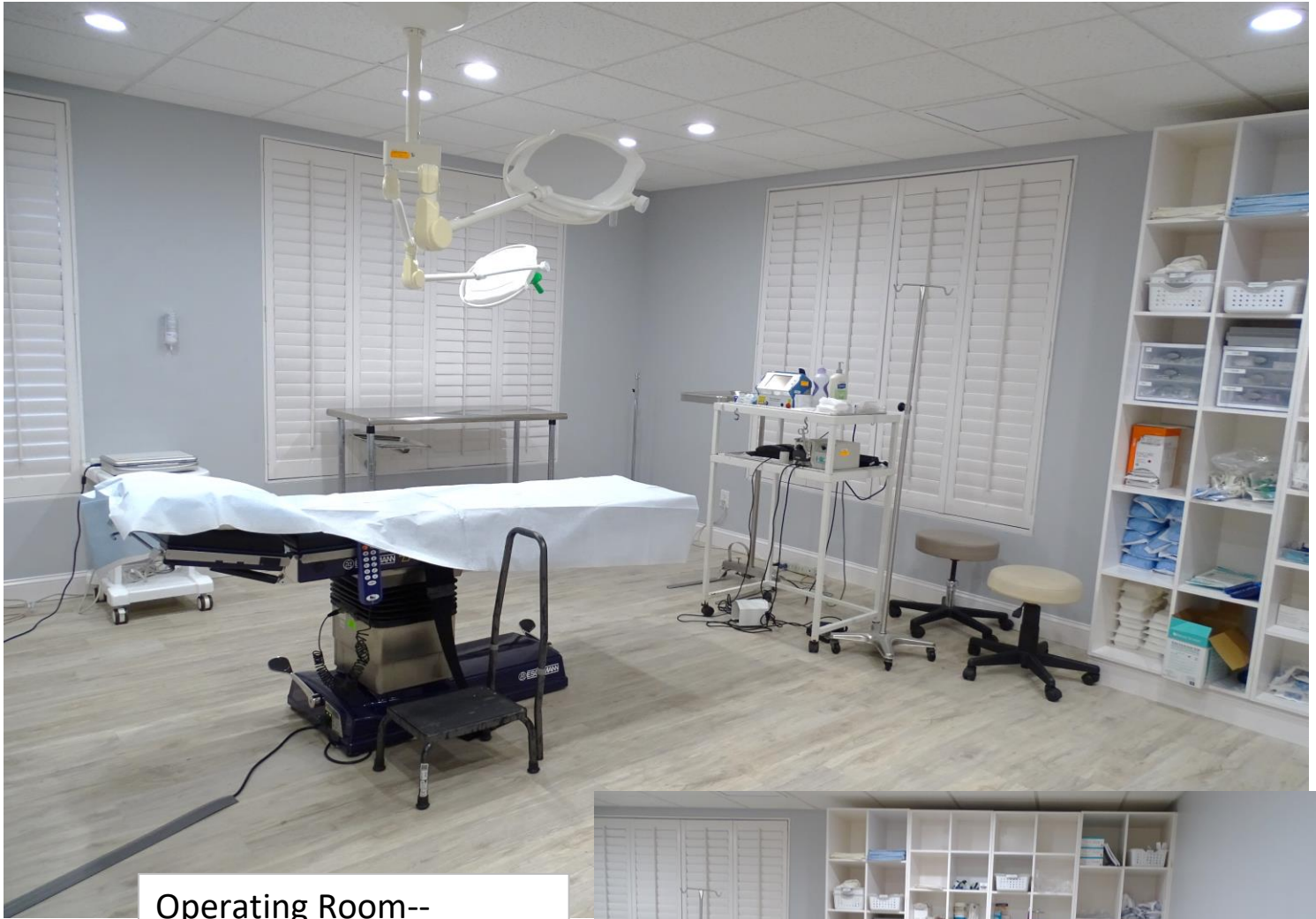
Reception Area



PHOTOS



PHOTOS



Operating Room--
Completely Lead-Lined



PHOTOS



Sterilization Room



Break Room

PHOTOS



Files/Chart Room



Admin Area

PHOTOS



Doctor's Office



Supplies

Parcel 1

Parcel No	6429000209	Site Address <small>*Disclaimer</small>	9935 TAMIAMI TRL N	Site City	NAPLES	Site Zone <small>*Note</small>	34108
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Name / Address	9935 LLC				
	9935 TAMIAMI TRAIL NORTH				
City	NAPLES	State	FL	Zip	34108

Map No.	Strap No.	Section	Township	Range	Acres <small>*Estimated</small>
3A28	524950 4013A28	28	48	25	0

Legal	NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 401
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Millage Area	68	Millage Rates <small>*Calculations</small>		
Sub./Condo	524950 - NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM	School	Other	Total
Use Code	407 - COMMERCIAL	4.889	6.1657	11.0547

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/17/19	5596-2162	\$ 885,000

2021 Certified Tax Roll

(Subject to Change)

Land Value	\$ 0
(+) Improved Value	\$ 335,520
(-) Market Value	\$ 335,520
(-) Assessed Value	\$ 335,520
(-) School Taxable Value	\$ 335,520
(-) Taxable Value	\$ 335,520

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Parcel 2

Parcel No	6429000225	Site Address <small>*Disclaimer</small>	9935 TAMIAMI TRL N	Site City	NAPLES	Site Zone <small>*Note</small>	34108
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Name / Address	9935 LLC				
	9935 TAMIAMI TRAIL NORTH				
City	NAPLES	State	FL	Zip	34108

Map No.	Strap No.	Section	Township	Range	Acres <small>*Estimated</small>
3A28	524950 4023A28	28	48	25	0

Legal	NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 402
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Millage Area	68	Millage Rates <small>*Calculations</small>		
Sub./Condo	524950 - NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM	School	Other	Total
Use Code	407 - COMMERCIAL	4.889	6.1657	11.0547

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/17/19	5596-2162	\$ 885,000

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(Subject to Change)

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(-) School Taxable Value	\$ 335,520
(-) Taxable Value	\$ 335,520

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

2021 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

If Paid By	Mar 31, 2022				
Please Pay	\$0.00				

Parcel Number	Legal Description	Mill Code	Escrow Code
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64290000209	NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 401	68	
	<p>Pay in U.S. Funds Drawn on a U.S. Bank To: Collier County Tax Collector 3291 E. Tamiami Trail Naples, FL 34112-5758</p> <p>POST DATED CHECKS ARE NOT ACCEPTED AND WILL BE RETURNED Visit our website: www.colliertaxcollector.com</p>	9935 LLC 9935 TAMIAMI TRAIL NORTH NAPLES, FL 34108	

Assessed Value	District	Mill Rate	Assessed Value	Exempt Amt	Taxable Value	Tax Amount
335,520	GENERAL FUND	3.5645	335,520	0	335,520	1,195.96
	WATER MANAGEMENT FUND-SOUTH	0.1061	335,520	0	335,520	35.60
	BIG CYPRESS BASIN	0.1116	335,520	0	335,520	37.44
Exemptions	SCHOOL BOARD - STATE LAW	2.6410	335,520	0	335,520	886.11
	SCHOOL BOARD - LOCAL BOARD	2.2480	335,520	0	335,520	754.25
	COLLIER COUNTY LIGHTING	0.1315	335,520	0	335,520	44.12
	COLLIER MOSQUITO CONTROL	0.1609	335,520	0	335,520	53.99
	NNF/NORTH COLLIER FIRE CONTROL	1.0000	335,520	0	335,520	335.52
	UNINCORP GEN - MSTD	0.8069	335,520	0	335,520	270.73
	C.C. WATER POLLUTION CTRL PGM	0.0293	335,520	0	335,520	9.83
	NAPLES PARK DRAINAGE MSTU	0.0049	335,520	0	335,520	1.64
	CONSERVATION COLLIER	0.2500	335,520	0	335,520	83.88

Millage Total	11.0547	Total Ad Valorem	\$3,709.07
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Pay your current taxes online at: http://www.colliertaxcollector.com/	Non-Ad Valorem District	Type of Assessment	Amount
Non-Ad Valorem Total			\$0.00
<i>See reverse side for important information</i>	Combined Ad Valorem and Non-Ad Valorem Total		\$3,709.07

(Detach and Return with your Payment)

2021 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

If Paid By	Mar 31, 2022				
Please Pay	\$0.00				

Parcel Number	Mill Code	Escrow Code
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64290000209	68	
<p>Legal Description</p> <p>NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 401</p>		<p>9935 LLC 9935 TAMIAMI TRAIL NORTH NAPLES, FL 34108</p> <p>03/03/2022</p> <p>Amount Paid to Date: 3709.07</p> <p>Receipt # WWW-22-00505278</p>

Please Retain this portion for your records

Rob Stoneburner

Paid By Attorney

2021 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

If Paid By	Mar 31, 2022				
Please Pay	\$0.00				

Parcel Number	Legal Description	Mill Code	Escrow Code
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64290000225	NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 402	68	
	<p>Pay in U.S. Funds Drawn on a U.S. Bank To: Collier County Tax Collector 3291 E. Tamiami Trail Naples, FL 34112-5758</p> <p>POST DATED CHECKS ARE NOT ACCEPTED AND WILL BE RETURNED Visit our website: www.colliertaxcollector.com</p>	9935 LLC 9935 TAMIAMI TRAIL NORTH NAPLES, FL 34108	

Assessed Value	District	Mill Rate	Assessed Value	Exempt Amt	Taxable Value	Tax Amount
335,520	GENERAL FUND	3.5645	335,520	0	335,520	1,195.96
	WATER MANAGEMENT FUND-SOUTH	0.1061	335,520	0	335,520	35.60
	BIG CYPRESS BASIN	0.1116	335,520	0	335,520	37.44
Exemptions	SCHOOL BOARD - STATE LAW	2.6410	335,520	0	335,520	886.11
	SCHOOL BOARD - LOCAL BOARD	2.2480	335,520	0	335,520	754.25
	COLLIER COUNTY LIGHTING	0.1315	335,520	0	335,520	44.12
	COLLIER MOSQUITO CONTROL	0.1609	335,520	0	335,520	53.99
	NNF/NORTH COLLIER FIRE CONTROL	1.0000	335,520	0	335,520	335.52
	UNINCORP GEN - MSTD	0.8069	335,520	0	335,520	270.73
	C.C. WATER POLLUTION CTRL PGM	0.0293	335,520	0	335,520	9.83
	NAPLES PARK DRAINAGE MSTU	0.0049	335,520	0	335,520	1.64
	CONSERVATION COLLIER	0.2500	335,520	0	335,520	83.88

Millage Total	11.0547	Total Ad Valorem	\$3,709.07
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Pay your current taxes online at: http://www.colliertaxcollector.com/	Non-Ad Valorem District	Type of Assessment	Amount
Non-Ad Valorem Total			\$0.00
<i>See reverse side for important information</i>	Combined Ad Valorem and Non-Ad Valorem Total		\$3,709.07

(Detach and Return with your Payment)

2021 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

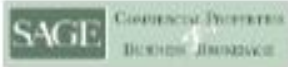
If Paid By	Mar 31, 2022				
Please Pay	\$0.00				

Parcel Number	Mill Code	Escrow Code
---------------	-----------	-------------

64290000225	68	
<p>Legal Description</p> <p>NORTH PARK CENTRE OFFICE CONDOMINIUM A COMMERCIAL CONDOMINIUM # 402</p>		<p>9935 LLC 9935 TAMIAMI TRAIL NORTH NAPLES, FL 34108</p> <p>03/03/2022 Amount Paid to Date: 3709.07 Receipt # WWW-22-00505278</p>

Rob Stoneburner
Paid By Attorney

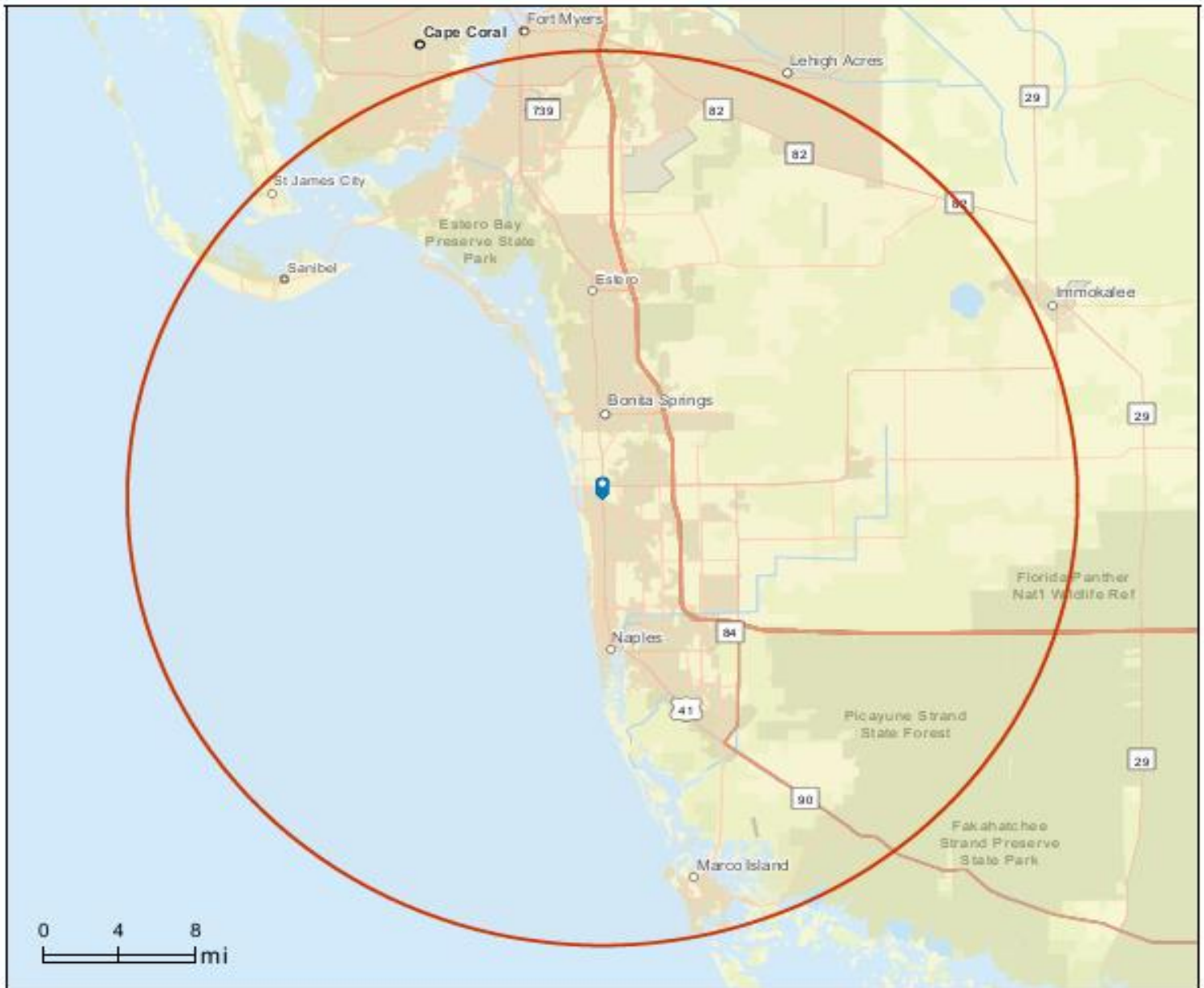
Please Retain this portion for your records



Site Details Map

9935 Tamiami Trl N, Naples, Florida, 34108
Rings: 25 mile radii

Site Details Map
Latitude: 26.26186
Longitude: -81.80240



This site is located in:

City: ---
County: Collier County
State: Florida
ZIP Code: 34108
Census Tract: 12021010110
Census Block Group: 120210101101
CBSA: Naples-Marco Island, FL Metropolitan Statistical Area



Demographic and Income Profile

9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

Summary	Census 2010		2020		2025	
Population	644,503		786,125		860,205	
Households	279,898		340,686		372,911	
Families	182,154		219,650		239,635	
Average Household Size	2.27		2.28		2.28	
Owner Occupied Housing Units	200,424		246,469		267,645	
Renter Occupied Housing Units	79,474		94,217		105,266	
Median Age	48.3		51.7		52.7	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.82%		1.33%		0.72%	
Households	1.82%		1.27%		0.72%	
Families	1.76%		1.23%		0.64%	
Owner HHs	1.66%		1.22%		0.72%	
Median Household Income	1.82%		1.51%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	27,460	8.1%	26,604	7.1%	26,604	7.1%
\$15,000 - \$24,999	26,690	7.8%	26,197	7.0%	26,197	7.0%
\$25,000 - \$34,999	27,623	8.1%	27,720	7.4%	27,720	7.4%
\$35,000 - \$49,999	44,710	13.1%	46,050	12.3%	46,050	12.3%
\$50,000 - \$74,999	60,910	17.9%	65,101	17.5%	65,101	17.5%
\$75,000 - \$99,999	42,416	12.5%	47,185	12.7%	47,185	12.7%
\$100,000 - \$149,999	50,997	15.0%	59,625	16.0%	59,625	16.0%
\$150,000 - \$199,999	25,267	7.4%	31,653	8.5%	31,653	8.5%
\$200,000+	34,612	10.2%	42,776	11.5%	42,776	11.5%
Median Household Income	\$66,001		\$72,240		\$72,240	
Average Household Income	\$100,024		\$110,920		\$110,920	
Per Capita Income	\$43,509		\$48,181		\$48,181	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	31,748	4.9%	34,805	4.4%	38,180	4.4%
5 - 9	32,032	5.0%	35,945	4.6%	38,701	4.5%
10 - 14	32,249	5.0%	36,887	4.7%	40,023	4.7%
15 - 19	33,682	5.2%	36,360	4.6%	39,519	4.6%
20 - 24	32,262	5.0%	36,513	4.6%	37,439	4.4%
25 - 34	64,718	10.0%	81,456	10.4%	84,484	9.8%
35 - 44	69,028	10.7%	76,788	9.8%	88,673	10.3%
45 - 54	81,319	12.6%	82,930	10.5%	82,927	9.6%
55 - 64	92,137	14.3%	112,803	14.3%	113,841	13.2%
65 - 74	96,172	14.9%	133,210	16.9%	148,272	17.2%
75 - 84	59,108	9.2%	85,344	10.9%	109,363	12.7%
85+	20,048	3.1%	33,084	4.2%	38,783	4.5%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	554,041	86.0%	656,431	83.5%	704,643	81.9%
Black Alone	38,222	5.9%	51,430	6.5%	60,037	7.0%
American Indian Alone	1,852	0.3%	2,233	0.3%	2,458	0.3%
Asian Alone	8,632	1.3%	13,996	1.8%	18,076	2.1%
Pacific Islander Alone	288	0.0%	400	0.1%	456	0.1%
Some Other Race Alone	29,580	4.6%	44,044	5.6%	53,482	6.2%
Two or More Races	11,887	1.8%	17,591	2.2%	21,053	2.4%
Hispanic Origin (Any Race)	126,285	19.6%	185,016	23.5%	223,210	25.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

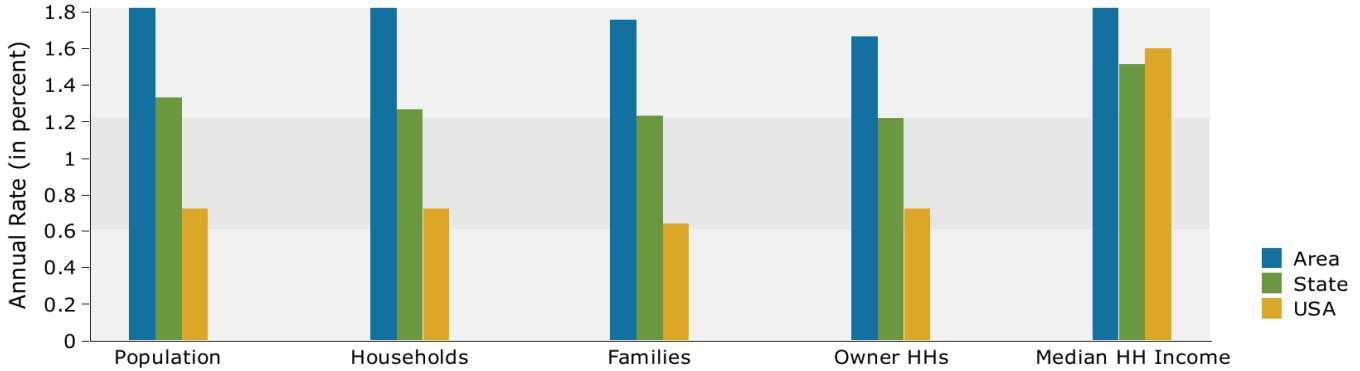


Demographic and Income Profile

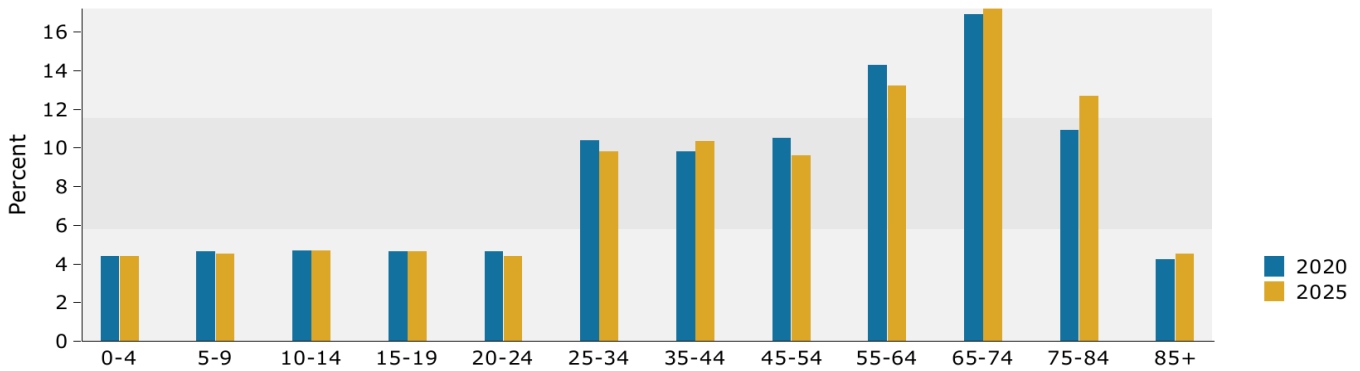
9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

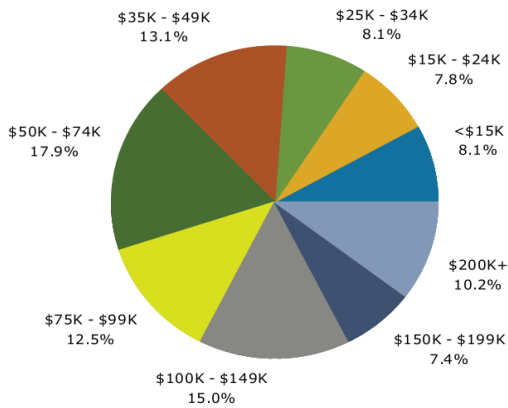
Trends 2020-2025



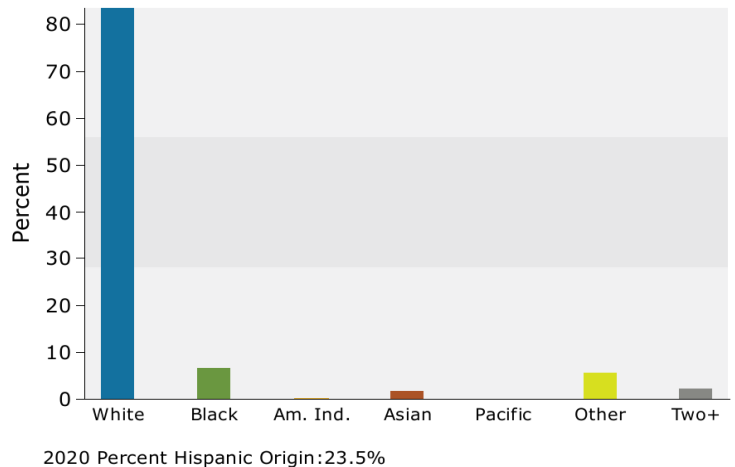
Population by Age



2020 Household Income



2020 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Medical Expenditures

9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

Demographic Summary		2020	2025
Population		786,125	860,205
Households		340,686	372,911
Families		219,650	239,635
Median Household Income		\$66,001	\$72,240
Males per 100 Females		94.7	94.5
Population by Age			
Population <5 Years		4.4%	4.4%
Population 65+ Years		32.0%	34.5%
Median Age		51.7	52.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	118	\$6,787.12	\$2,312,276,544
Medical Care	121	\$2,472.75	\$842,432,594
Physician Services	113	\$295.23	\$100,580,797
Dental Services	126	\$490.23	\$167,013,083
Eyecare Services	120	\$82.82	\$28,214,010
Lab Tests, X-rays	114	\$78.00	\$26,574,136
Hospital Room and Hospital Services	115	\$220.30	\$75,054,365
Convalescent or Nursing Home Care	140	\$19.35	\$6,591,418
Other Medical Services (1)	113	\$154.94	\$52,784,524
Nonprescription Drugs	120	\$178.65	\$60,863,185
Prescription Drugs	122	\$426.25	\$145,218,697
Nonprescription Vitamins	131	\$122.71	\$41,805,235
Medicare Prescription Drug Premium	139	\$161.51	\$55,025,697
Eyeglasses and Contact Lenses	112	\$105.25	\$35,858,646
Hearing Aids	139	\$39.86	\$13,579,833
Medical Equipment for General Use	122	\$8.58	\$2,922,436
Other Medical Supplies/Equipment (2)	120	\$89.07	\$30,346,532
Health Insurance	116	\$4,314.37	\$1,469,843,950
Blue Cross/Blue Shield	108	\$1,189.52	\$405,254,137
Fee for Service Health Plan	110	\$890.28	\$303,306,304
HMO	109	\$837.72	\$285,400,846
Medicare Payments	140	\$614.50	\$209,350,705
Long Term Care Insurance	129	\$77.00	\$26,231,623
Dental Care Insurance	111	\$157.18	\$53,547,774
Vision Care Insurance	109	\$31.40	\$10,696,635
Prescription Drug Insurance	110	\$8.64	\$2,943,044
Other Single Service Insurance (3)	127	\$25.06	\$8,537,831
Medicaid Premiums	94	\$8.73	\$2,973,060
Tricare/Military Premiums	136	\$8.05	\$2,743,632
Children's Health Ins Program Premiums	100	\$2.08	\$708,410

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Medical Building in Naples FL
HEALTH and BEAUTY Market Potential for Demographic Area



Health and Beauty Market Potential

Dr. Landi Vein Practice
 9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

Demographic Summary		2020	2025	
Population		786,125	860,205	
Population 18+		657,534	720,387	
Households		340,686	372,911	
Median Household Income		\$66,001	\$72,240	
Product/Consumer Behavior		Expected Number of Adults/HHs	Percent	MPI
Typically spend 7+ hours exercising per week		140,964	21.4%	109
Typically spend 4-6 hours exercising per week		130,569	19.9%	104
Typically spend 1-3 hours exercising per week		144,707	22.0%	93
Exercise at home 2+ times per week		182,199	27.7%	101
Exercise at club 2+ times per week		87,345	13.3%	94
Exercise at other facility 2+ times/wk		53,762	8.2%	101
Own elliptical		25,078	3.8%	91
Own stationary bicycle		37,191	5.7%	112
Own treadmill		45,140	6.9%	83
Own weight lifting equipment		63,944	9.7%	85
Control diet for blood sugar level		78,985	12.0%	104
Control diet for cholesterol level		85,853	13.1%	117
Control diet for food allergies		12,807	1.9%	92
Control diet to maintain weight		64,249	9.8%	104
Control diet for physical fitness		65,503	10.0%	96
Control diet for salt restriction		29,164	4.4%	113
Control diet for weight loss		98,488	15.0%	94
Used doctor`s care/diet for diet method		20,035	3.0%	119
Used exercise program for diet method		58,415	8.9%	101
Buy foods specifically labeled as fat-free		62,654	9.5%	106
Buy foods specifically labeled as gluten-free		37,033	5.6%	92
Buy foods specifically labeled as high fiber		57,670	8.8%	120
Buy foods specifically labeled as high protein		61,828	9.4%	105
Buy foods specifically labeled as hormone-free		24,803	3.8%	100
Buy foods specifically labeled as lactose-free		27,441	4.2%	106
Buy foods specifically labeled as low-calorie		43,038	6.5%	98
Buy foods specifically labeled as low-carb		57,162	8.7%	108
Buy foods specifically labeled as low-cholesterol		38,709	5.9%	111
Buy foods specifically labeled as low-fat		63,229	9.6%	115
Buy foods specifically labeled as low-sodium		79,318	12.1%	110
Buy foods specifically labeled as natural/organic		93,528	14.2%	94
Buy foods specifically labeled as probiotic		34,884	5.3%	113
Buy foods specifically labeled as sugar-free		71,737	10.9%	108
Consider self to be semi-vegetarian		55,592	8.5%	105
Used meal/dietary/weight loss supplement last 6 months		59,631	9.1%	102
Used vitamins/dietary supplements in last 6 months		387,626	59.0%	110
Provide services as a primary caregiver/caretaker		52,860	8.0%	104
Visited doctor in last 12 months		515,976	78.5%	103
Visited doctor in last 12 months: 1-2 times		151,120	23.0%	97
Visited doctor in last 12 months: 3-5 times		154,304	23.5%	103
Visited doctor in last 12 months: 6+ times		210,497	32.0%	108
Visited doctor in last 12 months: cardiologist		77,667	11.8%	146
Visited doctor in last 12 months: chiropractor		43,511	6.6%	91
Visited doctor in last 12 months: dentist		259,304	39.4%	106
Visited doctor in last 12 months: dermatologist		81,890	12.5%	139
Visited doctor in last 12 months: ear/nose/throat		35,401	5.4%	114
Visited doctor in last 12 months: eye		171,376	26.1%	118
Visited doctor in last 12 months: gastroenterologist		27,067	4.1%	94
Visited doctor in last 12 months: general/family		290,900	44.2%	107
Visited doctor in last 12 months: internist		49,722	7.6%	144
Visited doctor in last 12 months: physical therapist		44,795	6.8%	131
Visited doctor in last 12 months: podiatrist		27,139	4.1%	139
Visited doctor in last 12 months: urologist		38,071	5.8%	142
Visited nurse practitioner in last 12 months		39,854	6.1%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2020 and 2025.

Medical Building in Naples FL
HEALTH and BEAUTY Market Potential for Demographic Area



Health and Beauty Market Potential

Dr. Landi Vein Practice
 9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

Product/Consumer Behavior	Expected Number of		
	Adults/HHs	Percent	MPI
Wear regular/sun/tinted prescription eyeglasses	260,449	39.6%	105
Wear bifocals	118,929	18.1%	118
Wear disposable contact lenses	37,449	5.7%	98
Wear soft contact lenses	58,080	8.8%	91
Wear transition lenses	47,575	7.2%	130
Spent on eyeglasses in last 12 months: \$1-99	20,154	3.1%	104
Spent on eyeglasses in last 12 months: \$100-\$199	25,497	3.9%	92
Spent on eyeglasses in last 12 months: \$200-\$249	21,645	3.3%	113
Spent on eyeglasses in last 12 months: \$250+	65,345	9.9%	111
Spent on contact lenses in last 12 months: \$100-\$199	21,160	3.2%	98
Spent on contact lenses in last 12 months: \$200+	22,724	3.5%	89
Bought prescription eyewear: discount optical ctr	62,394	9.5%	110
Bought prescription eyewear: private eye doctor	168,058	25.6%	109
Bought prescription eyewear: retail optical chain	85,731	13.0%	110
Bought prescription eyewear: online	26,864	4.1%	112
Used prescription drug for acne	19,290	2.9%	106
Used prescription drug for allergy/hay fever	33,976	5.2%	91
Used prescription drug for anxiety/panic	35,543	5.4%	92
Used prescription drug for arthritis/osteoarthritis	26,396	4.0%	126
Used prescription drug for rheumatoid arthritis	17,427	2.7%	102
Used prescription drug for asthma	23,878	3.6%	92
Used prescription drug for backache/back pain	50,835	7.7%	116
Used prescription drug for depression	44,874	6.8%	111
Used prescription drug for diabetes (insulin dependent Type-1)	21,088	3.2%	141
Used prescription drug for diabetes (non-insulin dependent Type-2)	28,408	4.3%	96
Used prescription drug for heartburn/acid reflux	35,067	5.3%	97
Used prescription drug for high blood pressure	101,030	15.4%	117
Used prescription drug for high cholesterol	67,118	10.2%	127
Used prescription drug for insomnia	15,469	2.4%	106
Used prescription drug for migraine headache	18,983	2.9%	97
Used prescription drug for sinus congestion/headache	23,545	3.6%	101
Used prescription drug for urinary tract infection	27,589	4.2%	128
Filled prescription last 12 months: at discount/dept store	25,927	3.9%	127
Filled prescription last 12 months: at drug store/pharmacy	247,347	37.6%	102
Filled prescription last 12 months: at supermarket	58,546	8.9%	121
Filled prescription last 12 months: by mail order	69,765	10.6%	148
Spent out of pocket prescription drugs/30 days: <\$1-9	47,003	7.1%	112
Spent out of pocket prescription drugs/30 days: \$10-19	62,695	9.5%	118
Spent out of pocket prescription drugs/30 days: \$20-29	49,187	7.5%	126
Spent out of pocket prescription drugs/30 days: \$30-49	41,067	6.2%	98
Spent out of pocket prescription drugs/30 days: \$50-99	43,614	6.6%	118
Spent out of pocket prescription drugs/30 days: \$100-149	24,062	3.7%	130
Spent out of pocket prescription drugs/30 days: \$150+	28,049	4.3%	130

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2020 and 2025.

Medical Building in Naples FL
HEALTH and BEAUTY Market Potential for Demographic Area



Health and Beauty Market Potential

Dr. Landi Vein Practice
 9935 Tamiami Trl N, Naples, Florida, 34108
 Ring: 25 mile radius

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Used last 6 months: cold/sinus/allergy med (nonprescr)	323,542	49.2%	98
Used last 6 months: cough syrup/suppressant(nonprescr)	230,841	35.1%	98
Used last 6 months: medicated skin cream/lotion/spray	209,321	31.8%	110
Used last 6 months: non-medicated nasal spray	93,214	14.2%	111
Used last 6 months: pain relieving rub/liquid/patch	167,620	25.5%	101
Used last 6 months: sleeping aid/snore relief	78,116	11.9%	103
Used last 6 months: sore throat remedy/cough drops	306,058	46.5%	97
Used last 12 months: sunburn remedy	90,548	13.8%	89
Used last 12 months: suntan/sunscreen product	258,484	39.3%	99
Used last 6 months: toothache/gum/canker sore remedy	63,328	9.6%	91
HH used last 6 months: children`s cold tablets/liquids	29,205	8.6%	79
HH used last 6 months: children`s cough syrup	26,768	7.9%	76
HH used kids pain reliever/fever reducer last 6 months	48,748	14.3%	79
HH used kids vitamins/nutritional suppl last 6 months	30,271	8.9%	74
Used body wash/shower gel in last 6 months	412,453	62.7%	98
Used breath freshener in last 6 months	247,616	37.7%	90
Used breath freshener in last 6 months: gum	132,681	20.2%	82
Used breath freshener in last 6 months: mints	122,718	18.7%	103
Used breath freshener in last 6 months: thin film	14,742	2.2%	94
Used complexion care product in last 6 months	312,737	47.6%	97
Used denture adhesive/fixative in last 6 months	51,858	7.9%	121
Used denture cleaner in last 6 months	85,692	13.0%	120
Used facial moisturizer in last 6 months	296,534	45.1%	100
Used personal foot care product in last 6 months	131,141	19.9%	103
Used hair coloring product (at home) last 6 months	120,450	18.3%	97
Used hair conditioning treatment (at home) in last 6 months	169,898	25.8%	92
Used hair growth product in last 6 months	23,333	3.5%	103
Used hair spray (at home) in last 6 months	216,820	33.0%	106
Used hair styling gel/lotion/mousse in last 6 months	223,888	34.0%	99
Used mouthwash in last 6 months	424,721	64.6%	99
Used mouthwash 8+ times in last 7 days	113,952	17.3%	105
Used whitening toothpaste in last 6 months	194,135	29.5%	90
Used tooth whitener (not toothpaste) in last 6 months	65,568	10.0%	97
Used tooth whitener (gel) in last 6 months	16,031	2.4%	110
Used tooth whitener (strips) in last 6 months	35,165	5.3%	100
Visited a day spa in last 6 months	31,101	4.7%	96
Purchased product at salon/day spa in last 6 months	34,401	5.2%	117
Used professional service last 6 months: haircut	402,025	61.1%	103
Used professional service last 6 months: hair color/highlights	102,774	15.6%	101
Used professional service last 6 months: facial	21,751	3.3%	113
Used professional service last 6 months: massage	50,070	7.6%	98
Used professional service last 6 months: manicure	87,420	13.3%	105
Used professional service last 6 months: pedicure	104,693	15.9%	104
Spent \$150+ at barber shops in last 6 months	25,869	3.9%	109
Spent \$150+ at beauty salons in last 6 months	91,754	14.0%	121

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

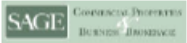
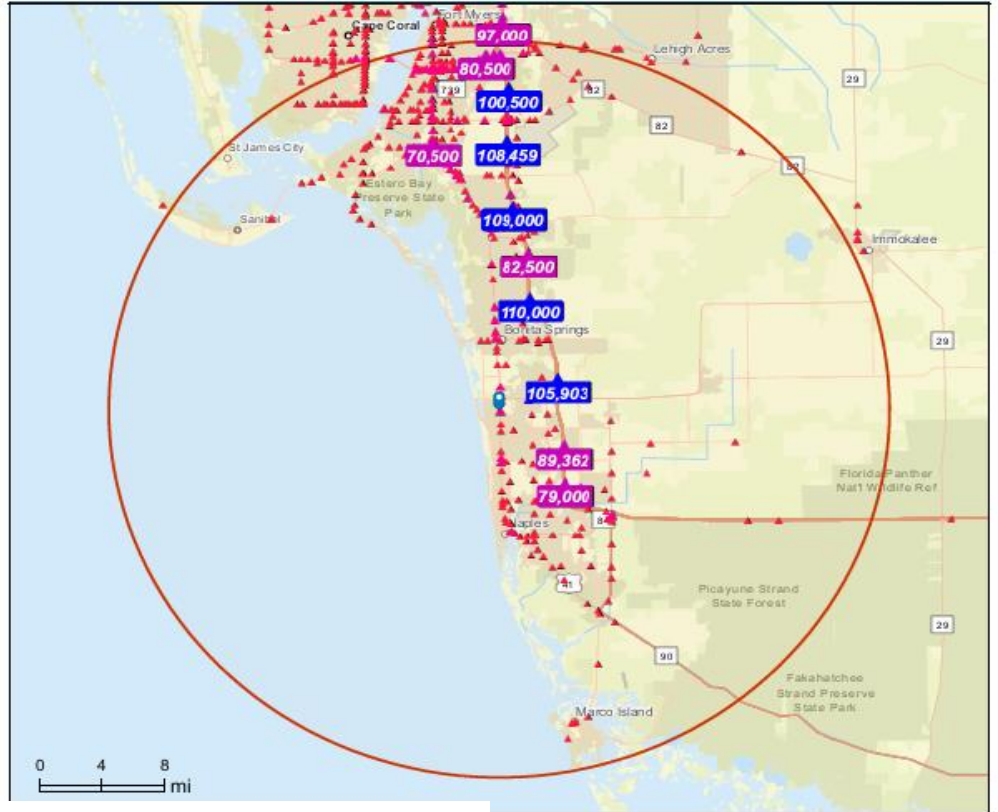
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Traffic Count Map

Dr. Landi Vein Practice
 9935 Tamiami Trl N, Naples, Florida, 34108
 Rings: 25 mile radii

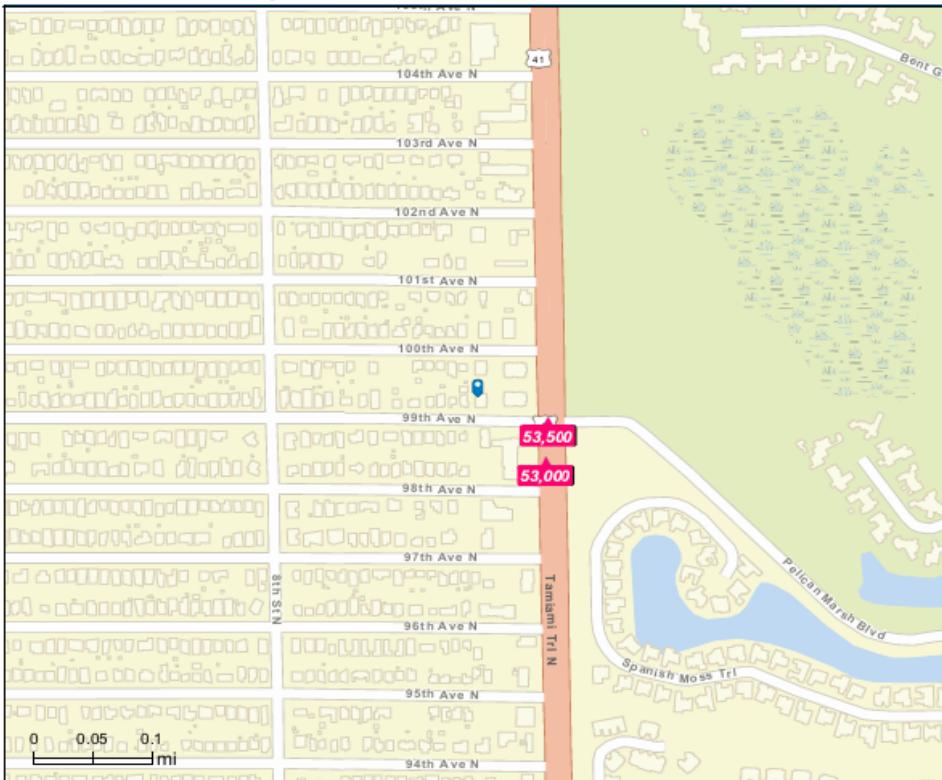
Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240



Traffic Count Map - Close Up

Dr. Landi Vein Practice
 9935 Tamiami Trl N, Naples, Florida, 34108
 Rings: 25 mile radii

Dick Naedel (239) 250-3133
 Latitude: 26.26186
 Longitude: -81.80240



Close-in Traffic
 Count is 53,500
 Vehicles/Day
 (US 41)



FAX Back To:
1-(866) 848-5898

SAGE Commercial Properties & Business Brokerage, Inc.
11983 Tamiami Trail N. ● Naples, Florida 34110 ● PH (239) 250-3133 ● FAX 1-(866) 848-5898

PLEASE PRINT CLEARLY

FOR BROKERS & AGENTS ONLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- Medical Building at 9935 Tamiami Trail N, Naples FL 34108

Below section filled in only if Customer is being registered by a real estate agent or broker:

1. Name of Customer: _____

2. Address of Customer: _____

3. Date Registered: _____

A. Purpose: Register Qualified User/Investor/Developer

B. Registered by: _____ (Agent)

_____ (Firm)

_____ (Address+Zip)

_____ (Phone) _____ (e-mail)

C. Registering Agent's Signature: _____