

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 :



1800SF Commercial Condo Unit—1810 J&C Blvd, Unit #2, Naples FL 34109

Executive Summary:

- Commercial Condo Unit—Fully Finished, Office and Storage Areas
- 1350SF Ground Floor, 450SF Storage Loft
- Fully Paved with Sidewalk and Front Parking
- Roll-up Door and Drivable Rear Access
- Air-Conditioned, Tiled Front Office w/ Bathroom
- Zoned “P” -- Commercial and Industrial Use
- Air Conditioned

GENERAL :

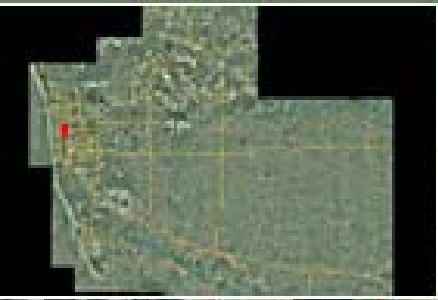
Attachments:

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

PRICE : **\$250,000 or Lease \$900/mo. (+ sales tax)**

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.



J AND C BLVD

SHIRLEY ST

SUBJECT





2
**REGAL
CAR RENTAL**

3
BENCH



Tiled Office Area
with Bathroom
Plenty of Light



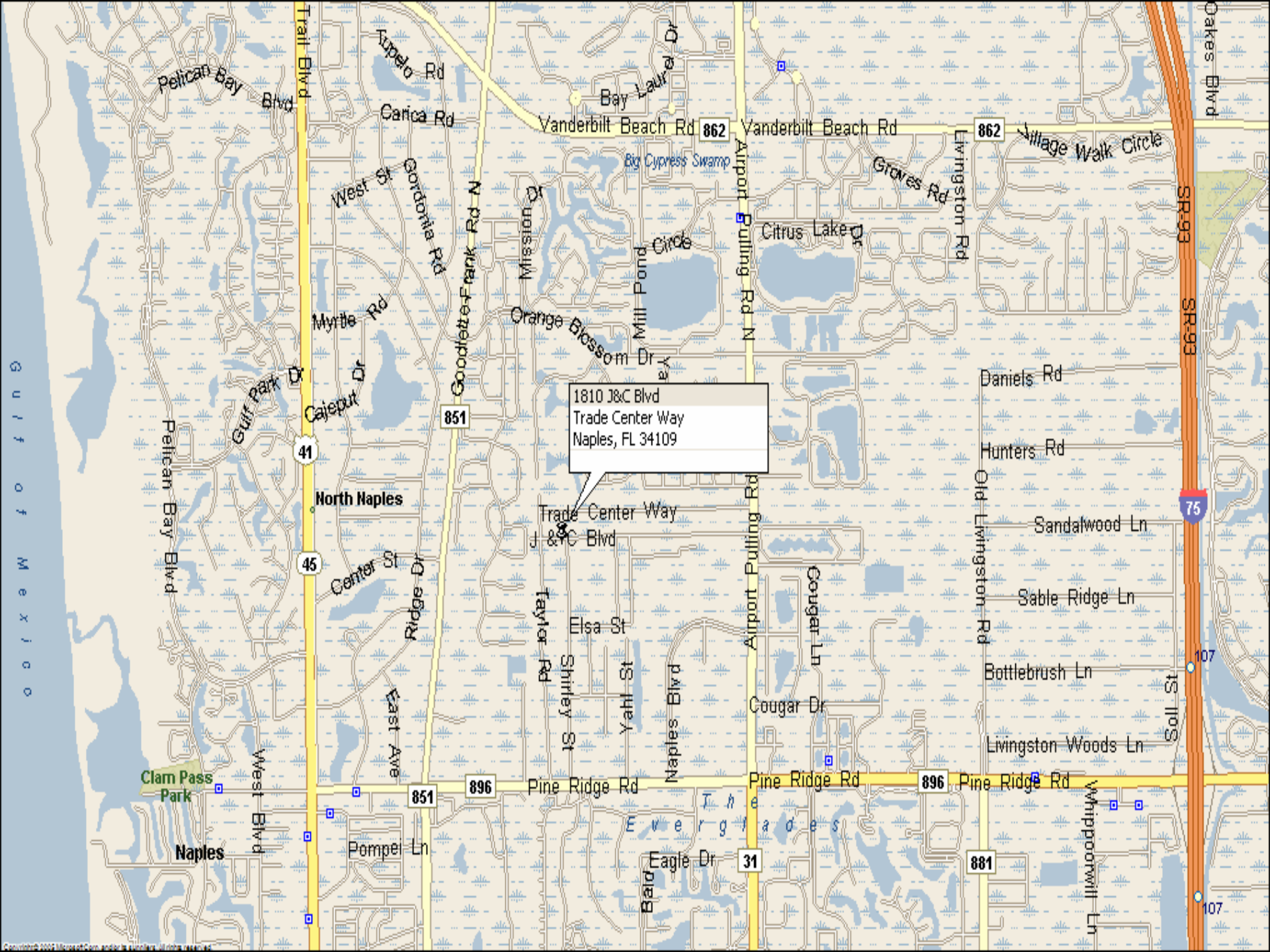
450 SF Finished Loft for
Storage, etc.
Stairway Accessible



Plenty of Secure
Storage Area



Roll-up and
Standard Doors
Drivable Rear
Access Lane



Gulf of Mexico

Pelican Bay Blvd

Trail Blvd

Tupelo Rd

Carica Rd

Vanderbilt Beach Rd

Bay Laurel Dr

West St

Gordonia Rd

Mission Dr

Mill Pond Circle

Groves Rd

Village Walk Circle

Myrtle Rd

Orange Blossom Dr

Airport Pulling Rd N

Livingston Rd

Pelican Bay Blvd

Gulf Park Dr

41

45

North Naples

Center St

Cajuput Dr

Ridge Dr

851

Goodfellow Frank Rd N

Trade Center Way

J & C Blvd

Taylor Rd

Elsa St

Shirley St

St Yeha

Naples Blvd

Airport Pulling Rd

Cougar Ln

Cougar Dr

Daniels Rd

Hunters Rd

Old Livingston Rd

Sandalwood Ln

Sable Ridge Ln

Bottlebrush Ln

Livingston Woods Ln

St Joes

Clam Pass Park

Naples

West Blvd

Pompey Ln

851

896

Pine Ridge Rd

Everglades

Pine Ridge Rd

Pine Ridge Rd

Pine Ridge Rd

881

Eagle Dr

31

Whippoorwill Ln

Oakes Blvd

SR 93

SR 93

75

107

107

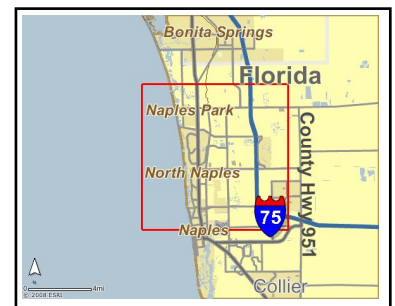
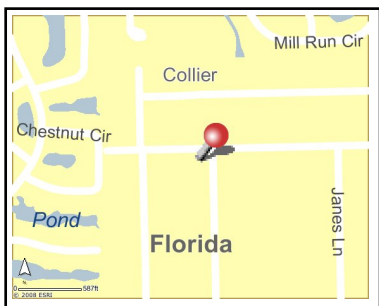
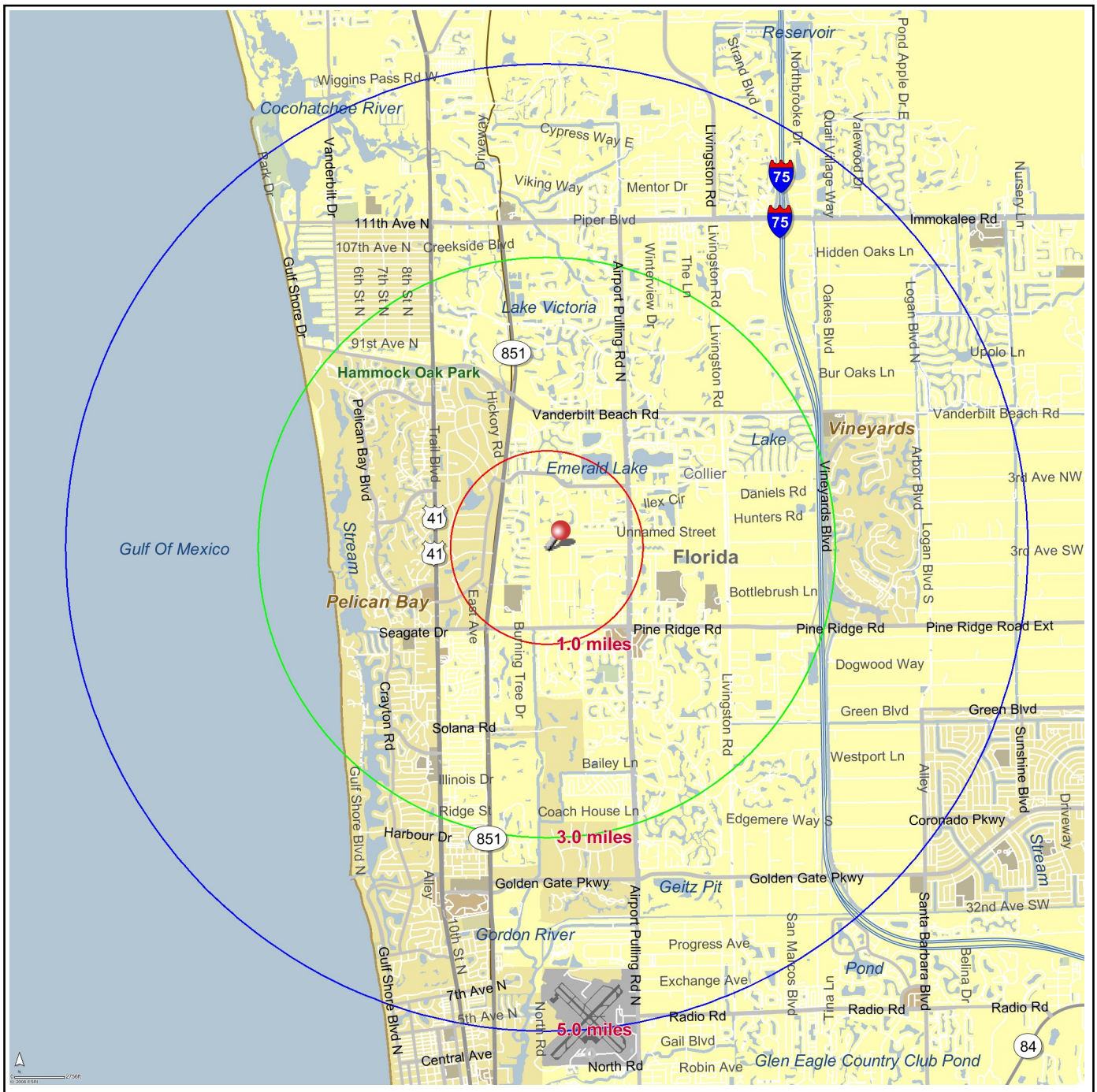
1810 J&C Blvd
Trade Center Way
Naples, FL 34109

Site Map

Lat: 26.223500
Lon: -81.782084

Prepared By: STDBOnline.com
November 14, 2008

Latitude 26.2235
Longitude -81.7821





Demographic and Income Profile

Prepared By: STDBOnline.com

Lat: 26.223500
Lon: -81.782084

Latitude 26.2235
Longitude -81.7821
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	3,660	4,888	5,636
Households	1,520	2,029	2,351
Families	958	1,221	1,376
Average Household Size	2.40	2.40	2.39
Owner Occupied HUs	844	1,126	1,263
Renter Occupied HUs	676	903	1,088
Median Age	39.3	41.2	42.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.89%	2.22%	1.23%
Households	2.99%	2.28%	1.26%
Families	2.42%	1.99%	1.05%
Owner HHs	2.32%	2.13%	1.07%
Median Household Income	3.44%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	82	5.5%	53	2.6%	45	1.9%
\$15,000 - \$24,999	166	11.1%	122	6.0%	67	2.8%
\$25,000 - \$34,999	244	16.3%	155	7.6%	123	5.2%
\$35,000 - \$49,999	297	19.8%	395	19.5%	219	9.3%
\$50,000 - \$74,999	255	17.0%	451	22.2%	703	29.9%
\$75,000 - \$99,999	151	10.1%	231	11.4%	357	15.2%
\$100,000 - \$149,999	101	6.7%	255	12.6%	301	12.8%
\$150,000 - \$199,000	89	5.9%	78	3.8%	132	5.6%
\$200,000+	112	7.5%	288	14.2%	404	17.2%
Median Household Income	\$47,560		\$64,134		\$75,954	
Average Household Income	\$76,113		\$109,341		\$139,930	
Per Capita Income	\$32,861		\$46,517		\$59,855	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	212	5.8%	284	5.8%	321	5.7%
5 - 9	281	7.7%	328	6.7%	360	6.4%
10 - 14	258	7.1%	307	6.3%	330	5.9%
15 - 19	176	4.8%	235	4.8%	252	4.5%
20 - 24	157	4.3%	237	4.8%	276	4.9%
25 - 34	470	12.8%	598	12.2%	681	12.1%
35 - 44	642	17.5%	748	15.3%	775	13.8%
45 - 54	507	13.9%	741	15.2%	851	15.1%
55 - 64	340	9.3%	534	10.9%	694	12.3%
65 - 74	333	9.1%	413	8.4%	518	9.2%
75 - 84	196	5.4%	275	5.6%	312	5.5%
85+	87	2.4%	189	3.9%	266	4.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,358	91.8%	4,172	85.4%	4,633	82.2%
Black Alone	103	2.8%	233	4.8%	320	5.7%
American Indian Alone	1	0.0%	2	0.0%	3	0.1%
Asian Alone	55	1.5%	95	1.9%	127	2.3%
Pacific Islander Alone	2	0.1%	3	0.1%	3	0.1%
Some Other Race Alone	83	2.3%	249	5.1%	365	6.5%
Two or More Races	57	1.6%	133	2.7%	184	3.3%
Hispanic Origin (Any Race)	454	12.4%	1,163	23.8%	1,644	29.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

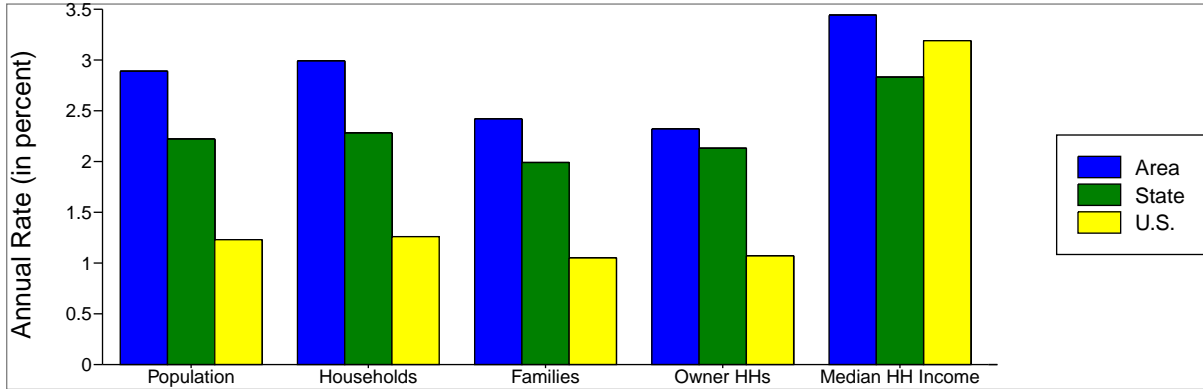
Prepared By: STDBOnline.com

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Lon: -81.782084

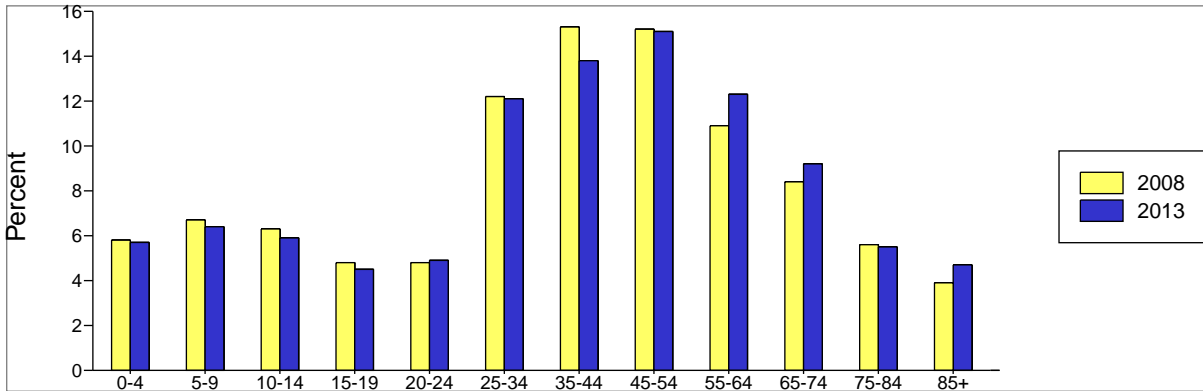
Latitude 26.2235
Longitude -81.7821
Radius: 1.0 mile

Site Type: Radius

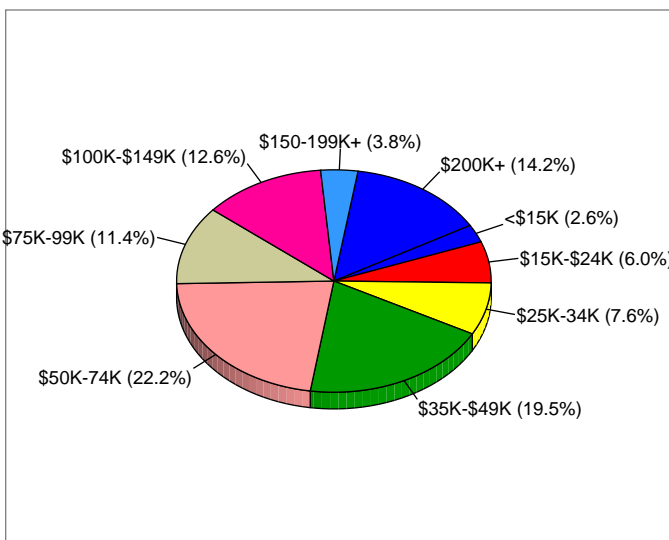
Trends 2008-2013



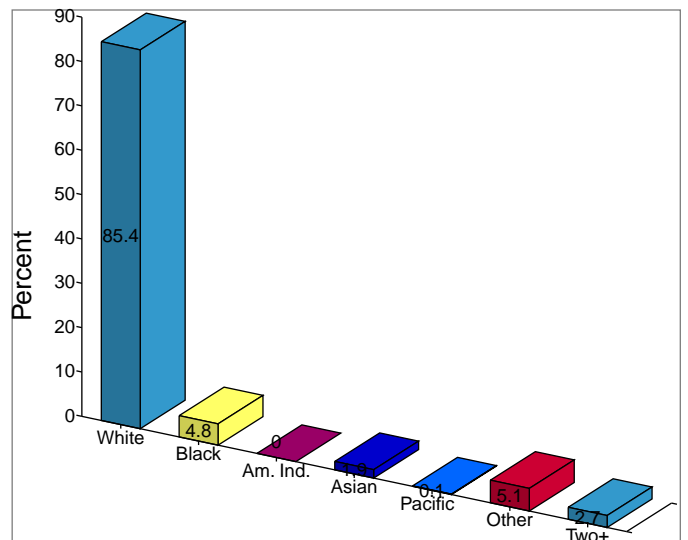
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 23.8%



Demographic and Income Profile

Prepared By: STDBOnline.com

Lat: 26.223500
Lon: -81.782084

Latitude 26.2235
Longitude -81.7821
Radius: 3.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	42,944	55,119	62,459
Households	20,174	25,709	29,266
Families	13,235	16,414	18,308
Average Household Size	2.10	2.12	2.12
Owner Occupied HUs	15,647	20,212	22,716
Renter Occupied HUs	4,527	5,497	6,550
Median Age	54.2	56.9	57.6

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.53%	2.22%	1.23%
Households	2.63%	2.28%	1.26%
Families	2.21%	1.99%	1.05%
Owner HHs	2.36%	2.13%	1.07%
Median Household Income	3.91%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,552	7.7%	1,327	5.2%	1,193	4.1%
\$15,000 - \$24,999	1,914	9.5%	1,503	5.8%	1,084	3.7%
\$25,000 - \$34,999	2,147	10.6%	1,774	6.9%	1,298	4.4%
\$35,000 - \$49,999	3,123	15.5%	3,265	12.7%	2,301	7.9%
\$50,000 - \$74,999	3,562	17.6%	4,710	18.3%	5,709	19.5%
\$75,000 - \$99,999	2,234	11.1%	3,015	11.7%	3,951	13.5%
\$100,000 - \$149,999	2,304	11.4%	4,157	16.2%	4,468	15.3%
\$150,000 - \$199,000	1,079	5.3%	1,671	6.5%	2,597	8.9%
\$200,000+	2,273	11.3%	4,286	16.7%	6,663	22.8%
Median Household Income	\$57,533		\$76,771		\$93,004	
Average Household Income	\$101,152		\$133,355		\$177,484	
Per Capita Income	\$48,081		\$62,613		\$83,630	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,506	3.5%	1,840	3.3%	2,071	3.3%
5 - 9	1,894	4.4%	2,014	3.7%	2,184	3.5%
10 - 14	1,905	4.4%	2,131	3.9%	2,263	3.6%
15 - 19	1,582	3.7%	2,029	3.7%	2,171	3.5%
20 - 24	1,122	2.6%	1,704	3.1%	1,994	3.2%
25 - 34	3,494	8.1%	3,733	6.8%	4,370	7.0%
35 - 44	5,049	11.8%	5,364	9.7%	5,313	8.5%
45 - 54	5,336	12.4%	7,022	12.7%	8,005	12.8%
55 - 64	6,686	15.6%	9,539	17.3%	11,314	18.1%
65 - 74	7,980	18.6%	9,777	17.7%	11,530	18.5%
75 - 84	4,969	11.6%	7,262	13.2%	7,714	12.3%
85+	1,422	3.3%	2,704	4.9%	3,535	5.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,307	96.2%	51,499	93.4%	57,450	92.0%
Black Alone	363	0.8%	826	1.5%	1,150	1.8%
American Indian Alone	35	0.1%	65	0.1%	83	0.1%
Asian Alone	376	0.9%	683	1.2%	943	1.5%
Pacific Islander Alone	16	0.0%	28	0.1%	36	0.1%
Some Other Race Alone	496	1.2%	1,290	2.3%	1,824	2.9%
Two or More Races	351	0.8%	727	1.3%	973	1.6%
Hispanic Origin (Any Race)	2,877	6.7%	6,705	12.2%	9,338	15.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

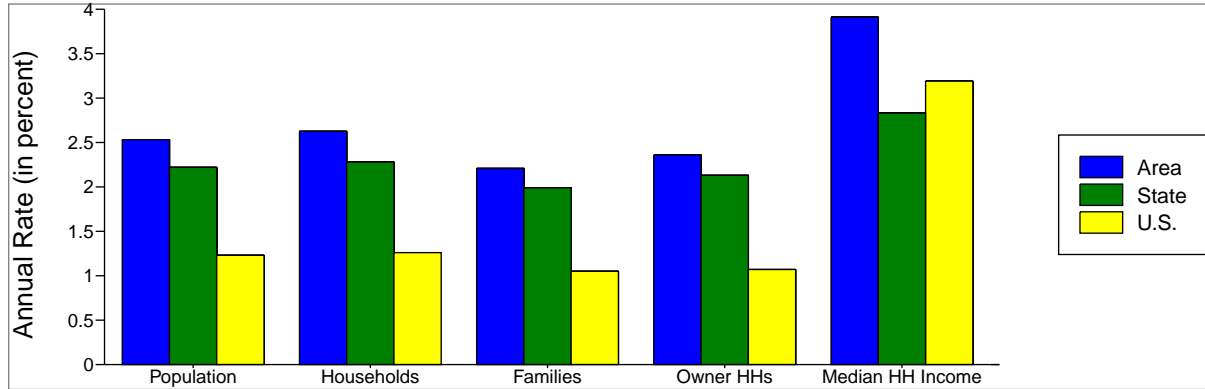
Prepared By: STDBOnline.com

Lat: 26.223500
Lon: -81.782084

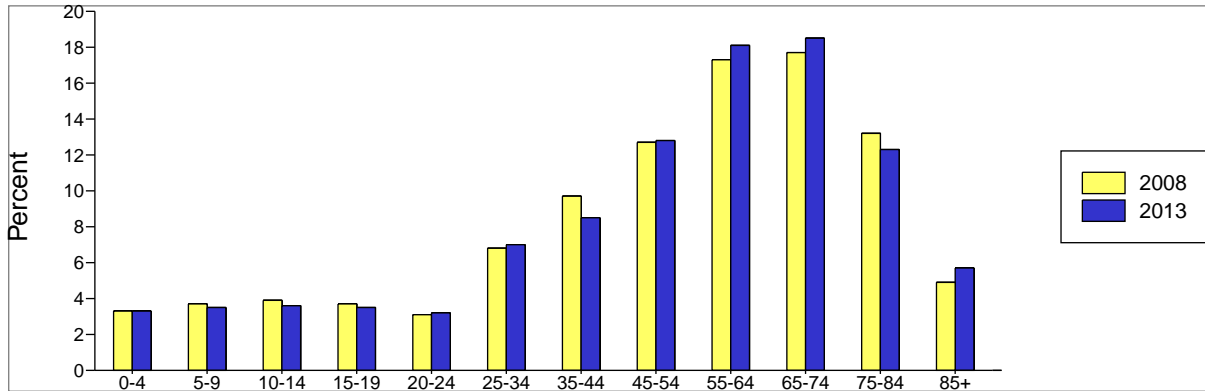
Latitude 26.2235
Longitude -81.7821
Radius: 3.0 mile

Site Type: Radius

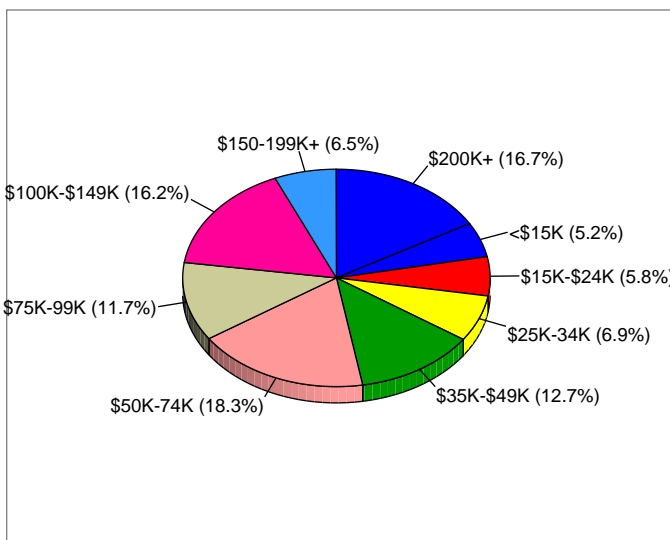
Trends 2008-2013



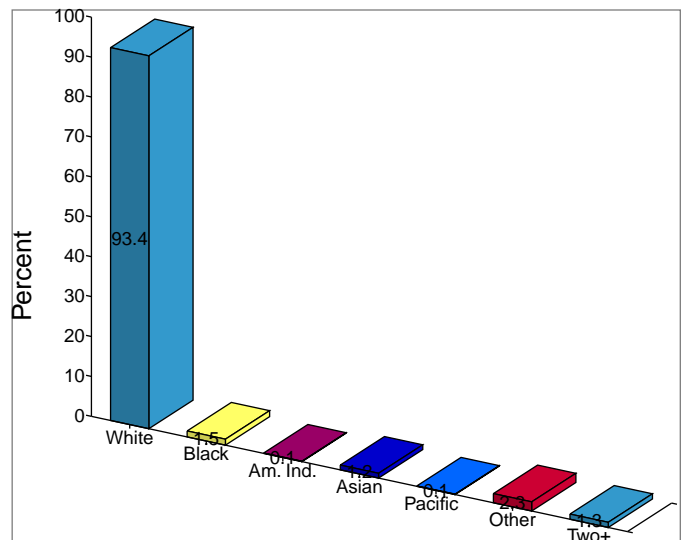
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 12.2%



Demographic and Income Profile

Prepared By: STDBOnline.com

Lat: 26.223500
Lon: -81.782084

Latitude 26.2235
Longitude -81.7821
Radius: 5.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	86,757	108,562	122,716
Households	38,752	48,538	55,144
Families	26,174	32,020	35,713
Average Household Size	2.21	2.21	2.21
Owner Occupied HUs	30,025	38,244	43,004
Renter Occupied HUs	8,727	10,294	12,140
Median Age	49.7	53.9	55.2

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.48%	2.22%	1.23%
Households	2.58%	2.28%	1.26%
Families	2.21%	1.99%	1.05%
Owner HHs	2.37%	2.13%	1.07%
Median Household Income	3.69%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,014	7.8%	2,486	5.1%	2,256	4.1%
\$15,000 - \$24,999	3,753	9.7%	2,931	6.0%	2,180	4.0%
\$25,000 - \$34,999	4,023	10.4%	3,444	7.1%	2,498	4.5%
\$35,000 - \$49,999	5,963	15.4%	5,822	12.0%	4,299	7.8%
\$50,000 - \$74,999	7,396	19.1%	9,094	18.7%	10,744	19.5%
\$75,000 - \$99,999	4,742	12.2%	6,230	12.8%	7,695	14.0%
\$100,000 - \$149,999	4,427	11.4%	8,458	17.4%	9,142	16.6%
\$150,000 - \$199,000	1,926	5.0%	3,078	6.3%	5,259	9.5%
\$200,000+	3,563	9.2%	6,996	14.4%	11,069	20.1%
Median Household Income	\$57,174		\$76,511		\$91,725	
Average Household Income	\$94,048		\$124,350		\$163,797	
Per Capita Income	\$42,167		\$55,366		\$73,165	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,634	4.2%	4,249	3.9%	4,790	3.9%
5 - 9	4,376	5.0%	4,388	4.0%	4,775	3.9%
10 - 14	4,479	5.2%	4,713	4.3%	4,953	4.0%
15 - 19	3,788	4.4%	4,722	4.3%	4,978	4.1%
20 - 24	2,633	3.0%	4,044	3.7%	4,695	3.8%
25 - 34	7,996	9.2%	8,222	7.6%	9,751	7.9%
35 - 44	11,332	13.1%	11,204	10.3%	10,819	8.8%
45 - 54	11,161	12.9%	14,409	13.3%	16,214	13.2%
55 - 64	12,153	14.0%	18,061	16.6%	21,485	17.5%
65 - 74	13,937	16.1%	17,196	15.8%	20,646	16.8%
75 - 84	8,754	10.1%	12,706	11.7%	13,569	11.1%
85+	2,515	2.9%	4,649	4.3%	6,042	4.9%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	81,709	94.2%	99,005	91.2%	109,979	89.6%
Black Alone	1,769	2.0%	2,920	2.7%	3,774	3.1%
American Indian Alone	108	0.1%	179	0.2%	228	0.2%
Asian Alone	696	0.8%	1,210	1.1%	1,656	1.3%
Pacific Islander Alone	33	0.0%	59	0.1%	79	0.1%
Some Other Race Alone	1,360	1.6%	3,295	3.0%	4,552	3.7%
Two or More Races	1,081	1.2%	1,896	1.7%	2,450	2.0%
Hispanic Origin (Any Race)	7,195	8.3%	15,696	14.5%	21,392	17.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

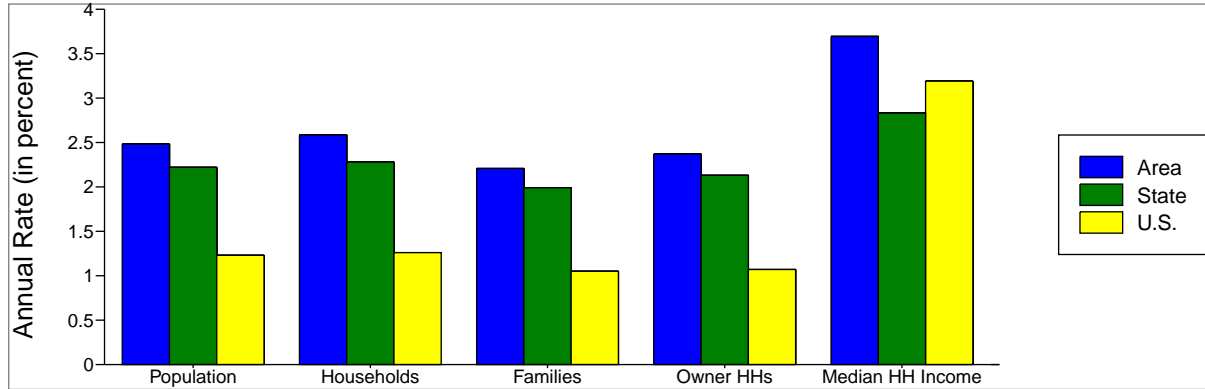
Prepared By: STDBOnline.com

Lat: 26.223500
Lon: -81.782084

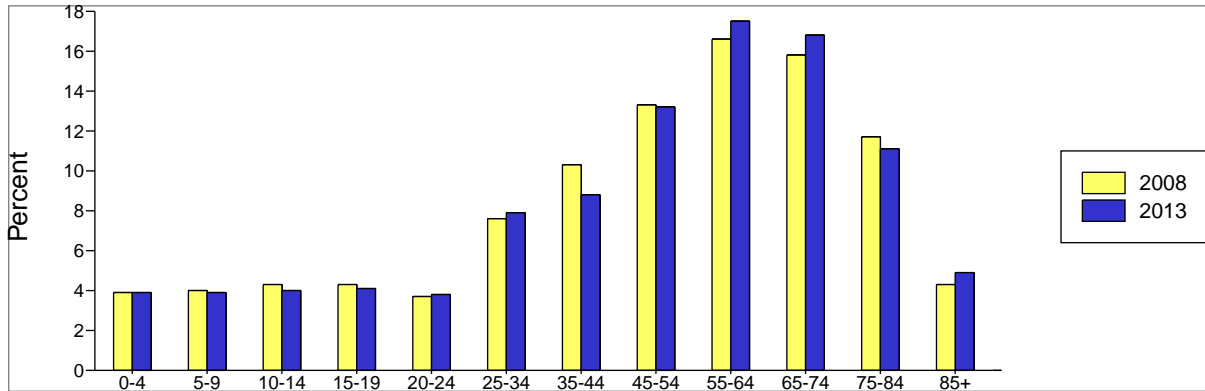
Latitude 26.2235
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Radius: 5.0 mile

Site Type: Radius

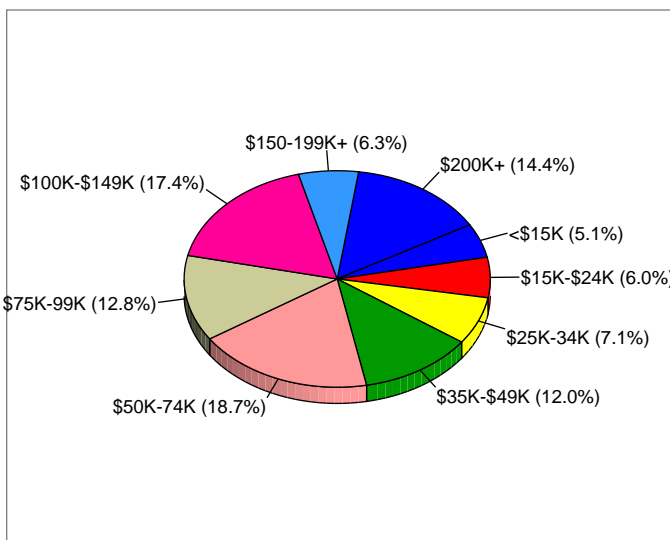
Trends 2008-2013



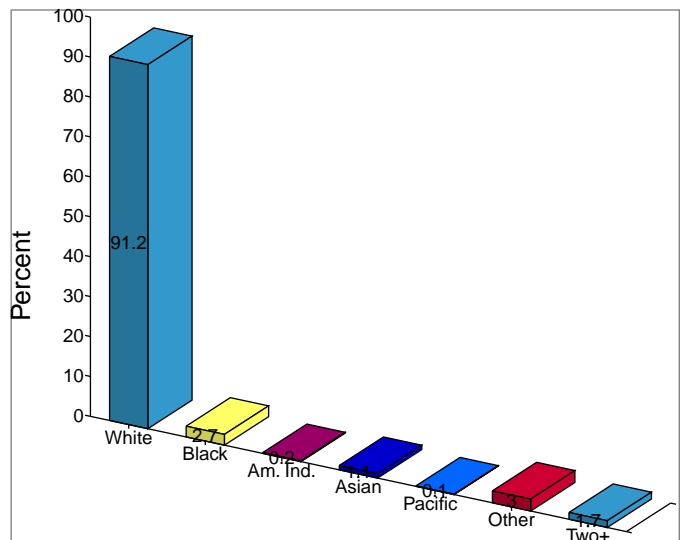
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 14.5%

Property Legal Description

Street: 1810 J&C Boulevard, Unit #2, Naples FL 34109

Parcel No.	7647000347	Property Address	1810 J & C BLVD
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Owner Name	REGAL ENTRPRSES OF NAPLES INC		
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Addresses	1810 J AND C BLVD STE 2		
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City	NAPLES	State	FL	Zip	34109 - 1865
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Legal	TAYLOR TWO A CONDOMINIUM		
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	UNIT 2		
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Section	Township	Range	Acres	Map No.	Strap No.
11	49	25	0	4A11	656800 24A11

Sub No.	656800	TAYLOR TWO A CONDOMINIUM	Millage Area	Millage
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Use Code	4	CONDOMINIUM	194	10.7857
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Millage Area: 194 (unincorporated county)

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

Land Value	\$ 0.00
(+) Improved Value	\$ 172,500.00
(=) Just Value	\$ 172,500.00
(-) SOH Exempt Value	\$ 0.00
(=) Assessed Value	\$ 172,500.00
(-) Homestead and other Exempt Value	\$ 0.00
(=) Taxable Value	\$ 172,500.00

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

$$10.7857/1000 \times \$172,500 = \underline{\$1,860.53}$$

Condominium Fees

Fees = \$ 200 /mo = \$2400 /yr

(administered by Taylor Two Condo Assn in Naples FL)



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):

- Condominium Unit at 1810 J&C Blvd., Unit #2, Naples FL 34109

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: _____