

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
SALE

DESCRIPTION :



Commercial Condominium—2800 Davis Blvd., Unit 212, Naples FL 34112

Executive Summary:

- 1315SF Commercial Condominium Unit—Never Used
- Davis Village, 2nd Floor Unit
- Spacious Unit with Rear Window and Door-Accessible Balcony
- Large Parking Lot Allows Wide Variety of Uses
- Close to Collier County Courthouse—convenient for attorneys
- End Cap Unit, High Visibility
- Zoned C-4
- Extensive Commercial Uses

Attachments:

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

GENERAL :

PRICE :

**LEASE: \$9/SF or
PURCHASE: \$149,000 (\$113/SF)**

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.



DAVIS BLVD

FLORENCE CT

SUBJECT

WILD PINES LN

WILD PINES CT

WILD PINES LN



0 26ft

Davis Boulevard

FLORENCE CT

SUBJECT





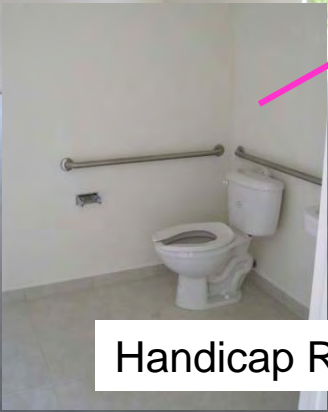
1315SF
End Cap
#212



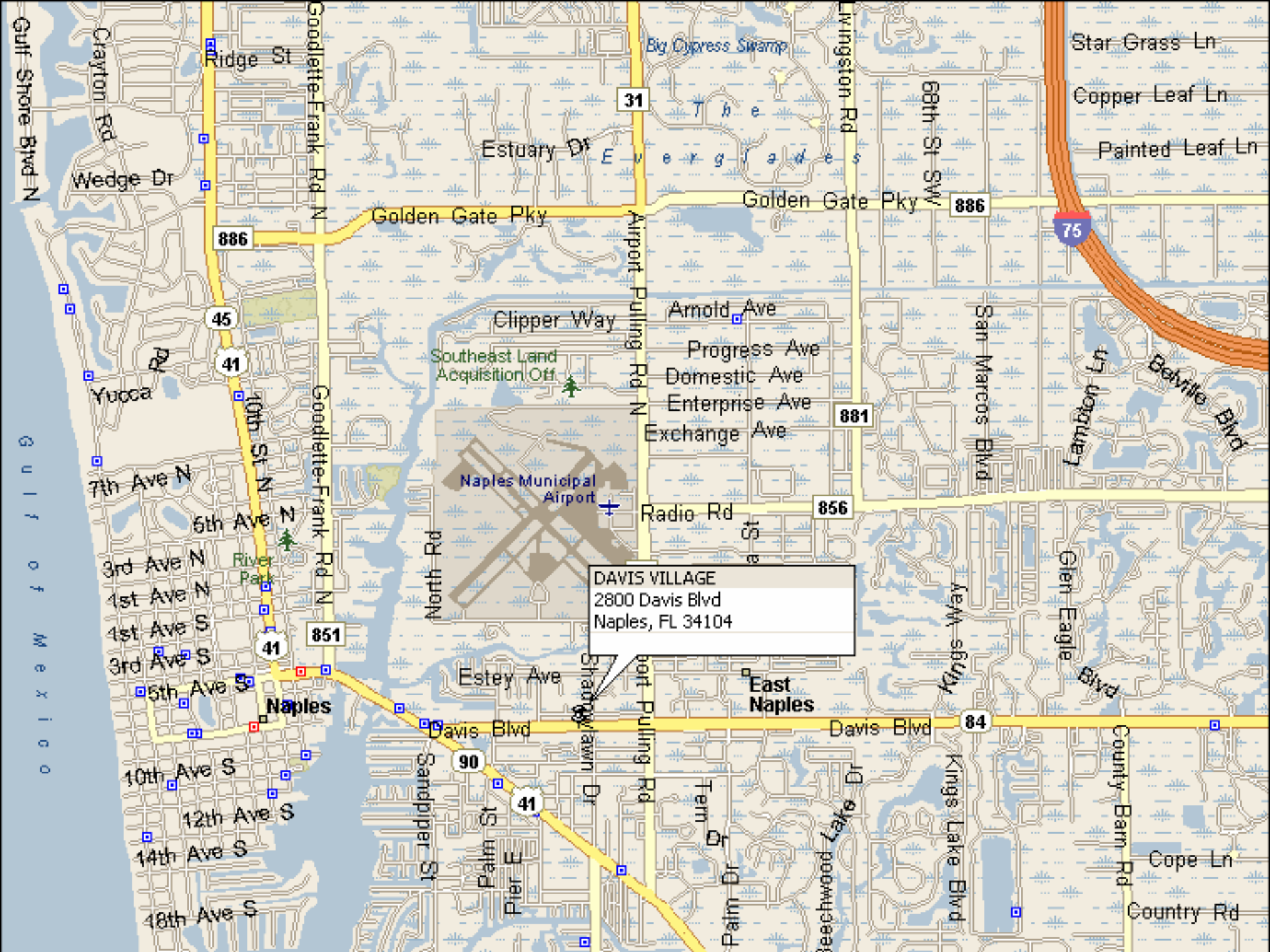
Drop Ceiling, Lighting &
Drywall Done



View from Unit's
Unique Balcony—
Door Accessible



Handicap Restroom



DAVIS VILLAGE
2800 Davis Blvd
Naples, FL 34104

Gulf of Mexico

Crayton Rd
Wedge Dr
Ridge St
Goodlette-Frank Rd N
Golden Gate Pky
Golden Gate Pky
Yucca Rd
10th St N
7th Ave N
5th Ave N
3rd Ave N
1st Ave N
1st Ave S
3rd Ave S
5th Ave S
Naples
10th Ave S
12th Ave S
14th Ave S
18th Ave S

Estuary Dr
Big Cypress Swamp
The Everglades
Southeast Land Acquisition Off
Naples Municipal Airport
North Rd
Estey Ave
Davis Blvd
Sandpiper St
Palm St
Pier 1
Shady Lawn Dr
Airport Puling Rd N
Clipper Way
Arnold Ave
Progress Ave
Domestic Ave
Enterprise Ave
Exchange Ave
Radio Rd
East Naples

Livingston Rd
68th St SW
San Marcos Blvd
Lambton Ln
Belville Blvd
Kingsway
Kings Lake Blvd
County Barn Rd
Cope Ln
Country Rd

Star Grass Ln
Copper Leaf Ln
Painted Leaf Ln
886
45
41
881
856
84
90
41

Site Map

2800 Davis Blvd

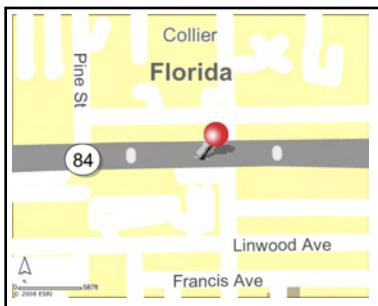
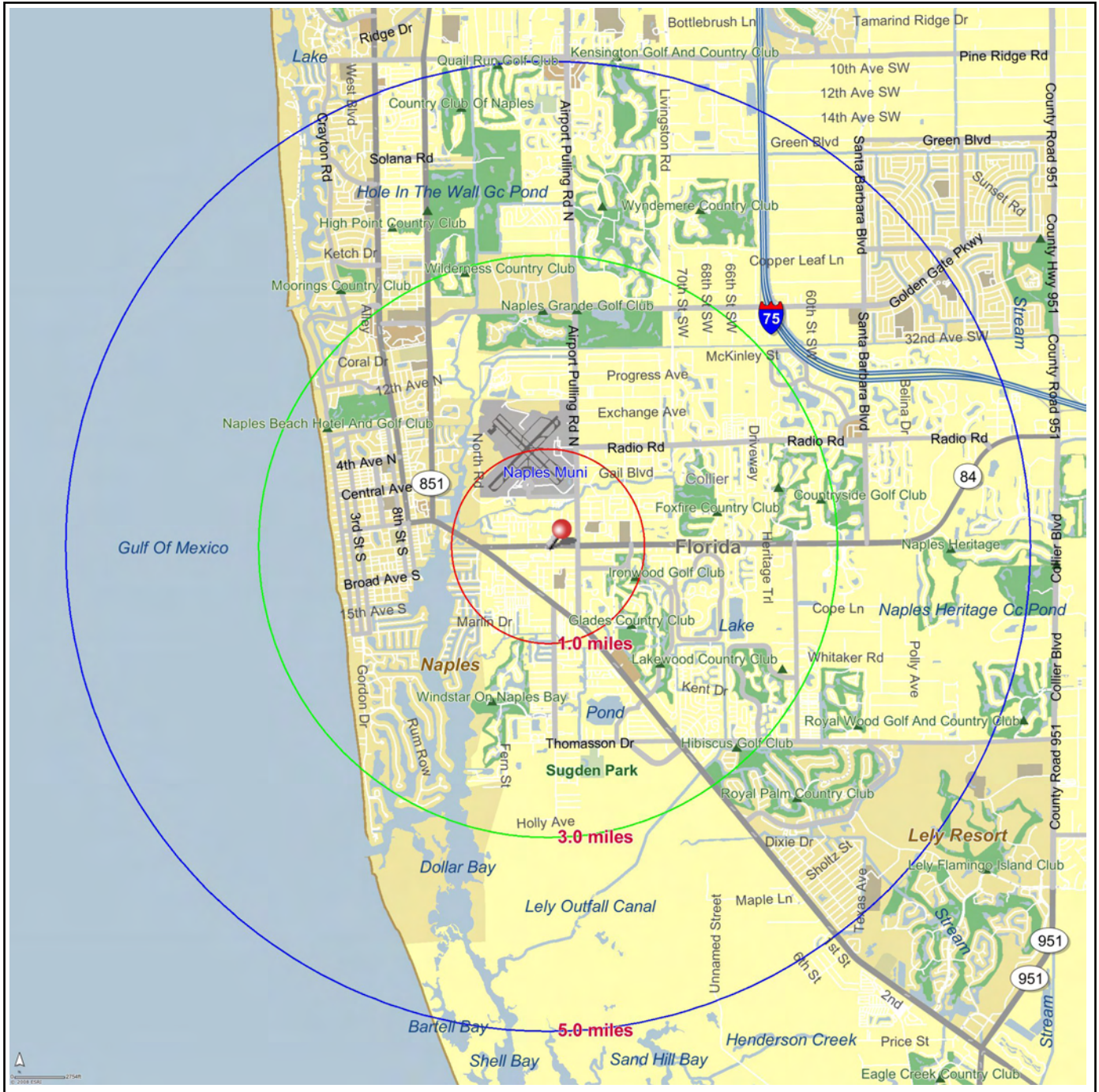
Prepared By: Dick Naedel, SAGE Commercial

Latitude 26.1384

Naples, FL 34104

May 18, 2008

Longitude -81.7715





Demographic and Income Profile

Prepared By: Dick Naedel, SAGE Commercial

2800 Davis Blvd
Naples, FL 34104

Site Type: Radius

Latitude 26.1384
Longitude -81.7715
Radius: 3.0 mile

Summary	2000	2007	2012
Population	46,995	52,535	59,103
Households	21,300	23,705	26,741
Families	13,232	14,153	15,594
Average Household Size	2.16	2.18	2.17
Owner Occupied HUs	15,182	17,432	19,765
Renter Occupied HUs	6,118	6,273	6,976
Median Age	47.8	50.9	52.9

Trends: 2007-2012 Annual Rate	Area	State	National
Population	2.38%	2.44%	1.22%
Households	2.44%	2.51%	1.27%
Families	1.96%	2.24%	1.00%
Owner HHs	2.54%	2.6%	1.29%
Median Household Income	3.15%	3.21%	3.29%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,277	10.7%	1,964	8.3%	1,913	7.2%
\$15,000 - \$24,999	2,858	13.5%	2,056	8.7%	1,757	6.6%
\$25,000 - \$34,999	3,361	15.8%	2,952	12.5%	2,564	9.6%
\$35,000 - \$49,999	3,811	18.0%	4,302	18.1%	4,638	17.3%
\$50,000 - \$74,999	3,987	18.8%	4,778	20.2%	5,214	19.5%
\$75,000 - \$99,999	1,954	9.2%	2,630	11.1%	3,036	11.4%
\$100,000 - \$149,999	1,712	8.1%	2,790	11.8%	4,202	15.7%
\$150,000 - \$199,000	390	1.8%	956	4.0%	1,332	5.0%
\$200,000+	870	4.1%	1,277	5.4%	2,083	7.8%
Median Household Income	\$43,003		\$52,314		\$61,076	
Average Household Income	\$65,262		\$77,357		\$91,808	
Per Capita Income	\$29,824		\$34,988		\$41,583	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,192	4.7%	2,354	4.5%	2,590	4.4%
5 - 9	2,158	4.6%	2,348	4.5%	2,361	4.0%
10 - 14	1,968	4.2%	2,308	4.4%	2,571	4.4%
15 - 19	2,070	4.4%	2,024	3.9%	2,509	4.2%
20 - 24	2,110	4.5%	2,066	3.9%	2,233	3.8%
25 - 34	5,307	11.3%	5,092	9.7%	5,047	8.5%
35 - 44	6,103	13.0%	6,201	11.8%	6,236	10.6%
45 - 54	5,612	11.9%	6,532	12.4%	7,620	12.9%
55 - 64	6,154	13.1%	7,650	14.6%	9,169	15.5%
65 - 74	7,232	15.4%	7,443	14.2%	8,942	15.1%
75 - 84	4,894	10.4%	6,327	12.0%	6,800	11.5%
85+	1,196	2.5%	2,192	4.2%	3,025	5.1%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,922	87.1%	43,311	82.4%	47,522	80.4%
Black Alone	2,883	6.1%	4,056	7.7%	4,898	8.3%
American Indian Alone	125	0.3%	165	0.3%	199	0.3%
Asian Alone	299	0.6%	413	0.8%	509	0.9%
Pacific Islander Alone	32	0.1%	52	0.1%	71	0.1%
Some Other Race Alone	1,390	3.0%	2,668	5.1%	3,602	6.1%
Two or More Races	1,343	2.9%	1,870	3.6%	2,302	3.9%
Hispanic Origin (Any Race)	6,579	14.0%	11,282	21.5%	14,702	24.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Demographic and Income Profile

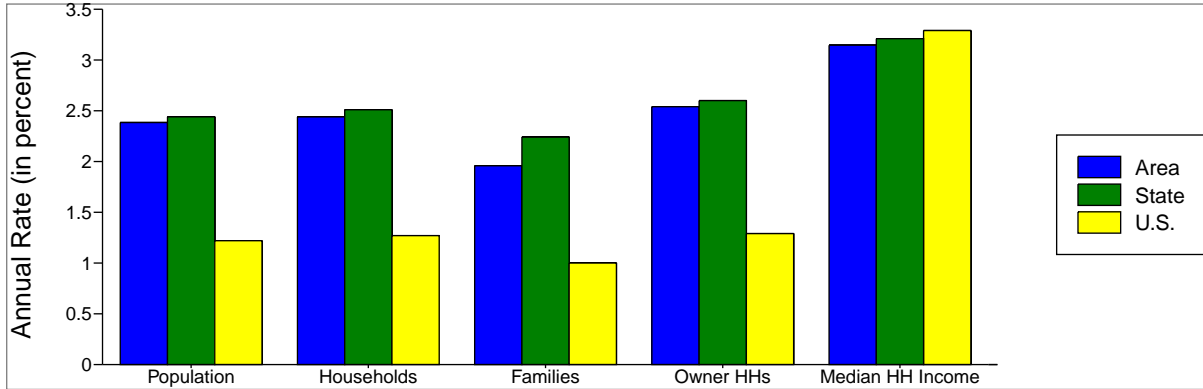
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2800 Davis Blvd
Naples, FL 34104

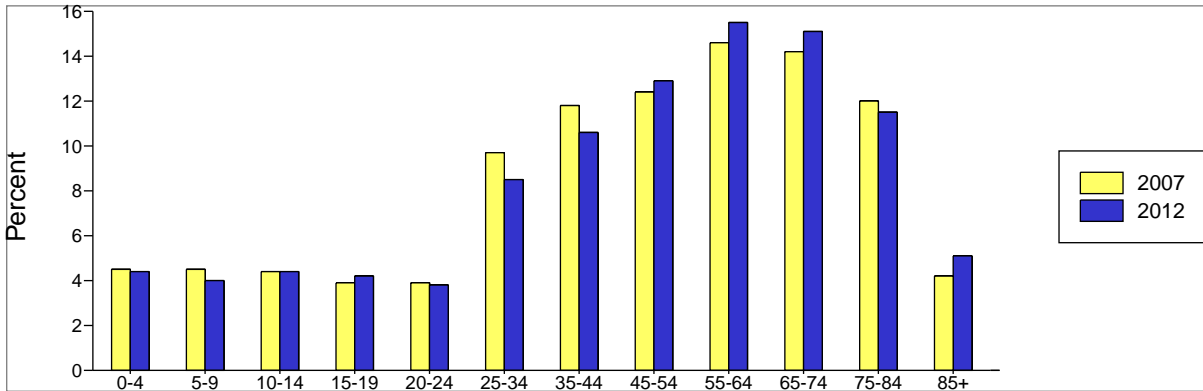
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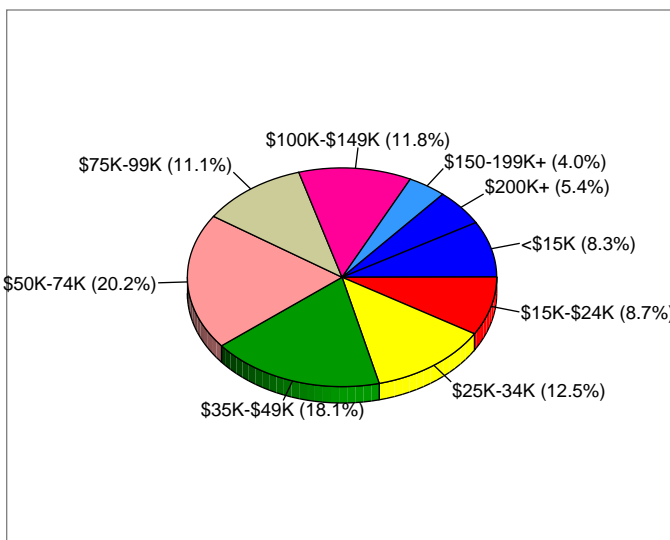
Trends 2007-2012



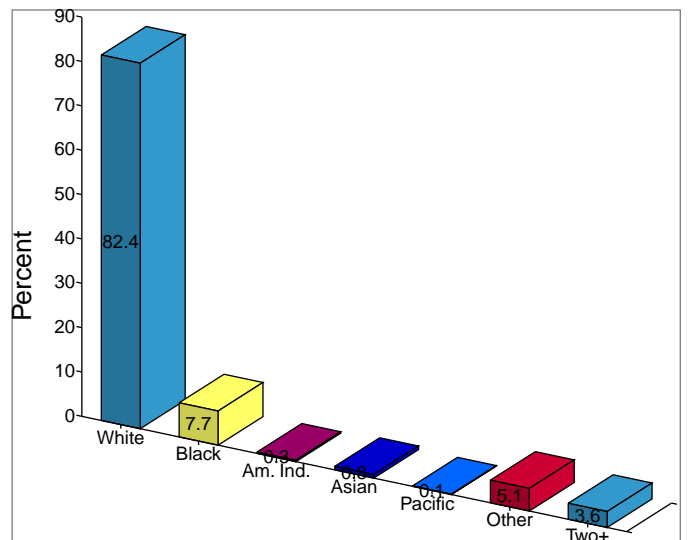
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 21.5%

Property Legal Description

Street: 2800 Davis Blvd., Unit 212, Collier County, Naples FL 34112

Legal	DAVIS VILLAGE A CONDOMINIUM
	UNIT 212

Section	Township	Range	Acres	Map No.	Strap No.
11	50	25	0	5A11	263150 2125A11

Property Taxes

Sub No.	263150	DAVIS VILLAGE A CONDOMINIUM	Millage Area	Millage
Use Code	4	CONDOMINIUM	112	11.486

Millage: 11.486

Millage Area: 112 (unincorporated county)

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



FAX Back To:
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PLEASE PRINT CLEARLY

FOR BROKERS & AGENTS ONLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- Commercial Condominium at 2800 Davis Blvd., Unit 212, Collier County, Naples FL 34112
known as **“Condo Unit 212, Davis Village in Naples FL”**

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: _____