

SAGE

COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL
PROPERTY
for
LEASE

DESCRIPTION :



GENERAL :

[475SF Commercial/Industrial Condo—3888 Mannix Ave #317, Naples FL 34114](#)

Executive Summary:

- Mixed Use Commercial/Industrial Condo in Naples FL
- 475SF Office/Showroom Area with Glass Front
- Air Conditioned, Tinted Glass, Private H/C Accessible Bathroom
- Alarm System, Power-fail Backup Lights
- Convenient Access to I-75
- Commercial and Industrial Uses
- Ideal for Small Businesses and Professional Offices
- Internet Access (Comcast cable) & Multiple Phone Outlets

Attachments:

- Property Aerial
- Building Photos
- Locator Map
- Reports: Demographics & Income
- Customer Registration Form (for Brokers & Agents)

PRICE : **Lease \$550/mo, Incl. CAM (+ FL sales tax)-- includes Water**

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.

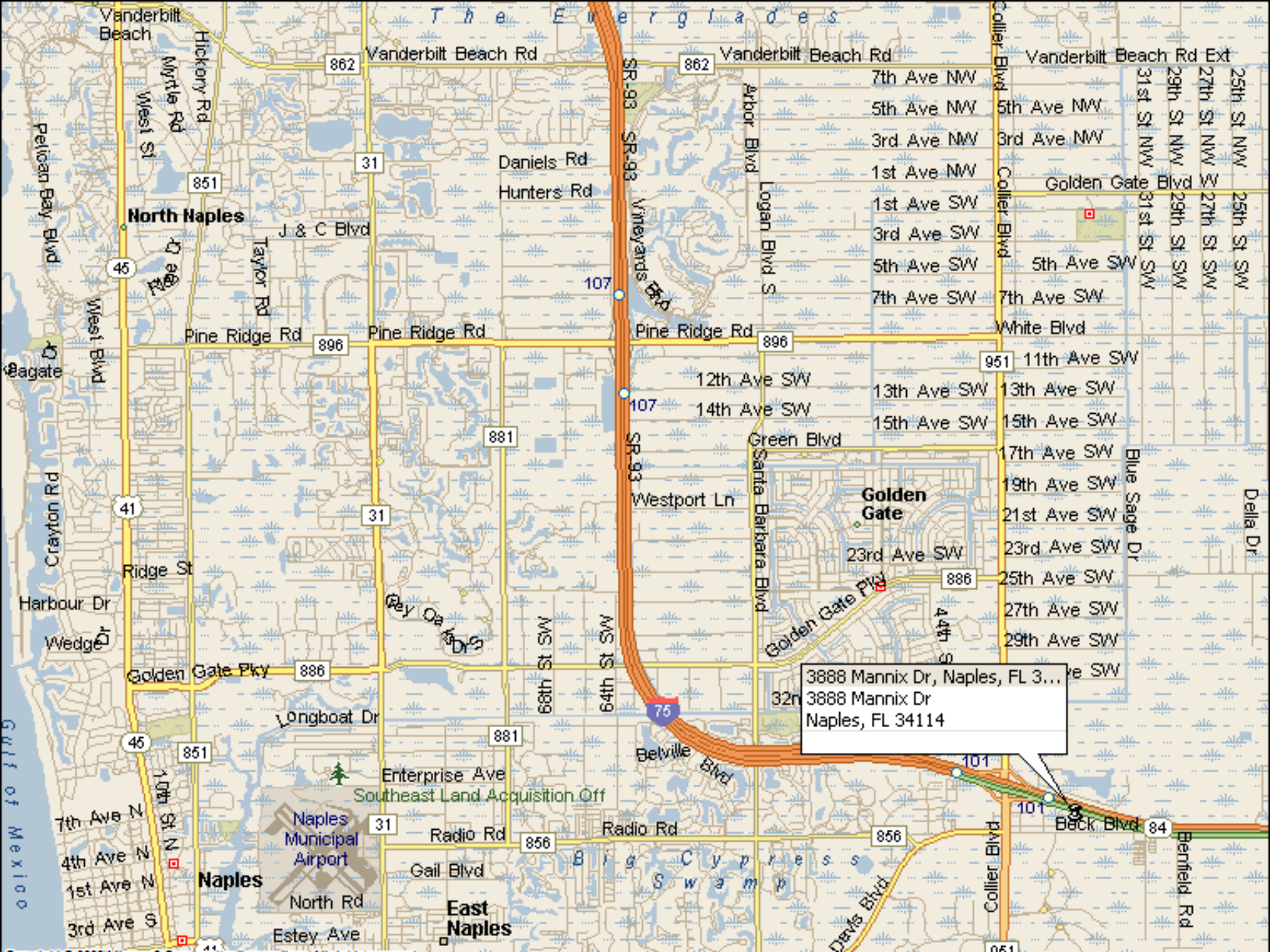


MANNIX DR

SUBJECT

BECK BLVD





The Everglades

North Naples

Naples

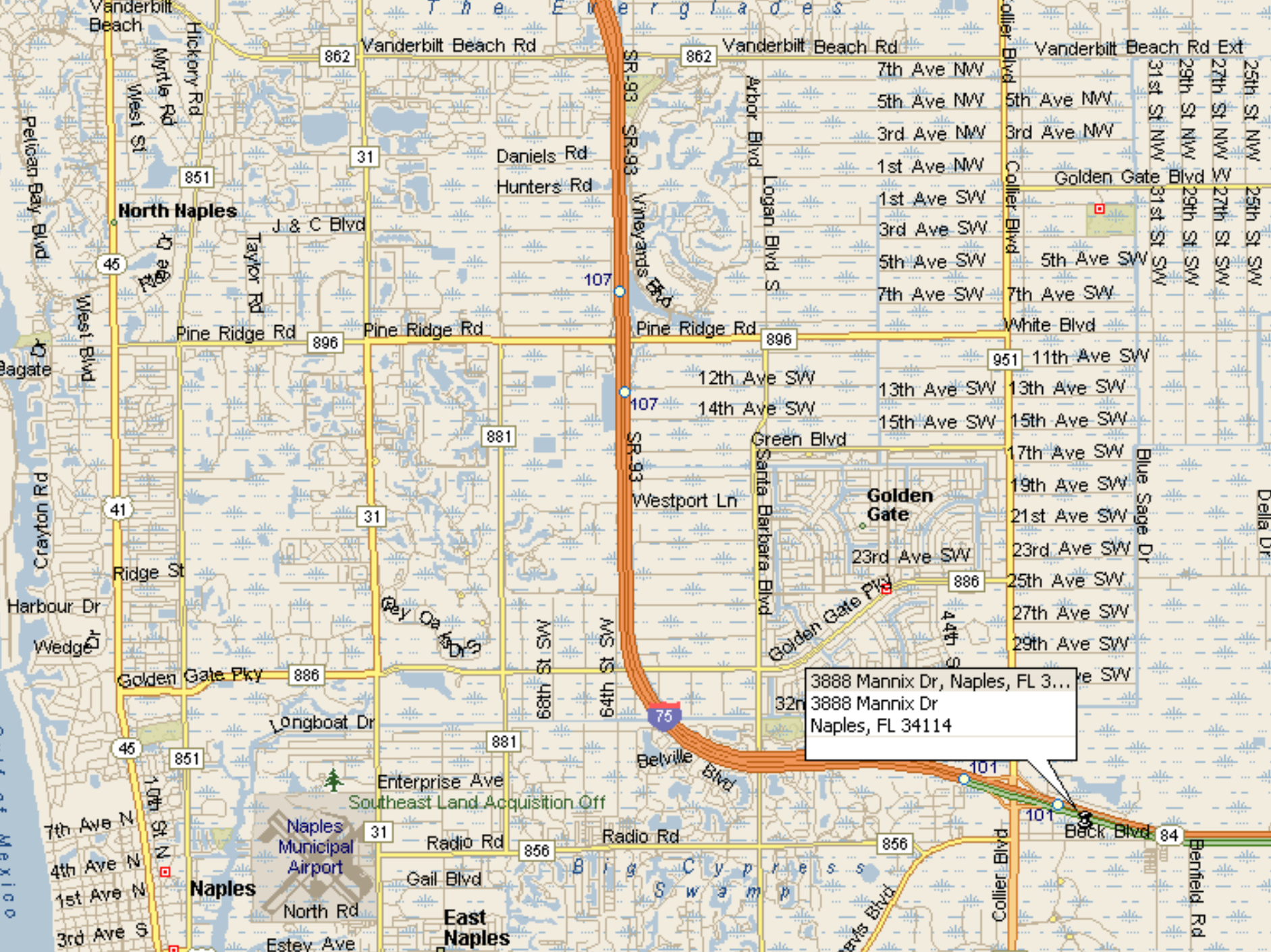
East Naples

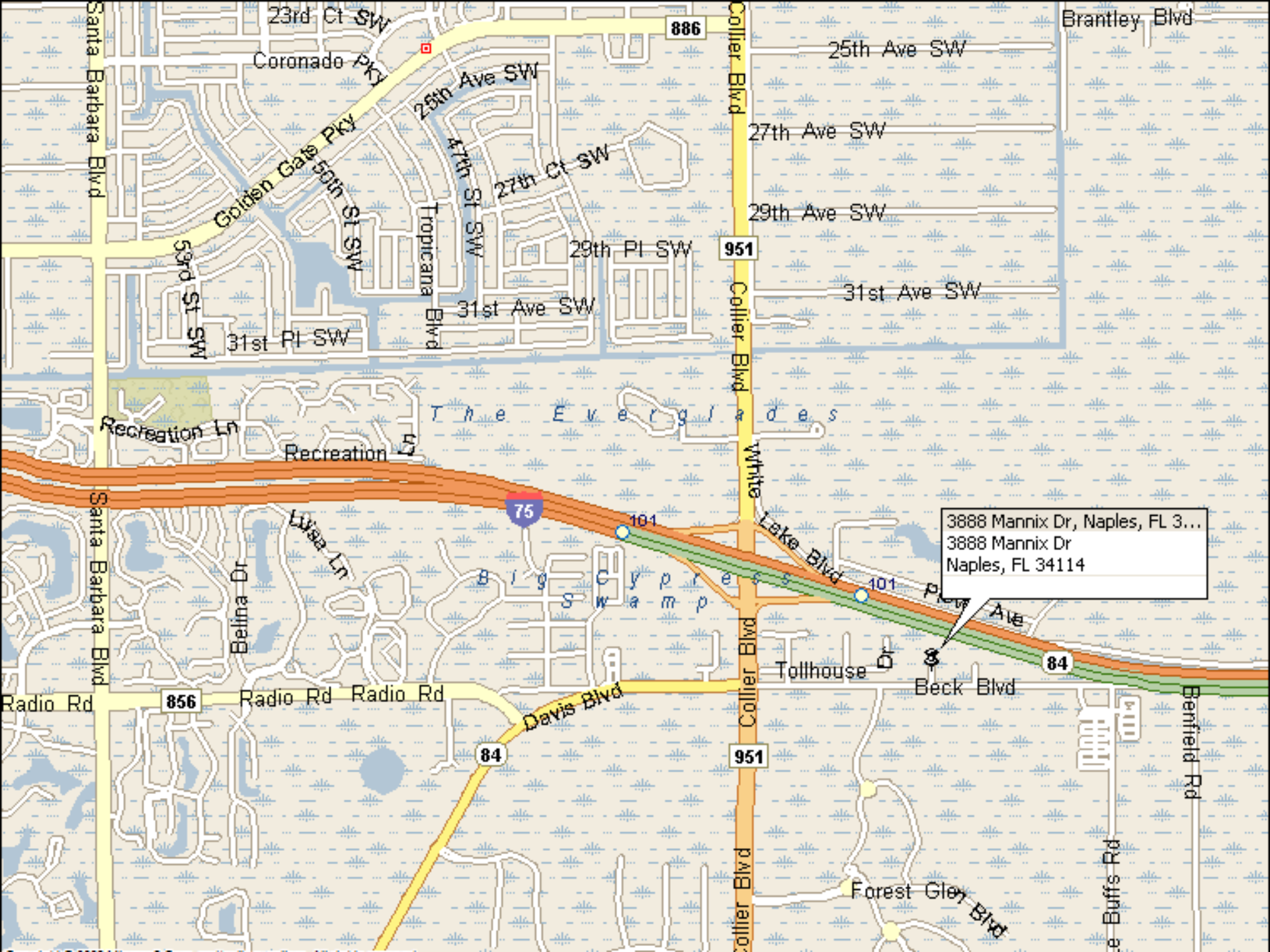
Golden Gate

3888 Mannix Dr, Naples, FL 3...
3888 Mannix Dr
Naples, FL 34114

Naples Municipal Airport

Enterprise Ave
Southeast Land Acquisition Off





3888 Mannix Dr, Naples, FL 3...
3888 Mannix Dr
Naples, FL 34114



Garage/Rollup Door Not Included



Tinted Glass Front to Office



Plenty of Parking

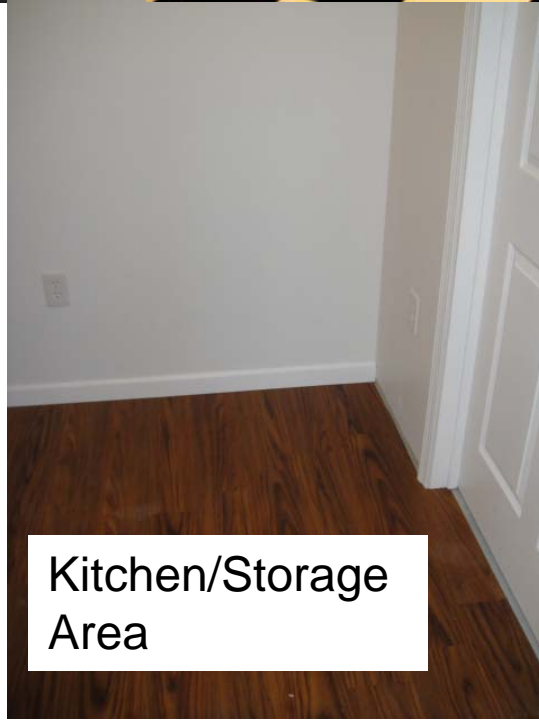


Freshly Painted Office Space (475SF)—Move-in Ready



Alarm System

Private A/C Unit



Kitchen/Storage Area



Handicap Restroom

Demographic and Income Profile

3888 Mannix Dr unit 317
3888 Mannix Dr, Naples, FL 34114-5407,
Ring: 5 miles radius

Prepared by Dick Naedel/SAGE 239-250-

Latitude: 26.155555
Longitude: -81.677311

Summary	2000	2010	2015
Population	60,949	80,727	84,625
Households	24,190	31,567	33,207
Families	17,382	21,897	22,676
Average Household Size	2.51	2.54	2.54
Owner Occupied Housing Units	18,208	23,267	24,357
Renter Occupied Housing Units	5,982	8,301	8,850
Median Age	40.6	46.1	48.1
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.95%	0.84%	0.76%
Households	1.02%	0.83%	0.78%
Families	0.70%	0.64%	0.64%
Owner HHs	0.92%	0.89%	0.82%
Median Household Income	1.87%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,054	8.5%	2,016	6.4%	1,741	5.2%
\$15,000 - \$24,999	2,755	11.4%	2,236	7.1%	1,854	5.6%
\$25,000 - \$34,999	3,616	15.0%	3,453	10.9%	2,841	8.6%
\$35,000 - \$49,999	4,966	20.6%	5,315	16.8%	4,403	13.3%
\$50,000 - \$74,999	5,361	22.2%	7,784	24.7%	9,046	27.2%
\$75,000 - \$99,999	2,746	11.4%	5,112	16.2%	5,545	16.7%
\$100,000 - \$149,999	1,716	7.1%	3,905	12.4%	5,515	16.6%
\$150,000 - \$199,999	402	1.7%	841	2.7%	1,121	3.4%
\$200,000+	487	2.0%	905	2.9%	1,141	3.4%

Median Household Income	\$45,596	\$58,461	\$64,148
Average Household Income	\$58,028	\$71,658	\$79,565
Per Capita Income	\$23,246	\$28,110	\$31,336

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,672	6.0%	4,537	5.6%	4,612	5.5%
5 - 9	3,804	6.2%	4,404	5.5%	4,507	5.3%
10 - 14	3,463	5.7%	4,263	5.3%	4,474	5.3%
15 - 19	3,343	5.5%	4,223	5.2%	4,069	4.8%
20 - 24	3,201	5.3%	3,785	4.7%	4,123	4.9%
25 - 34	7,980	13.1%	8,751	10.8%	8,725	10.3%
35 - 44	8,713	14.3%	9,233	11.4%	8,807	10.4%
45 - 54	6,910	11.3%	10,535	13.1%	10,249	12.1%
55 - 64	6,941	11.4%	11,003	13.6%	12,061	14.3%
65 - 74	7,683	12.6%	10,591	13.1%	12,696	15.0%
75 - 84	4,359	7.2%	7,145	8.9%	7,649	9.0%
85+	879	1.4%	2,256	2.8%	2,650	3.1%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,417	87.6%	66,717	82.6%	68,725	81.2%
Black Alone	3,081	5.1%	4,937	6.1%	5,256	6.2%
American Indian Alone	171	0.3%	260	0.3%	269	0.3%
Asian Alone	479	0.8%	1,011	1.3%	1,208	1.4%
Pacific Islander Alone	40	0.1%	74	0.1%	81	0.1%
Some Other Race Alone	2,304	3.8%	5,269	6.5%	6,369	7.5%
Two or More Races	1,458	2.4%	2,459	3.0%	2,717	3.2%
Hispanic Origin (Any Race)	11,867	19.5%	23,232	28.8%	27,410	32.4%

Data Note: Income is expressed in current dollars

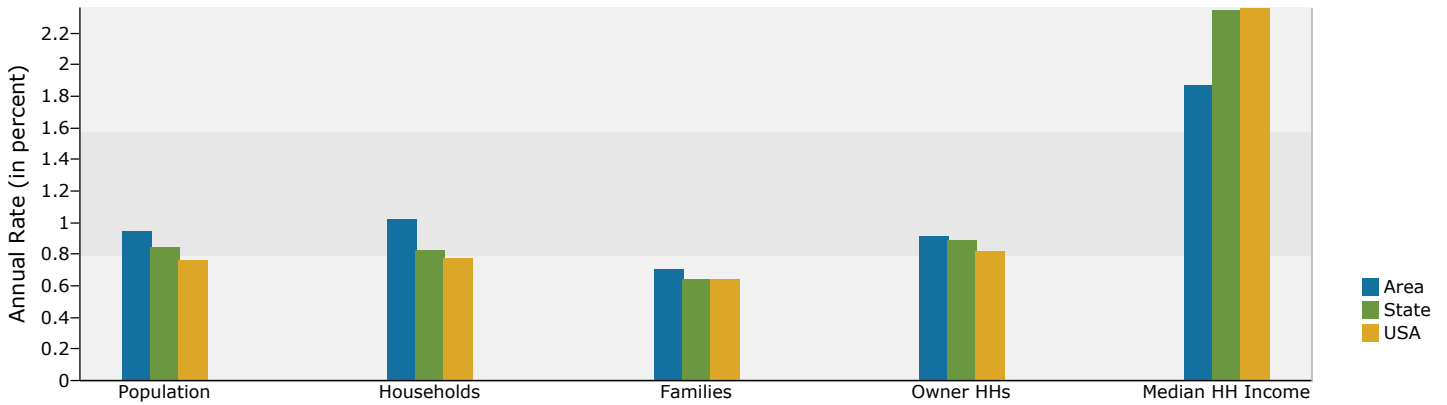
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

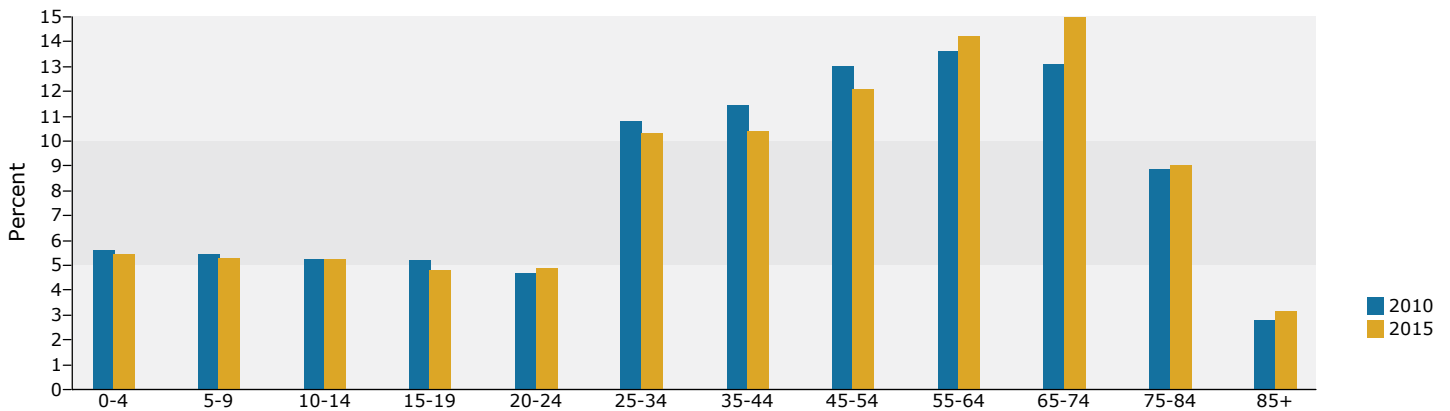
3888 Mannix Dr unit 317
3888 Mannix Dr, Naples, FL 34114-5407,
Ring: 5 miles radius

Prepared by Dick Naedel/SAGE 239-250-
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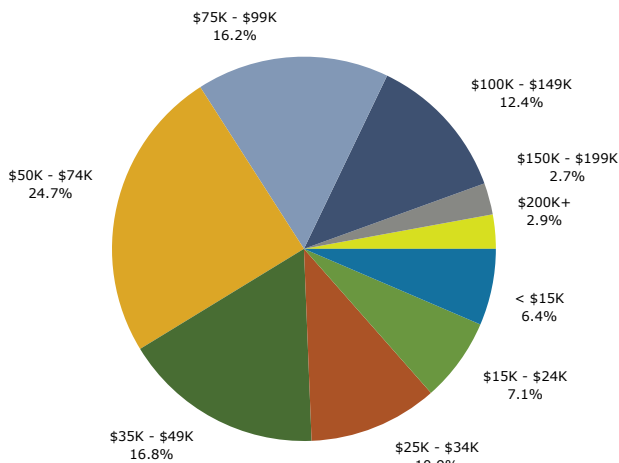
Trends 2010-2015



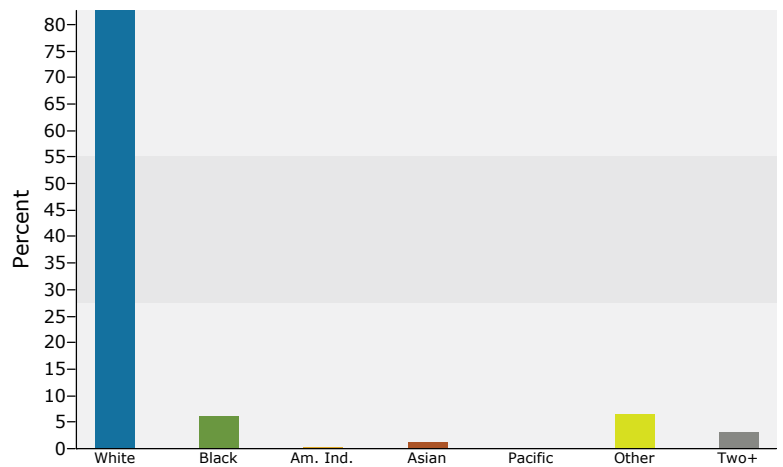
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 28.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

3888 Mannix Dr unit 317
 3888 Mannix Dr, Naples, FL 34114-5407
 Ring: 1, 3, 5 Miles

Latitude: 26.155555
 Longitude: -81.677311

	1 mile radius		3 miles radius		5 miles radius							
Total Businesses:	147		1,159		3,191							
Total Employees:	1,063		6,980		17,191							
Total Residential Population:	680		31,448		80,727							
Employee/Residential Population Ratio:	1.56		0.22		0.21							
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	8.3%	124	11.7%	52	4.5%	280	4.0%	165	5.2%	642	3.7%
Construction	32	22.1%	245	23.0%	169	14.6%	618	8.9%	584	18.3%	2,758	16.0%
Manufacturing	1	0.7%	5	0.5%	14	1.2%	42	0.6%	71	2.2%	528	3.1%
Transportation	7	4.8%	14	1.3%	43	3.7%	200	2.9%	120	3.8%	529	3.1%
Communication	1	0.7%	1	0.1%	8	0.7%	6	0.1%	14	0.4%	44	0.3%
Utility	2	1.4%	16	1.5%	3	0.3%	29	0.4%	10	0.3%	109	0.6%
Wholesale Trade	14	9.7%	223	21.0%	53	4.6%	498	7.1%	147	4.6%	990	5.8%
Retail Trade Summary	24	16.6%	170	16.0%	239	20.6%	2,065	29.6%	547	17.1%	4,067	23.7%
Home Improvement	7	4.8%	42	3.9%	21	1.8%	116	1.7%	71	2.2%	333	1.9%
General Merchandise Stores	0	0.0%	0	0.0%	8	0.7%	313	4.5%	16	0.5%	468	2.7%
Food Stores	1	0.7%	0	0.0%	29	2.5%	446	6.4%	55	1.7%	901	5.2%
Auto Dealers, Gas Stations, Auto Aftermarket	4	2.8%	20	1.9%	22	1.9%	121	1.7%	58	1.8%	417	2.4%
Apparel & Accessory Stores	1	0.7%	4	0.4%	12	1.0%	25	0.4%	26	0.8%	51	0.3%
Furniture & Home Furnishings	5	3.4%	11	1.0%	27	2.3%	43	0.6%	79	2.5%	168	1.0%
Eating & Drinking Places	3	2.1%	84	7.9%	67	5.8%	657	9.4%	114	3.6%	1,040	6.0%
Miscellaneous Retail	3	2.1%	9	0.8%	53	4.6%	344	4.9%	128	4.0%	689	4.0%
Finance, Insurance, Real Estate Summary	9	6.2%	22	2.1%	128	11.0%	374	5.4%	302	9.5%	750	4.4%
Banks, Savings & Lending Institutions	1	0.7%	1	0.1%	28	2.4%	97	1.4%	55	1.7%	174	1.0%
Securities Brokers	0	0.0%	0	0.0%	3	0.3%	2	0.0%	13	0.4%	12	0.1%
Insurance Carriers & Agents	2	1.4%	5	0.5%	32	2.8%	88	1.3%	54	1.7%	115	0.7%
Real Estate, Holding, Other Investment Offices	6	4.1%	16	1.5%	65	5.6%	187	2.7%	180	5.6%	449	2.6%
Services Summary	38	26.2%	203	19.1%	397	34.2%	2,614	37.4%	1,085	34.0%	5,862	34.1%
Hotels & Lodging	3	2.1%	26	2.4%	7	0.6%	156	2.2%	14	0.4%	187	1.1%
Automotive Services	6	4.1%	9	0.8%	29	2.5%	47	0.7%	88	2.8%	177	1.0%
Motion Pictures & Amusements	5	3.4%	39	3.7%	35	3.0%	603	8.6%	100	3.1%	1,202	7.0%
Health Services	0	0.0%	0	0.0%	26	2.2%	237	3.4%	69	2.2%	651	3.8%
Legal Services	0	0.0%	0	0.0%	3	0.3%	4	0.1%	24	0.8%	25	0.1%
Education Institutions & Libraries	0	0.0%	44	4.1%	15	1.3%	704	10.1%	38	1.2%	1,270	7.4%
Other Services	24	16.6%	85	8.0%	282	24.3%	863	12.4%	752	23.6%	2,350	13.7%
Government	2	1.4%	23	2.2%	14	1.2%	138	2.0%	33	1.0%	618	3.6%
Other	3	2.1%	18	1.7%	40	3.4%	117	1.7%	112	3.5%	294	1.7%
Totals	145	100.0%	1,063	100.0%	1,160	100.0%	6,980	100.0%	3,190	100.0%	17,191	100.0%

Source: Business data provided by Infogroup, Omaha NE Copyright 2010, all rights reserved. ESRI forecasts for 2010.

3888 Mannix Dr unit 317
 3888 Mannix Dr, Naples, FL 34114-5407
 Ring: 1, 3, 5 Miles

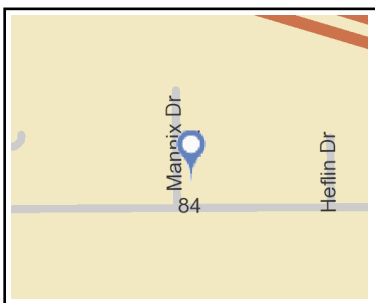
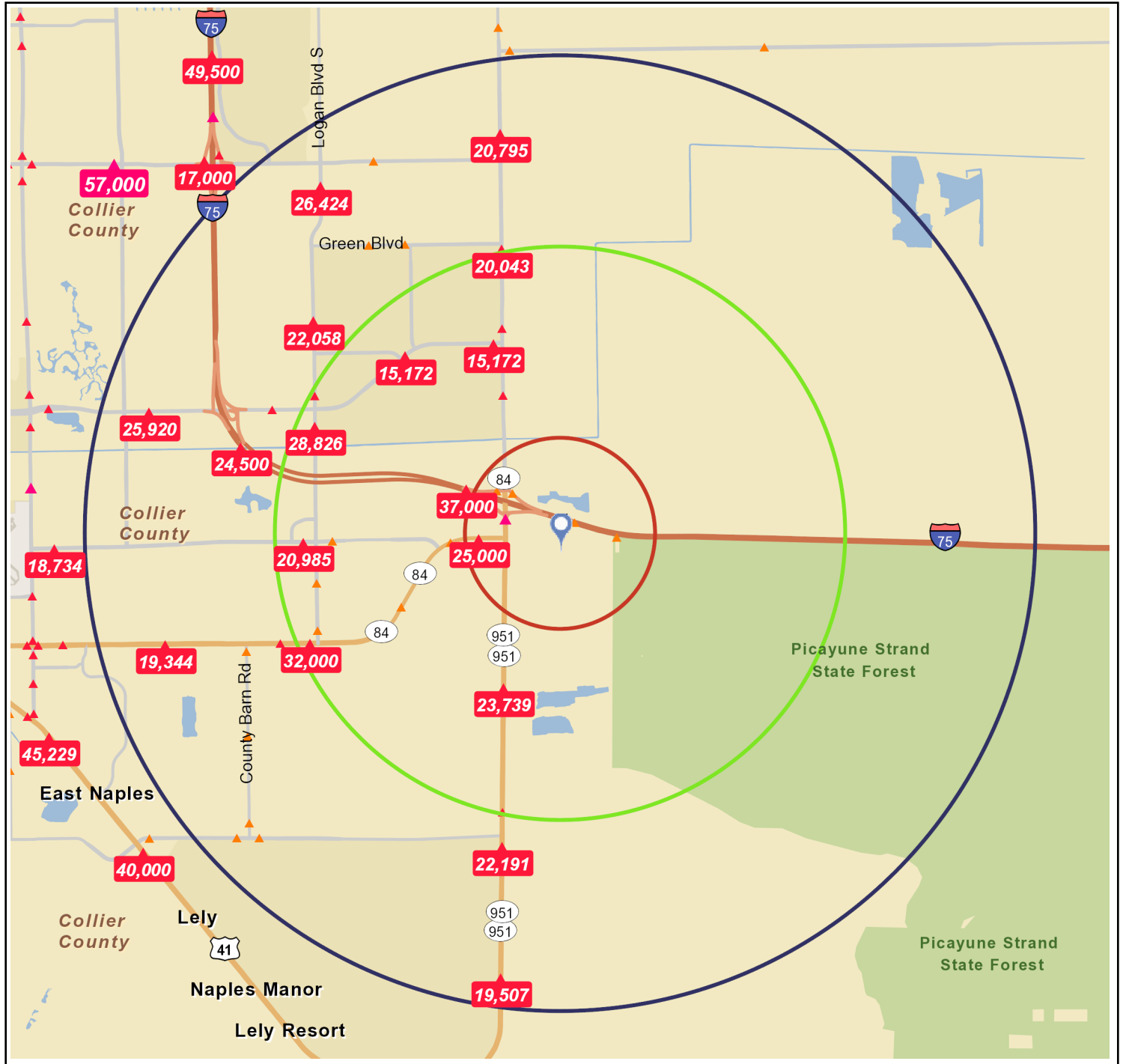
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Total Residential Population:	680		31,448		80,727							
Employee/Residential Population Ratio:	1.56		0.22		0.21							
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	1.4%	5	0.5%	5	0.4%	15	0.2%	12	0.4%	32	0.2%
Mining	0	0.0%	0	0.0%	1	0.1%	2	0.0%	4	0.1%	13	0.1%
Utilities	0	0.0%	4	0.4%	1	0.1%	7	0.1%	1	0.0%	7	0.0%
Construction	35	24.3%	255	24.0%	195	16.8%	671	9.6%	663	20.8%	2,870	16.7%
Manufacturing	3	2.1%	10	0.9%	18	1.6%	48	0.7%	83	2.6%	545	3.2%
Wholesale Trade	13	9.0%	223	21.0%	49	4.2%	497	7.1%	139	4.4%	985	5.7%
Retail Trade	20	13.9%	81	7.6%	164	14.1%	1,380	19.8%	414	13.0%	2,985	17.4%
Motor Vehicle & Parts Dealers	3	2.1%	11	1.0%	16	1.4%	67	1.0%	48	1.5%	343	2.0%
Furniture & Home Furnishings Stores	1	0.7%	4	0.4%	8	0.7%	14	0.2%	26	0.8%	87	0.5%
Electronics & Appliance Stores	2	1.4%	2	0.2%	12	1.0%	14	0.2%	36	1.1%	58	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	7	4.9%	42	4.0%	21	1.8%	116	1.7%	70	2.2%	333	1.9%
Food & Beverage Stores	1	0.7%	0	0.0%	27	2.3%	436	6.2%	50	1.6%	892	5.2%
Health & Personal Care Stores	0	0.0%	0	0.0%	11	0.9%	262	3.8%	27	0.8%	430	2.5%
Gasoline Stations	1	0.7%	9	0.8%	7	0.6%	54	0.8%	10	0.3%	74	0.4%
Clothing & Clothing Accessories Stores	2	1.4%	6	0.6%	17	1.5%	34	0.5%	37	1.2%	63	0.4%
Sport Goods, Hobby, Book, & Music Stores	2	1.4%	4	0.4%	14	1.2%	42	0.6%	28	0.9%	114	0.7%
General Merchandise Stores	0	0.0%	0	0.0%	8	0.7%	313	4.5%	16	0.5%	468	2.7%
Miscellaneous Store Retailers	1	0.7%	2	0.2%	22	1.9%	28	0.4%	55	1.7%	108	0.6%
Nonstore Retailers	0	0.0%	0	0.0%	3	0.3%	1	0.0%	12	0.4%	16	0.1%
Transportation & Warehousing	8	5.6%	14	1.3%	39	3.4%	196	2.8%	110	3.4%	496	2.9%
Information	2	1.4%	2	0.2%	15	1.3%	29	0.4%	40	1.3%	116	0.7%
Finance & Insurance	4	2.8%	6	0.6%	65	5.6%	192	2.8%	125	3.9%	306	1.8%
Central Bank/Credit Intermediation & Related Activities	1	0.7%	1	0.1%	30	2.6%	102	1.5%	57	1.8%	180	1.0%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	0	0.0%	0	0.0%	3	0.3%	2	0.0%	14	0.4%	12	0.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	2	1.4%	5	0.5%	32	2.8%	88	1.3%	54	1.7%	115	0.7%
Real Estate, Rental & Leasing	7	4.9%	17	1.6%	69	5.9%	196	2.8%	194	6.1%	498	2.9%
Professional, Scientific & Tech Services	7	4.9%	37	3.5%	79	6.8%	248	3.6%	245	7.7%	579	3.4%
Legal Services	0	0.0%	0	0.0%	7	0.6%	22	0.3%	34	1.1%	51	0.3%
Management of Companies & Enterprises	0	0.0%	5	0.5%	2	0.2%	11	0.2%	5	0.2%	16	0.1%
Administrative & Support & Waste Management & Remediation Services	18	12.5%	152	14.3%	114	9.8%	457	6.5%	305	9.6%	1,072	6.2%
Educational Services	1	0.7%	44	4.1%	17	1.5%	700	10.0%	46	1.4%	1,258	7.3%
Health Care & Social Assistance	0	0.0%	0	0.0%	39	3.4%	362	5.2%	108	3.4%	1,334	7.8%
Arts, Entertainment & Recreation	3	2.1%	37	3.5%	32	2.8%	592	8.5%	87	2.7%	1,178	6.9%
Accommodation & Food Services	5	3.5%	110	10.3%	75	6.5%	821	11.8%	129	4.0%	1,235	7.2%
Accommodation	3	2.1%	26	2.4%	7	0.6%	156	2.2%	14	0.4%	187	1.1%
Food Services & Drinking Places	3	2.1%	84	7.9%	68	5.9%	665	9.5%	115	3.6%	1,048	6.1%
Other Services (except Public Administration)	10	6.9%	20	1.9%	125	10.8%	300	4.3%	333	10.4%	752	4.4%
Automotive Repair & Maintenance	3	2.1%	4	0.4%	20	1.7%	33	0.5%	66	2.1%	143	0.8%
Public Administration	2	1.4%	23	2.2%	14	1.2%	138	2.0%	33	1.0%	618	3.6%
Unclassified Establishments	4	2.8%	18	1.7%	42	3.6%	118	1.7%	116	3.6%	296	1.7%
Total	144	100.0%	1,063	100.0%	1,160	100.0%	6,980	100.0%	3,192	100.0%	17,191	100.0%

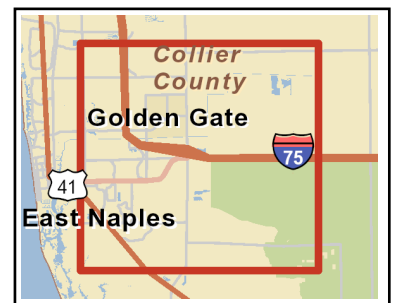
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 Ring: 1, 3, 5 Miles

Latitude: 26.155555
 Longitude: -81.677311



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



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

SAGE Commercial Properties & Business Brokerage, Inc.
9130 Galleria Court ● Naples, Florida 34109 ● 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):

- Unit at 3888 Mannix Drive #317, Naples FL 34114

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: _____