

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL
PROPERTY
for
SALE

DESCRIPTION :

Industrial/Commercial Unit—3435 Enterprise Ave, Unit 28, Naples FL 34104**Executive Summary:**

- 800SF Unit in Enterprise Design Center, Near Naples Airport
- Quick Access to I-75. 3 Miles from the Gulf of Mexico.
- Unit Measures 20' x 40'. Ceiling is 16' to 20' Maximum
- Roll-up Door, 12' x 10'
- Air-Conditioned
- Built Out with Office and Warehouse Space w/ Industrial Shelving
- 110/220VAC
- Interior (Shared) Restroom Facility
- Zoned I
- Heavy Commercial, Light Industrial Uses

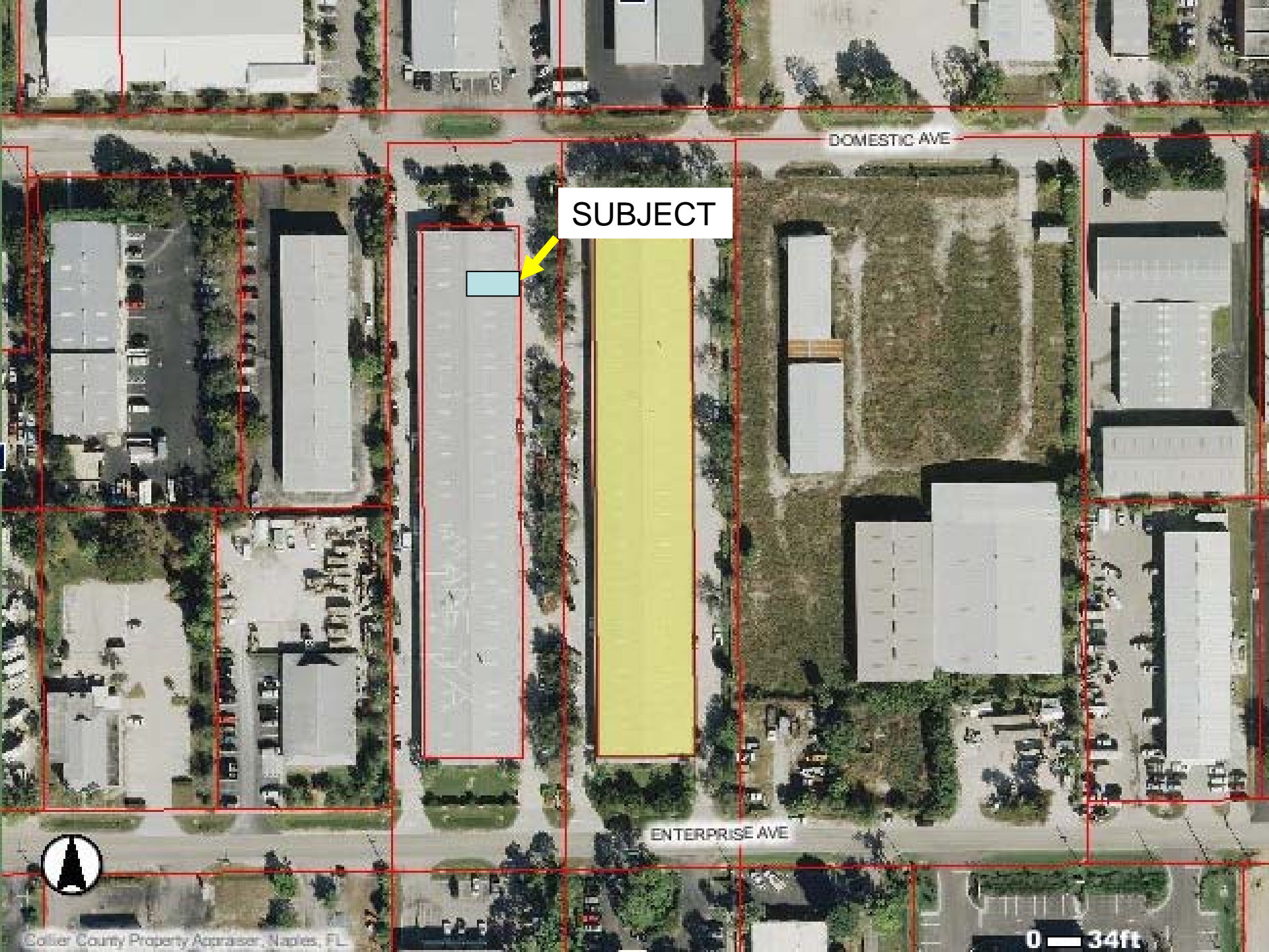
Attachments:

- Property Aerial
- Locator Map
- Photos
- Reports: Demographics & Income
- Property Legal Description and Tax & Fees Information
- Customer Registration Form (for Brokers & Agents)

GENERAL :

PRICE : **\$81,000**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.

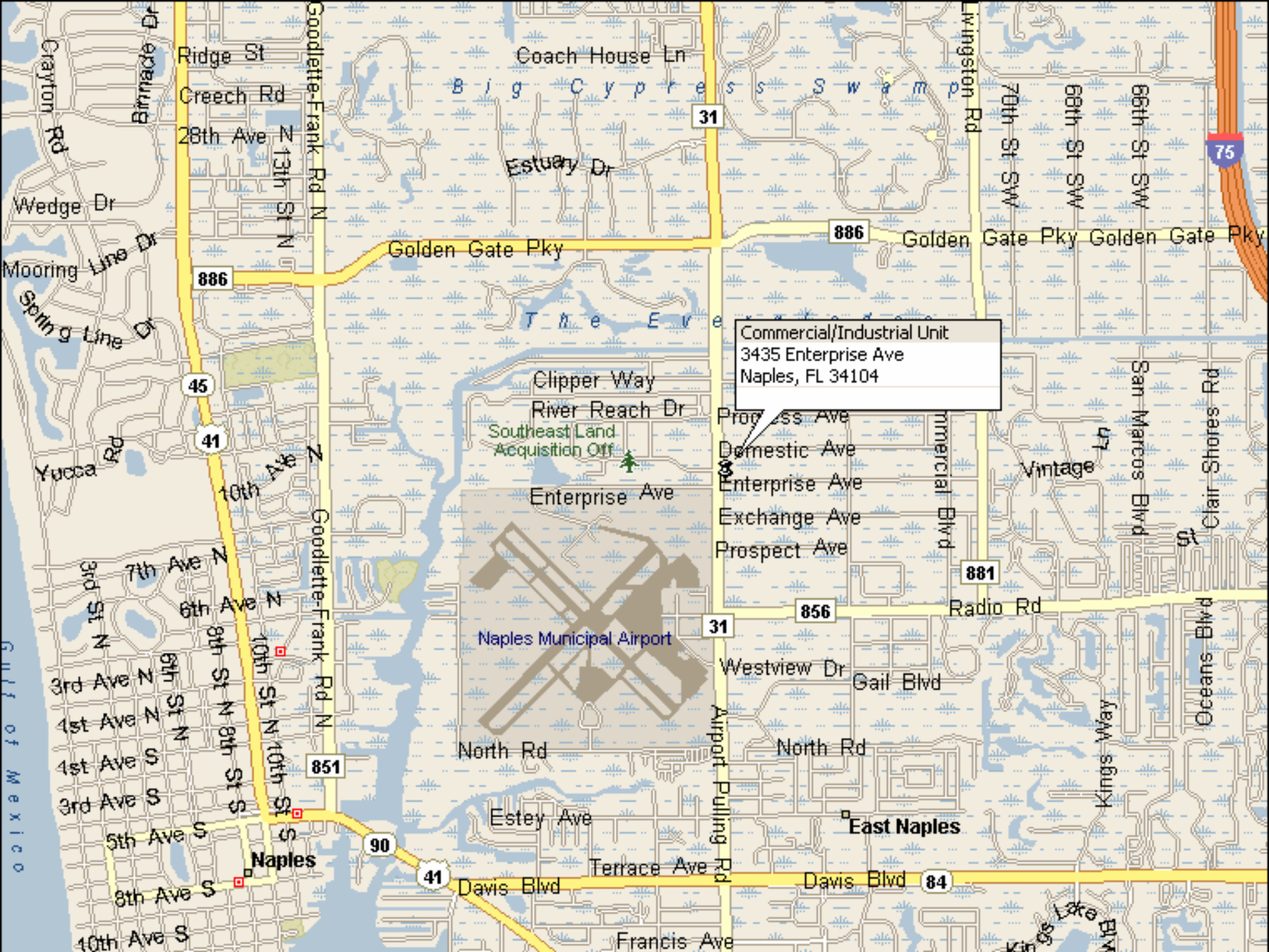


DOMESTIC AVE

SUBJECT

ENTERPRISE AVE





Commercial/Industrial Unit
3435 Enterprise Ave
Naples, FL 34104

Naples Municipal Airport

East Naples

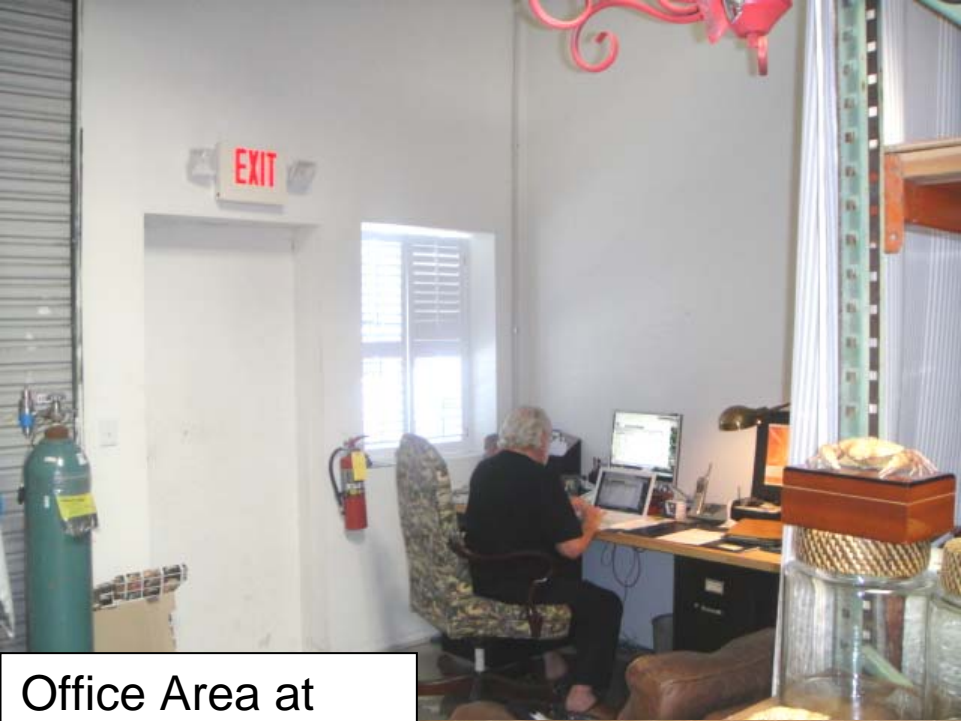


800SF Unit in Enterprise Design Center—Zoned Industrial





12' x10' Roll-Up Door for Deliveries or Vehicle Entry



Office Area at Front of Unit

Unit is 20' wide by 40' deep

Interior Shared Restroom Facility (access via corridor at rear of unit)



Ceiling is 16'
to 20' max



Built-in Heavy
Duty Shelving
Included (wall-
anchored)



Shelving Detail

3435 Enterprise Avenue, Napl...
3435 Enterprise Ave, Naples, FL 34104-3675
Ring: 3 miles radius

Latitude: 26.160676
Longitude: -81.766292

Summary	2000	2010	2015
Population	50,519	56,680	56,960
Households	23,419	25,522	25,578
Families	14,518	15,353	15,143
Average Household Size	2.11	2.18	2.19
Owner Occupied HUs	17,153	18,278	18,288
Renter Occupied HUs	6,266	7,244	7,290
Median Age	49.8	54.2	56.2

Trends: 2010-2015 Annual Rate	Area	State	National
Population	0.1%	0%	0.76%
Households	0.04%	0%	0.78%
Families	-0.28%	0%	0.64%
Owner HHs	0.01%	0%	0.82%
Median Household Income	2.51%	0%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,427	10.4%	2,232	8.7%	1,880	7.4%
\$15,000 - \$24,999	2,849	12.2%	2,053	8.0%	1,652	6.5%
\$25,000 - \$34,999	3,471	14.9%	3,096	12.1%	2,495	9.8%
\$35,000 - \$49,999	4,168	17.9%	4,038	15.8%	3,249	12.7%
\$50,000 - \$74,999	4,450	19.1%	5,379	21.1%	5,995	23.4%
\$75,000 - \$99,999	2,336	10.0%	3,651	14.3%	3,802	14.9%
\$100,000 - \$149,999	2,152	9.2%	3,173	12.4%	4,249	16.6%
\$150,000 - \$199,000	543	2.3%	719	2.8%	898	3.5%
\$200,000+	928	4.0%	1,179	4.6%	1,357	5.3%
Median Household Income	\$45,513		\$55,834		\$63,205	
Average Household Income	\$66,779		\$75,529		\$84,483	
Per Capita Income	\$31,207		\$34,388		\$38,385	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,140	4.2%	2,285	4.0%	2,229	3.9%
5 - 9	2,267	4.5%	2,259	4.0%	2,216	3.9%
10 - 14	2,076	4.1%	2,282	4.0%	2,254	4.0%
15 - 19	2,051	4.1%	2,343	4.1%	2,183	3.8%
20 - 24	1,957	3.9%	2,014	3.6%	2,187	3.8%
25 - 34	5,400	10.7%	4,533	8.0%	4,488	7.9%
35 - 44	6,464	12.8%	5,923	10.5%	5,167	9.1%
45 - 54	6,084	12.0%	7,273	12.8%	6,728	11.8%
55 - 64	6,769	13.4%	8,963	15.8%	9,250	16.2%
65 - 74	8,436	16.7%	9,115	16.1%	10,447	18.3%
75 - 84	5,497	10.9%	6,983	12.3%	6,850	12.0%
85+	1,375	2.7%	2,706	4.8%	2,960	5.2%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,673	90.4%	48,543	85.6%	47,895	84.1%
Black Alone	2,203	4.4%	3,463	6.1%	3,731	6.6%
American Indian Alone	113	0.2%	150	0.3%	154	0.3%
Asian Alone	362	0.7%	681	1.2%	796	1.4%
Pacific Islander Alone	21	0.0%	37	0.1%	41	0.1%
Some Other Race Alone	1,112	2.2%	2,186	3.9%	2,567	4.5%
Two or More Races	1,033	2.0%	1,619	2.9%	1,777	3.1%
Hispanic Origin (Any Race)	5,598	11.1%	10,017	17.7%	11,626	20.4%

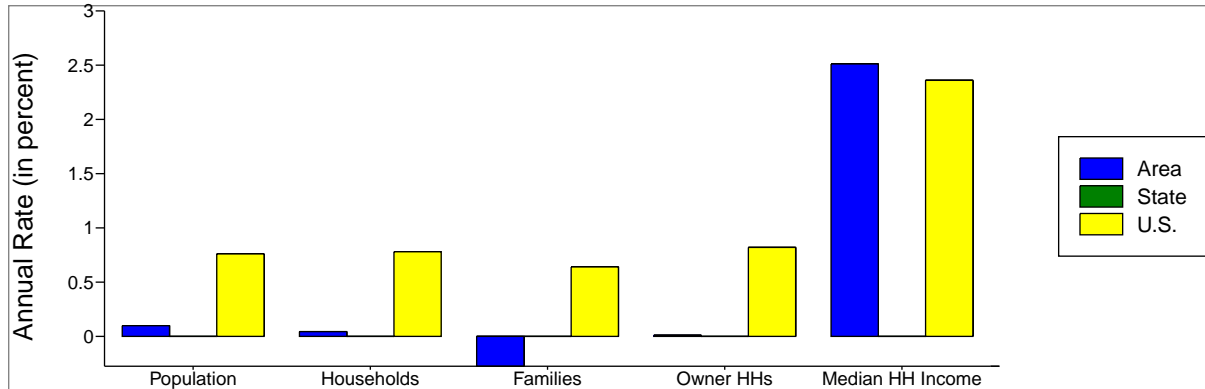
Data Note: Income is expressed in current dollars.

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

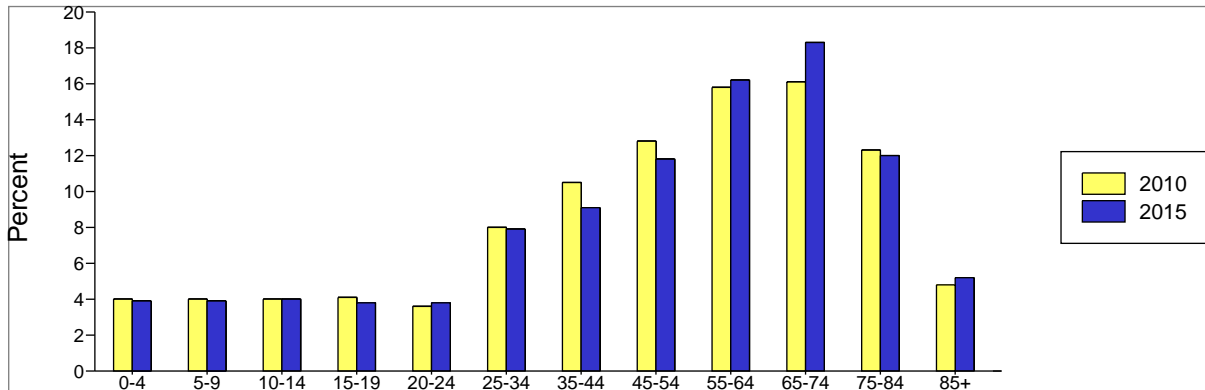
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 3435 Enterprise Ave, Naples, FL 34104-3675
 Ring: 3 miles radius

Latitude: 26.160676
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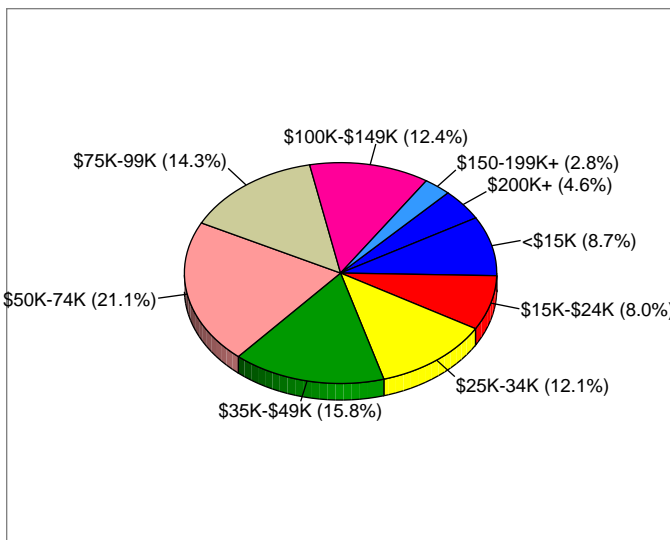
Trends 2010-2015



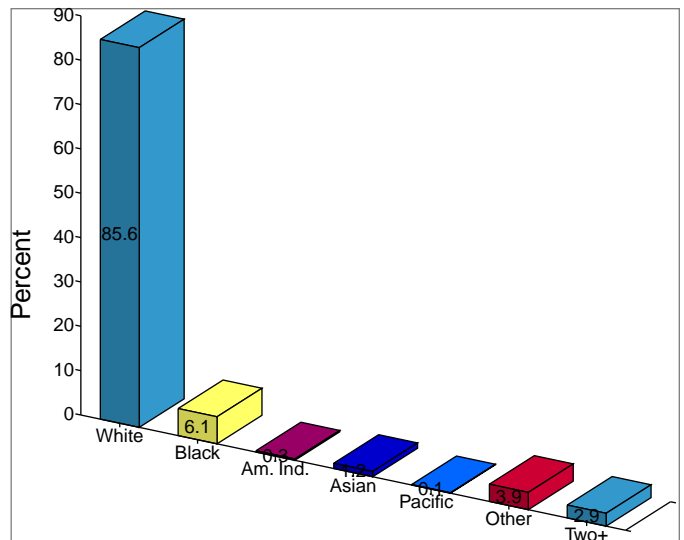
Population by Age



2010 Household Income



2010 Population by Race

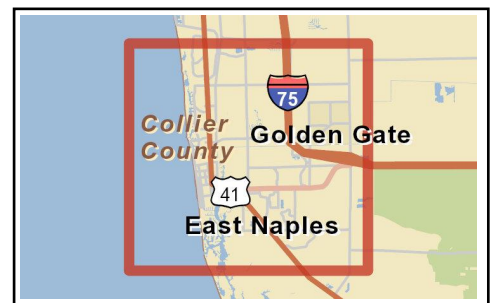
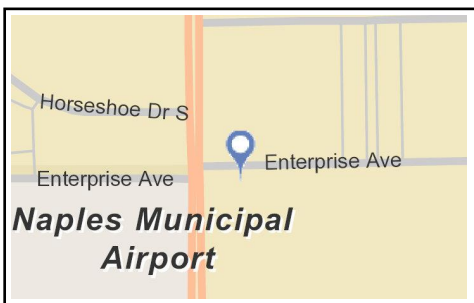
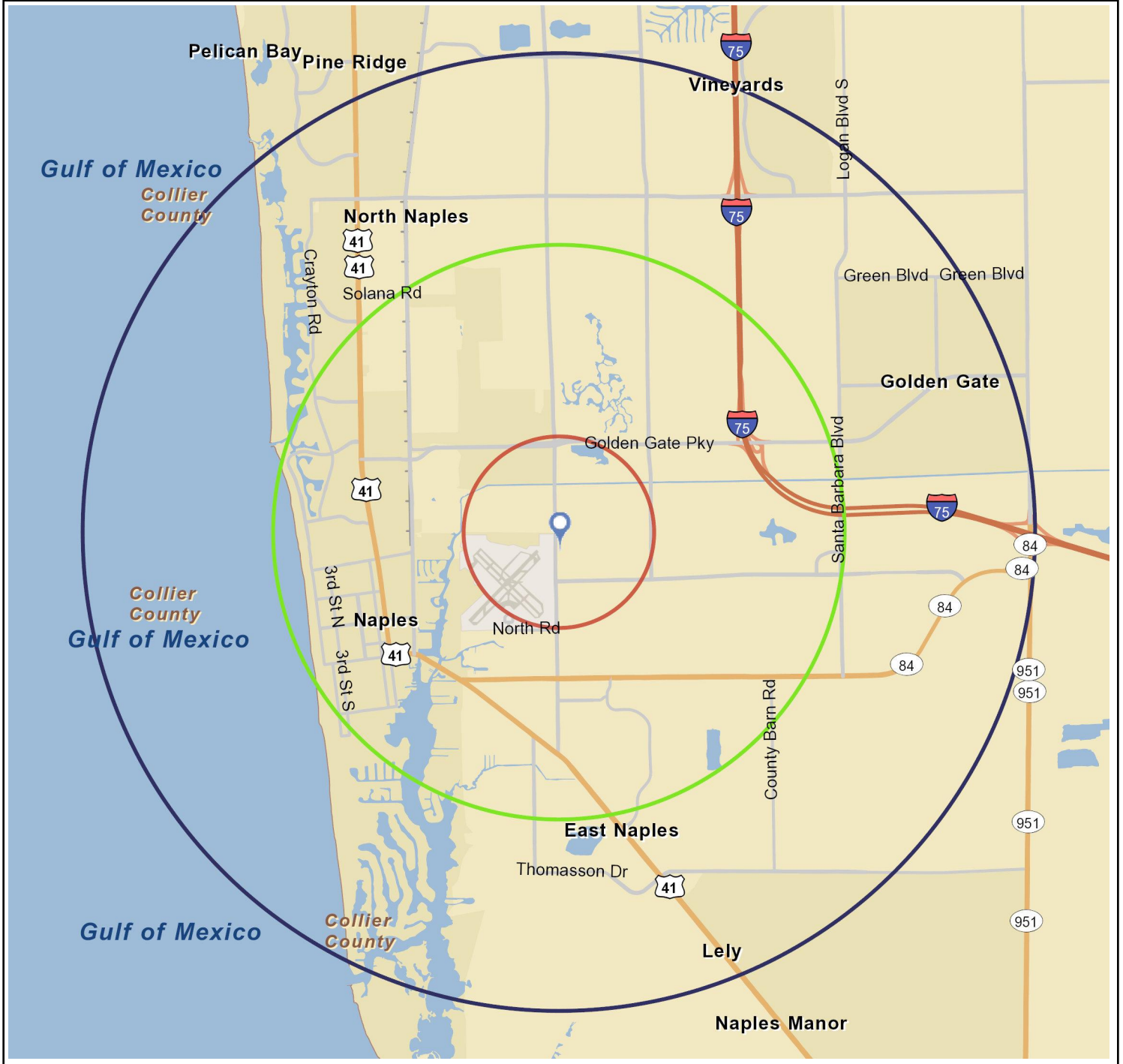


2010 Percent Hispanic Origin: 17.7%

3435 Enterprise Avenue, Napl...
3435 Enterprise Ave, Naples,
FL 34104-3675

Latitude: 26.160676
Longitude: -81.766292
Rings: 1, 3, 5 Miles

Site Type: Ring



Property Legal Description

Street Address: 3435 Enterprise Ave., #28, Naples FL 34104

Parcel No.	76720000563	Property Address	3435 ENTERPRISE AVE
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Owner Name	AUCLAIR, DONALD R=& JUDITH G		
Addresses	4460 LAKEWOOD BLVD		
City	NAPLES	State	FL
Zip	34112 - 6124		

Legal	3435 ENTERPRISE A CONDOMINIUM UNIT 28
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Section	Township	Range	Acres	Map No.	Strap No.
36	49	25	0	4A36	660570 284A36

Property Taxes

Sub No.	660570	3435 ENTERPRISE A CONDOMINIUM	Millage Area	Millage	Total	School
Use Code	4	CONDOMINIUM	153	6.7241	11.9631	5.239

Land Value	\$0.00
(+) Improved Value	\$81,100.00
(=) Just Value	\$81,100.00
(-) SOH Exempt Value & Other	\$ 0.00
(=) Assessed Value	\$ 81,100.00
(-) Homestead and other Exe	\$ 0.00
(=) Taxable Value	\$ 81,100.00
(=) School Taxable Value (Us	\$ 81,100.00

NOTE: Taxes for new Buyer will be computed on new assessed value subsequent to sale.

Using Assessed Value and Millage rate as shown above, with no exemptions, annual taxes compute to:

$$\text{Annual Taxes} = \text{Taxable Value} \times \text{Millage}/1000$$

Current Annual Taxes = \$970.21

Sales History

Date	Book - Page	Amount
Apr-06	4024 - 636	\$116,600.00

Condominium Fees

month quarter annual

FEES \$650.00

Administered by: R&P Property Management, Glen Carroll 239-280-3985



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

SAGE Commercial Properties & Business Brokerage, Inc.
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PLEASE PRINT CLEARLY

FOR BROKERS & AGENTS ONLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- Condominium Unit at 3435 Enterprise Avenue #28, Naples FL 34104

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: _____