

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
LEASE



DESCRIPTION :

Factory/Warehouse/Industrial Flex —1478 Railhead Blvd., Naples FL 34110

Executive Summary:

- 7,750SF +/- Industrial Flex Factory Warehouse Building
- Railhead Industrial Park--North Naples—Fast Access to I-75 (Exit 116)
- Fully Air Conditioned, 4 A/C Units, Under Contract Maintenance
- Ideal for Manufacturing and Distribution
- 950 Amps, 3-Phase-220V Power, 4 Electrical Panels
- 14' Roll-up Door, plus Man Door
- Excellent Parking at Front and Side of Building
- "P" Zoning for Industrial, Manufacturing and some Commercial Uses
- Combines Shop Floor, Ample Office Space, and Storage Areas
- 3 Restrooms
- Over a Dozen Windows---Plenty of Natural Light
- Alarm System, Keypads at Front and Rear of Building
- Built in 1998

Attachments:

- Locator Maps
- Aerial View & Site Plan & Property Survey & Floor Plan & Dimensions
- Exterior and Interior Photos
- Demographics
- Property Legal Description & Taxes
- Customer Registration Form

GENERAL :

PRICE :

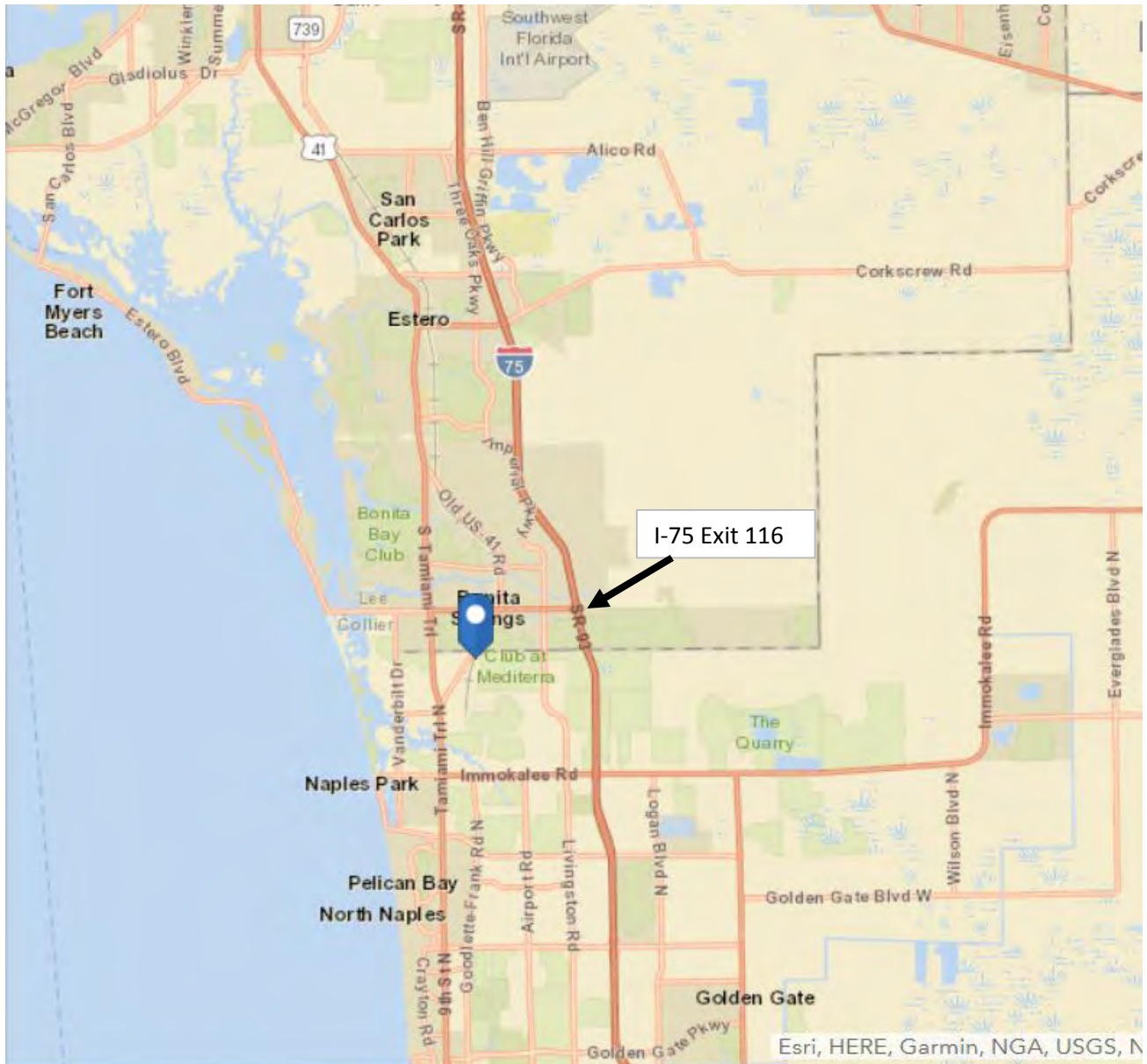
INDUSTRIAL LEASE: \$12.25/SF NNN

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.

LOCATION: 1478 Railhead Boulevard, Naples FL 34110



Located in Prestigious
North Naples
Quick Access (5 mi.)
to I-75 at Exit 116

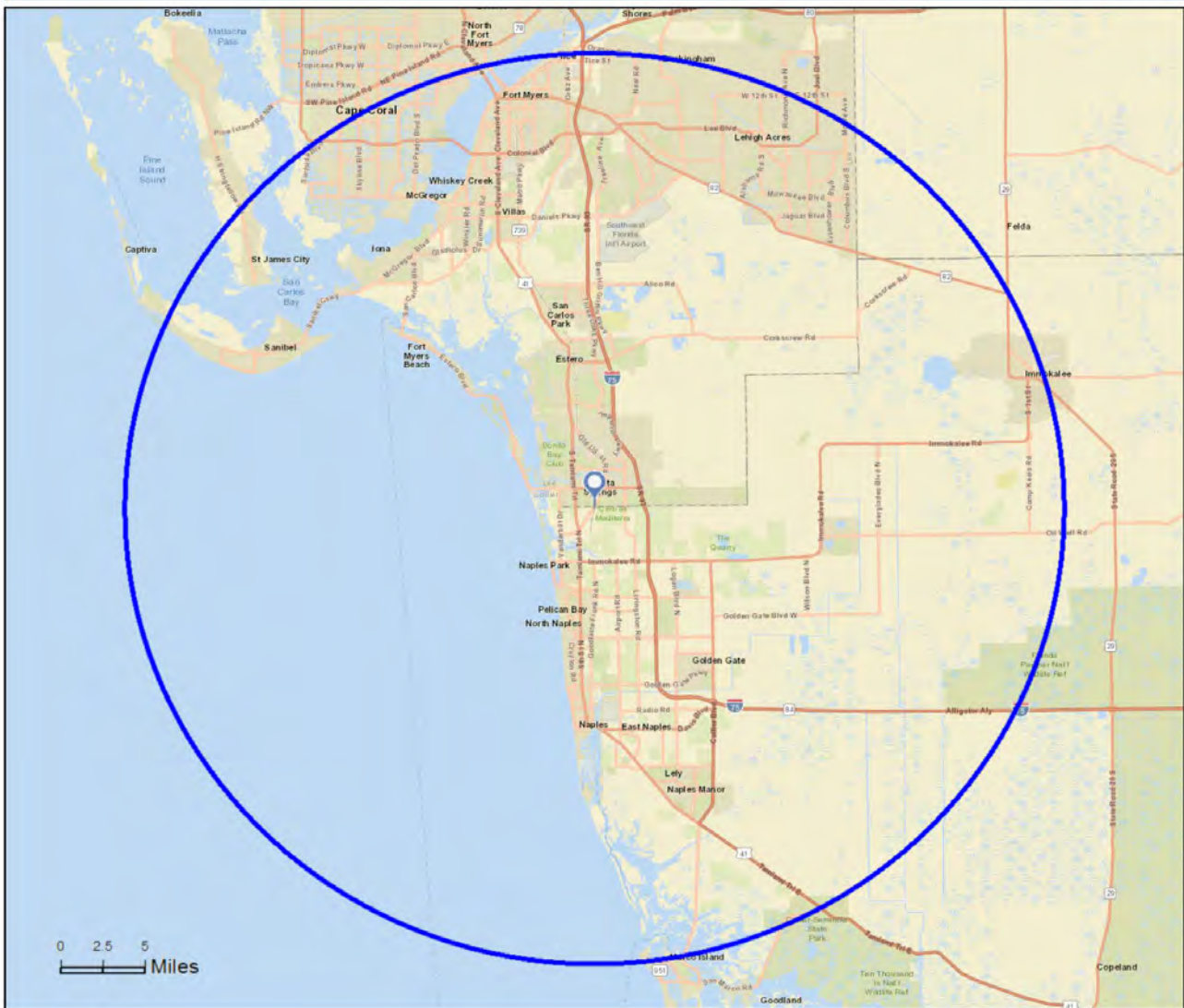
SITE DETAILS MAP--25 MILE RADIUS



Site Details Map

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.3135
Longitude: -81.78824



This site is located in:

- City:** ---
- County:** Collier County
- State:** Florida
- ZIP Code:** 34110
- Census Tract:** 12021010102
- Census Block Group:** 120210101022
- CBSA:** Naples-Immokalee-Marco Island, FL Metropolitan Statistical Area



7,750 SF
Factory
Warehouse
on a .51 Acre
Corner Lot in
the Railhead
Industrial Park
in north
Naples FL

RAIL HEAD BOULEVARD

185'

120'

HC

16 PARKING SPACES

111'

EVERLAST
7,770 S.F.

70'

185'

120'

T

L

EVERLAST SITE PLAN

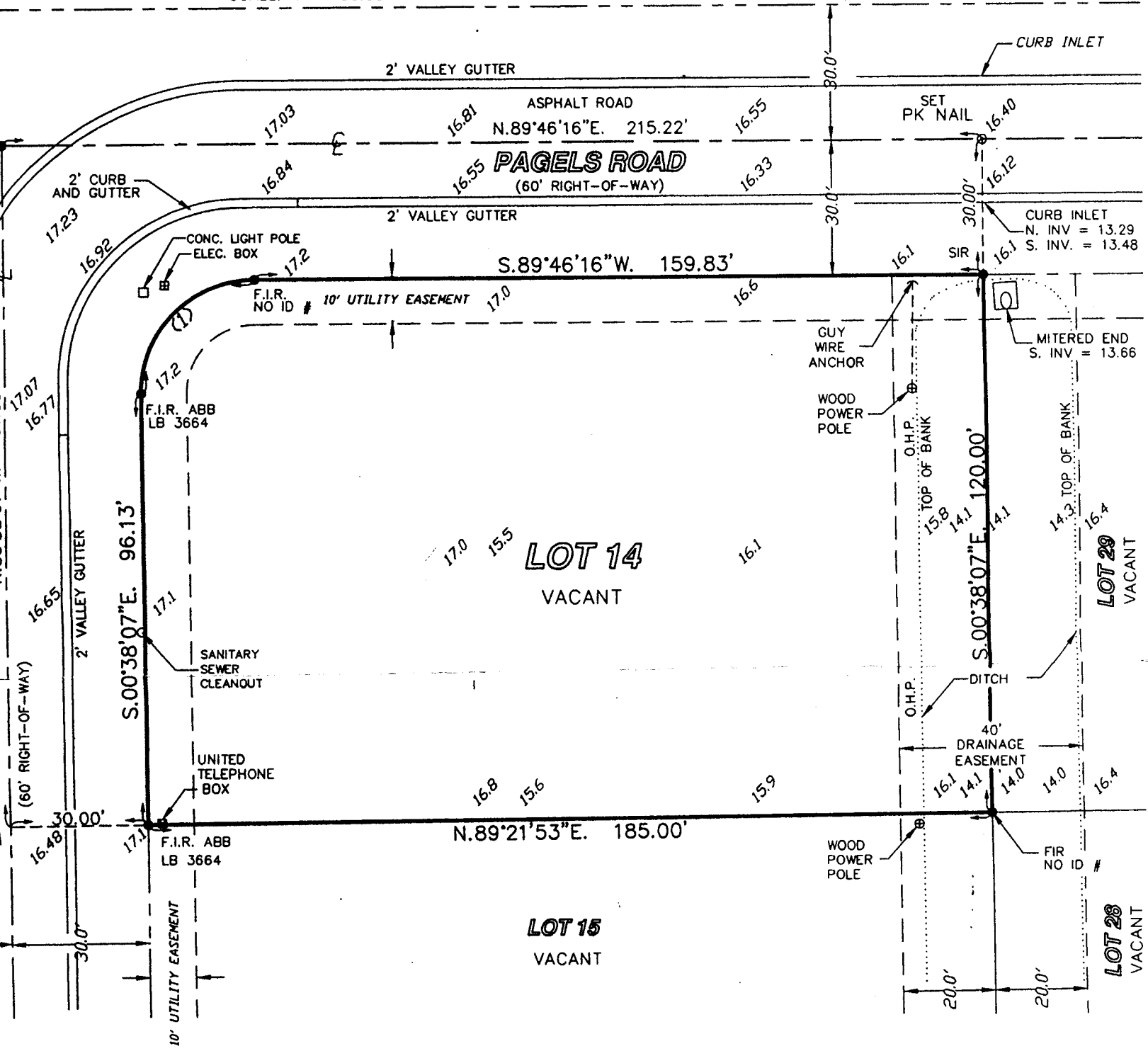
25.18
35.48
N.44°34'04"E.



NOT PLATTED

0 15' 30'
SCALE: 1" = 30.00'

RIGHT-OF-WAY



I hereby certify to : Phoenix Associates Planning & Engineering Inc.

DESCRIPTION OF PROPERTY

Industrial Park
at Book 18, pages 101-102 of the Public Records
Florida.

That a BOUNDARY SURVEY of lot 14, RAIL HEAD INDUSTRIAL PARK, as recorded in plat book 18, pages 101-102 of the public records of Collier County Florida, was completed under my direction on March 22, 1997. To the best of my knowledge and belief this BOUNDARY SURVEY meets the minimum technical standards set fourth by the Florida Board Of Profession Land Surveyors, pursuant to section 472.027, Florida Statutes, and Chapter 61G-17-6 Florida Administrative Code. No other person may rely upon this survey.

VIEWED.

based on the centerline of Pagels Road
38'07"W as shown on the Plat described above.
comparison is made, measured bearings and distances are identical
values.

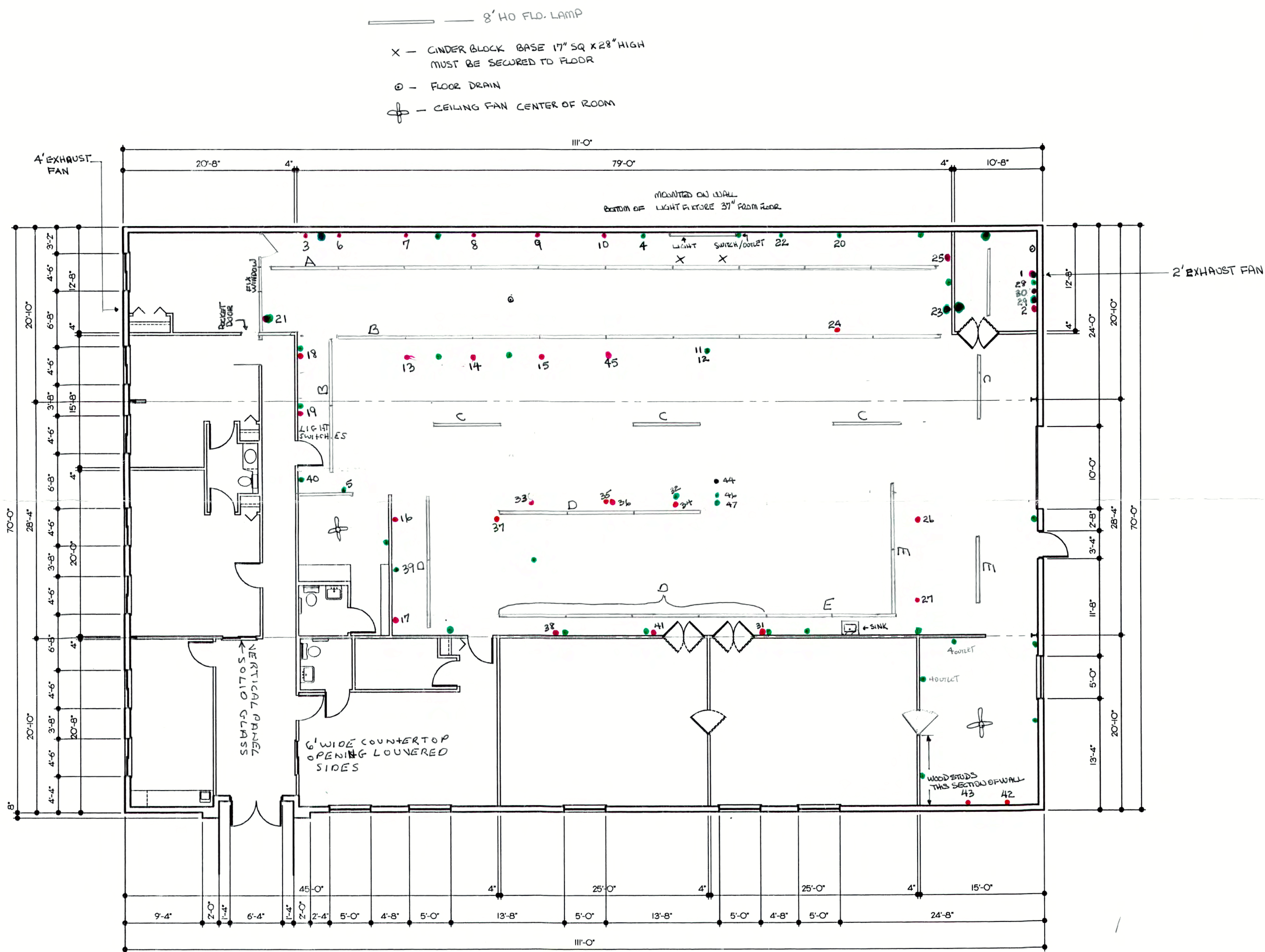
MITCHELL B. THOMPSON, P.L.S.
255 1st STREET N.W.
NAPLES, FLORIDA 34120

in feet and decimals thereof.
Permanent control point. P.R.M. = Permanent Reference Monument.
T.O.B. = Top of bank, O.H.P. = Overhead power lines.
Measured, C = Calculated, F = Field. INV. = Invert.
1/8" Iron Pin with cap stamped M.B.T. 4957, 24" long.
1/8" Iron Pin 5/8" with cap

BY : *Mitchell B. Thompson*
MITCHELL B. THOMPSON, P.L.S. # 4957

NOTE : This Certification is only for the lands described. It is not a Certification of zoning, easements of free from encumbrances. This Certification is not valid unless signed by the Surveyor and Sealed with the Surveyor's embossed seal.

<p>C.D.K. M.B.T. 22/97 #</p>	<p>MITCHELL B. THOMPSON, P.A. LAND SURVEYORS, PLANNERS, & ENVIRONMENTAL CONSULTANTS 255 1st STREET N.W. NAPLES, FL. 34120 (941) 352-6077</p>	<p>FOR : BOUNDARY SURVEY OF : LOT 14, RAIL HEAD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 18, PAGES 101-102 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. SCALE : 1 INCH = 30 FEET FILE NO. : RH148D</p>
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——— 8' HO FLD. LAMP
 X — CINDER BLOCK BASE 17" SQ X 28" HIGH
 MUST BE SECURED TO FLOOR
 ○ — FLOOR DRAIN
 ⊕ — CEILING FAN CENTER OF ROOM

DATE:	JULY 30, 1997
REVISION:	
DRAWN BY:	CRAG

PHOENIX
 PLANNING & ENGINEERING, INC.
 4100 CORPORATE SQ. BLVD. SUITE #125 • NAPLES, FL 34104 • (941) 649-8282

EVERLAST, INC.
 COLLIER COUNTY
 NAPLES, FLORIDA
 SCALE: 1/8" = 1'-0"
 FLOOR PLAN

111

1+1+15
7750

70

112 $\frac{10}{12}$ 2

90

CPY
32

PHOTOS



7,750 SF
Manufacturing Flex
Building on .51
Acres in Naples FL
Industrial Zoned



PHOTOS



Easy Truck Access to Rear of Building
Directly from Railhead Blvd.



Ample
Parking
(13 Spaces)

PHOTOS



Shop Floor
Fully Air Conditioned
950 Amps, 220V 3 Phase Power



14 Foot Roll-Up
Door
Alarmed Steel
Man Door



PHOTOS



Ample Storage Areas at Sides and Rear of Shop Floor



Shipping Room

NOTE: All Equipment and Furnishings Have Been Removed



Employees Break Room

PHOTOS



Entranceway
Foyer

Reception and
Admin Office
on Right

Conference
Room on Left

NOTE: All Equipment and Furnishings Have Been Removed



Conference
Room

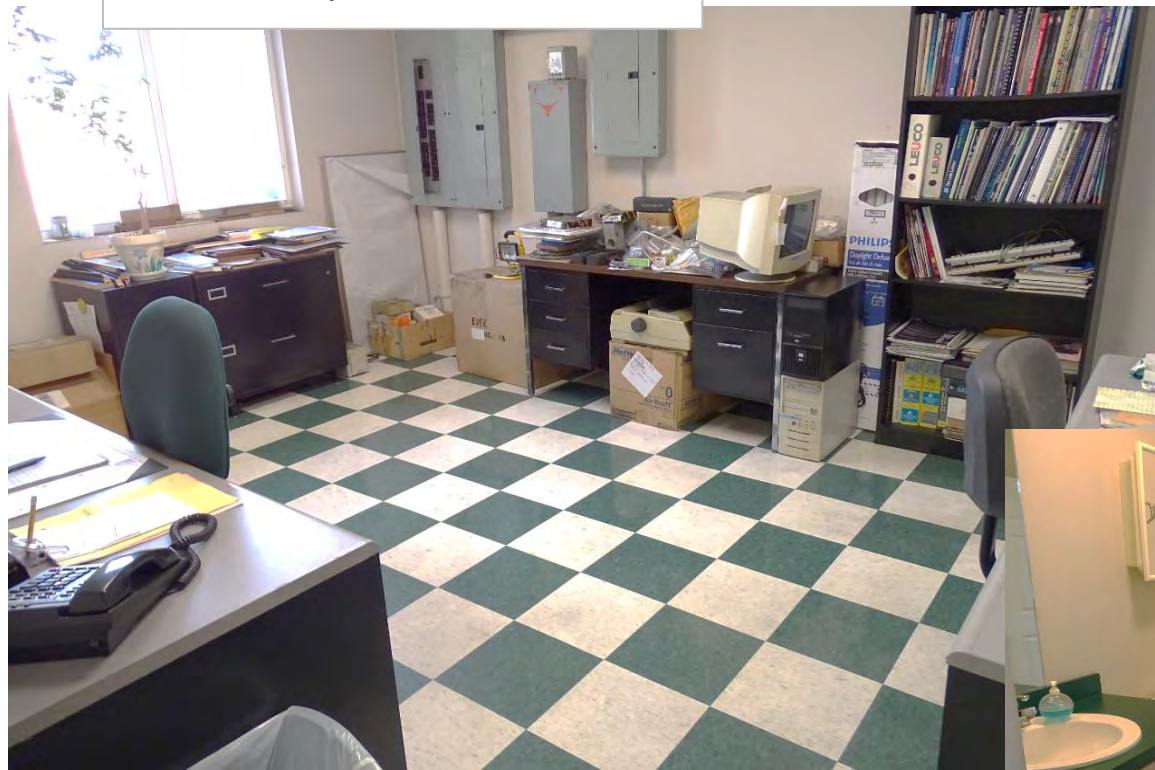
Reception &
Business
Office



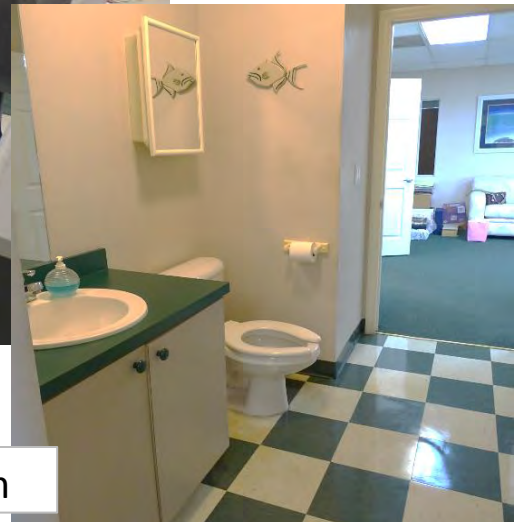
PHOTOS



Executive/Sales Offices



NOTE: All Equipment and Furnishings Have Been Removed



Executive Restroom

DEMOGRAPHIC & INCOME PROFILE



Demographic and Income Profile

1478 Rail Head Blvd, Naples, Florida, 34110
 Ring: 25 mile radius

Prepared by Esri
 Latitude: 26.31350
 Longitude: -81.78824

Summary	Census 2010	2016	2021			
Population	783,818	869,096	963,090			
Households	328,183	362,125	400,542			
Families	215,762	236,105	259,965			
Average Household Size	2.35	2.37	2.37			
Owner Occupied Housing Units	230,396	238,853	262,579			
Renter Occupied Housing Units	97,787	123,272	137,963			
Median Age	45.8	47.8	49.0			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	2.08%	1.29%	0.84%			
Households	2.04%	1.21%	0.79%			
Families	1.94%	1.13%	0.72%			
Owner HHs	1.91%	1.09%	0.73%			
Median Household Income	2.55%	2.52%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	36,303	10.0%	39,685	9.9%		
\$15,000 - \$24,999	37,039	10.2%	46,289	11.6%		
\$25,000 - \$34,999	41,610	11.5%	31,339	7.8%		
\$35,000 - \$49,999	54,976	15.2%	42,441	10.6%		
\$50,000 - \$74,999	68,331	18.9%	81,440	20.3%		
\$75,000 - \$99,999	41,272	11.4%	52,733	13.2%		
\$100,000 - \$149,999	43,787	12.1%	56,612	14.1%		
\$150,000 - \$199,999	15,951	4.4%	21,785	5.4%		
\$200,000+	22,858	6.3%	28,217	7.0%		
Median Household Income	\$52,832		\$59,918			
Average Household Income	\$80,222		\$89,018			
Per Capita Income	\$33,911		\$37,460			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	41,722	5.3%	43,523	5.0%	47,537	4.9%
5 - 9	41,970	5.4%	44,144	5.1%	47,236	4.9%
10 - 14	42,334	5.4%	44,280	5.1%	48,629	5.0%
15 - 19	44,001	5.6%	44,464	5.1%	47,587	4.9%
20 - 24	41,667	5.3%	45,980	5.3%	45,901	4.8%
25 - 34	83,532	10.7%	95,236	11.0%	105,114	10.9%
35 - 44	88,456	11.3%	90,145	10.4%	101,215	10.5%
45 - 54	101,407	12.9%	102,208	11.8%	100,644	10.5%
55 - 64	107,663	13.7%	122,983	14.2%	133,500	13.9%
65 - 74	104,836	13.4%	132,700	15.3%	158,063	16.4%
75 - 84	63,877	8.1%	74,566	8.6%	94,030	9.8%
85+	22,353	2.9%	28,865	3.3%	33,634	3.5%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	645,443	82.3%	700,408	80.6%	758,956	78.8%
Black Alone	64,767	8.3%	77,062	8.9%	91,642	9.5%
American Indian Alone	2,734	0.3%	3,095	0.4%	3,506	0.4%
Asian Alone	10,387	1.3%	14,156	1.6%	18,873	2.0%
Pacific Islander Alone	402	0.1%	529	0.1%	641	0.1%
Some Other Race Alone	44,143	5.6%	53,577	6.2%	64,570	6.7%
Two or More Races	15,941	2.0%	20,268	2.3%	24,901	2.6%
Hispanic Origin (Any Race)	170,971	21.8%	208,861	24.0%	251,821	26.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE (cont.)

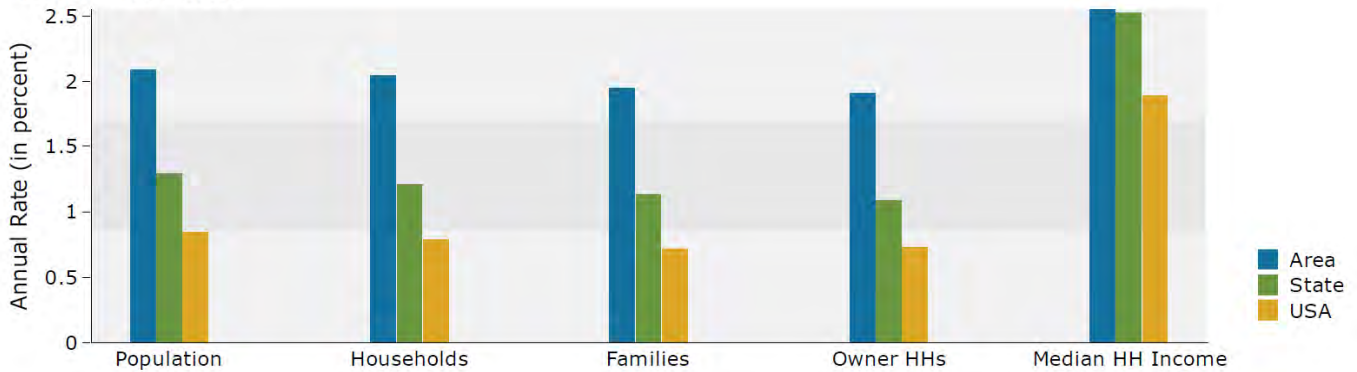


Demographic and Income Profile

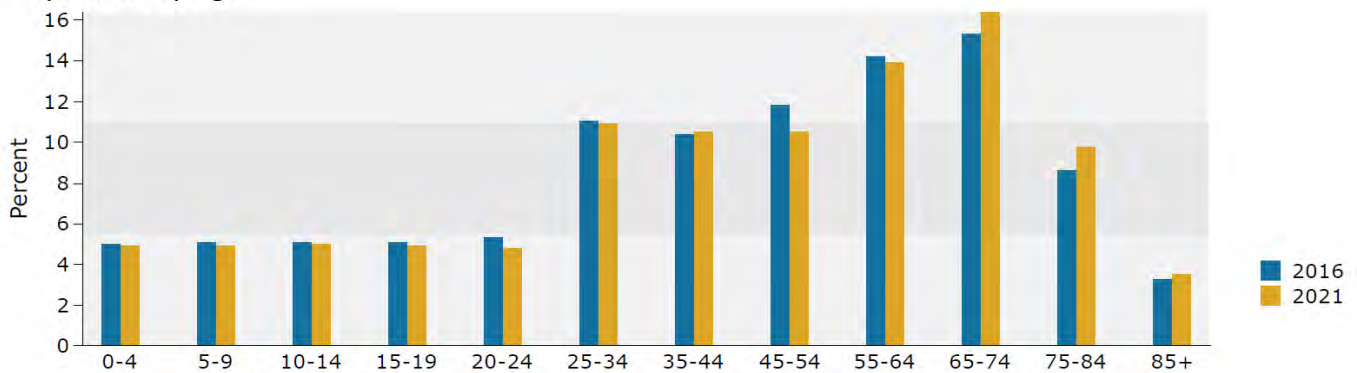
1478 Rail Head Blvd, Naples, Florida, 34110
 Ring: 25 mile radius

Prepared by Esri
 Latitude: 26.31350
 Longitude: -81.78824

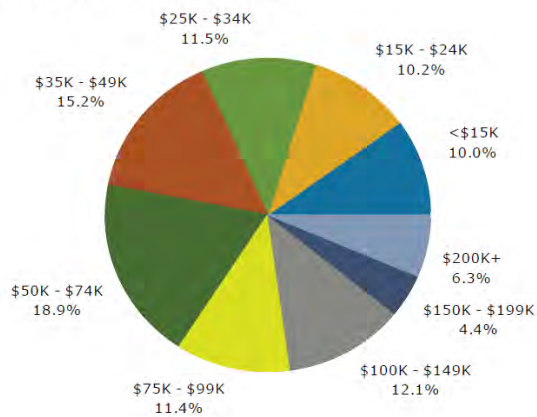
Trends 2016-2021



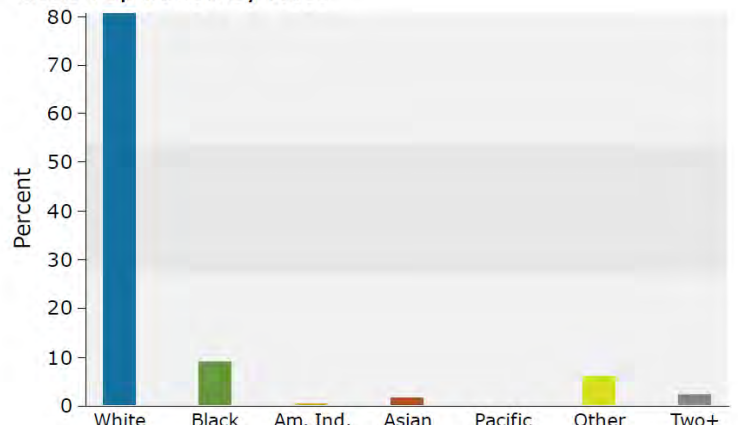
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 24.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

BUSINESS SUMMARY-25 MILE RADIUS



Business Summary

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.31350
Longitude: -81.78824

Data for all businesses in area		25 miles			
Total Businesses:		44,966			
Total Employees:		454,600			
Total Residential Population:		869,096			
Employee/Residential Population Ratio:		0.52:1			
by SIC Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture & Mining		1,144	2.5%	9,609	2.1%
Construction		4,801	10.7%	32,807	7.2%
Manufacturing		883	2.0%	12,981	2.9%
Transportation		1,266	2.8%	9,246	2.0%
Communication		323	0.7%	3,905	0.9%
Utility		119	0.3%	1,901	0.4%
Wholesale Trade		1,396	3.1%	12,240	2.7%
Retail Trade Summary		8,684	19.3%	106,983	23.5%
Home Improvement		637	1.4%	6,907	1.5%
General Merchandise Stores		277	0.6%	10,830	2.4%
Food Stores		750	1.7%	14,268	3.1%
Auto Dealers, Gas Stations, Auto Aftermarket		860	1.9%	9,522	2.1%
Apparel & Accessory Stores		727	1.6%	7,353	1.6%
Furniture & Home Furnishings		980	2.2%	7,330	1.6%
Eating & Drinking Places		2,169	4.8%	35,597	7.8%
Miscellaneous Retail		2,284	5.1%	15,177	3.3%
Finance, Insurance, Real Estate Summary		6,790	15.1%	39,298	8.6%
Banks, Savings & Lending Institutions		1,673	3.7%	5,621	1.2%
Securities Brokers		589	1.3%	2,989	0.7%
Insurance Carriers & Agents		898	2.0%	4,938	1.1%
Real Estate, Holding, Other Investment Offices		3,630	8.1%	25,751	5.7%
Services Summary		17,033	37.9%	202,061	44.4%
Hotels & Lodging		409	0.9%	10,294	2.3%
Automotive Services		1,148	2.6%	6,699	1.5%
Motion Pictures & Amusements		1,380	3.1%	17,262	3.8%
Health Services		2,619	5.8%	72,559	16.0%
Legal Services		833	1.9%	4,664	1.0%
Education Institutions & Libraries		522	1.2%	20,942	4.6%
Other Services		10,121	22.5%	69,640	15.3%
Government		803	1.8%	23,050	5.1%
Unclassified Establishments		1,723	3.8%	518	0.1%
Totals		44,966	100.0%	454,600	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

BUSINESS SUMMARY-25 MILE RADIUS (cont.)



Business Summary

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 28.31380
Longitude: -81.78824

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	110	0.2%	3,107	0.7%
Mining	17	0.0%	94	0.0%
Utilities	30	0.1%	463	0.1%
Construction	5,354	11.9%	36,022	7.9%
Manufacturing	1,039	2.3%	12,174	2.7%
Wholesale Trade	1,351	3.0%	12,076	2.7%
Retail Trade	6,232	13.9%	69,681	15.3%
Motor Vehicle & Parts Dealers	739	1.6%	8,885	2.0%
Furniture & Home Furnishings Stores	515	1.1%	3,784	0.8%
Electronics & Appliance Stores	327	0.7%	2,885	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	624	1.4%	6,861	1.5%
Food & Beverage Stores	635	1.4%	13,369	2.9%
Health & Personal Care Stores	582	1.3%	4,682	1.0%
Gasoline Stations	121	0.3%	636	0.1%
Clothing & Clothing Accessories Stores	940	2.1%	8,362	1.8%
Sport Goods, Hobby, Book, & Music Stores	370	0.8%	2,989	0.7%
General Merchandise Stores	277	0.6%	10,830	2.4%
Miscellaneous Store Retailers	962	2.1%	5,828	1.3%
Nonstore Retailers	140	0.3%	570	0.1%
Transportation & Warehousing	975	2.2%	7,795	1.7%
Information	642	1.4%	7,533	1.7%
Finance & Insurance	3,210	7.1%	13,716	3.0%
Central Bank/Credit Intermediation & Related Activities	1,693	3.8%	5,641	1.2%
Securities, Commodity Contracts & Other Financial	612	1.4%	3,088	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	905	2.0%	4,988	1.1%
Real Estate, Rental & Leasing	3,923	8.7%	27,211	6.0%
Professional, Scientific & Tech Services	4,300	9.6%	26,505	5.8%
Legal Services	1,040	2.3%	5,488	1.2%
Management of Companies & Enterprises	49	0.1%	268	0.1%
Administrative & Support & Waste Management & Remediation	2,672	5.9%	17,798	3.9%
Educational Services	707	1.6%	21,289	4.7%
Health Care & Social Assistance	3,243	7.2%	64,717	14.6%
Arts, Entertainment & Recreation	1,073	2.4%	17,743	3.9%
Accommodation & Food Services	2,629	5.8%	46,439	10.2%
Accommodation	409	0.9%	10,294	2.3%
Food Services & Drinking Places	2,220	4.9%	36,145	8.0%
Other Services (except Public Administration)	4,884	10.9%	26,306	5.8%
Automotive Repair & Maintenance	862	1.9%	3,509	0.8%
Public Administration	806	1.8%	23,165	5.1%
Unclassified Establishments	1,719	3.8%	499	0.1%
Total	44,966	100.0%	454,600	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

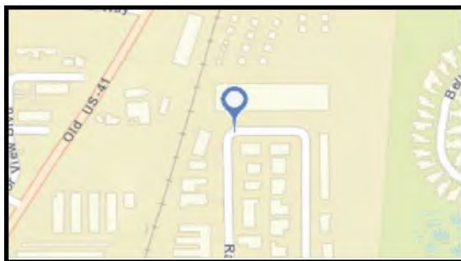
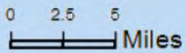
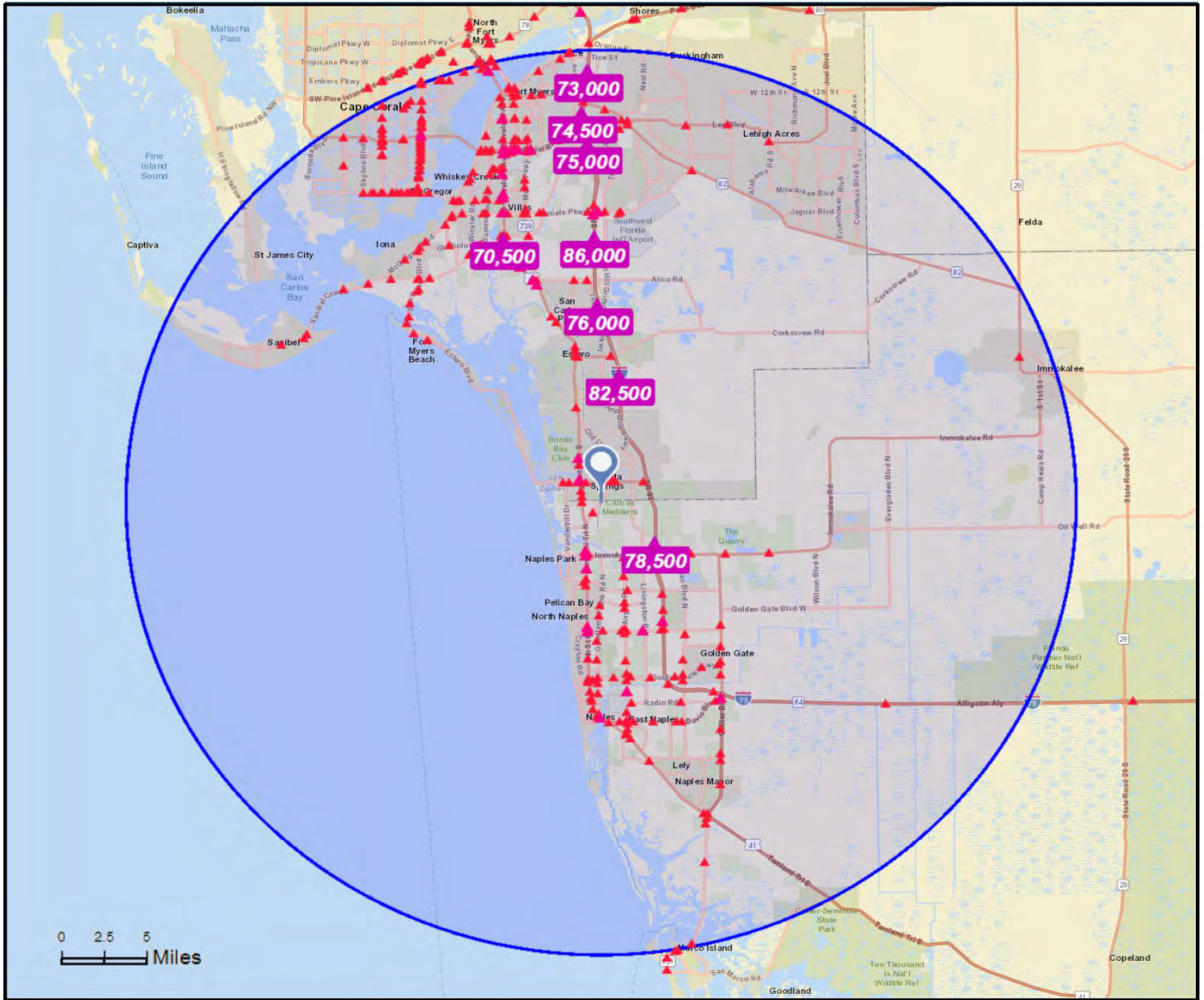
TRAFFIC COUNT MAP-25 MILE RADIUS



Traffic Count Map

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.3135
Longitude: -81.78824



- 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: ©2016 Kalibrate Technologies



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.31350
Longitude: -81.78824

	25 miles
Population Summary	
2000 Total Population	581,463
2010 Total Population	783,818
2016 Total Population	869,096
2016 Group Quarters	12,321
2021 Total Population	963,090
2016-2021 Annual Rate	2.08%
2016 Total Daytime Population	881,653
Workers	350,825
Residents	530,828
Household Summary	
2000 Households	243,851
2000 Average Household Size	2.34
2010 Households	328,183
2010 Average Household Size	2.35
2016 Households	362,125
2016 Average Household Size	2.37
2021 Households	400,542
2021 Average Household Size	2.37
2016-2021 Annual Rate	2.04%
2010 Families	215,762
2010 Average Family Size	2.82
2016 Families	236,105
2016 Average Family Size	2.85
2021 Families	259,965
2021 Average Family Size	2.86
2016-2021 Annual Rate	1.94%
Housing Unit Summary	
2000 Housing Units	323,959
Owner Occupied Housing Units	56.3%
Renter Occupied Housing Units	19.0%
Vacant Housing Units	24.7%
2010 Housing Units	473,234
Owner Occupied Housing Units	48.7%
Renter Occupied Housing Units	20.7%
Vacant Housing Units	30.7%
2016 Housing Units	532,702
Owner Occupied Housing Units	44.8%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	32.0%
2021 Housing Units	588,281
Owner Occupied Housing Units	44.6%
Renter Occupied Housing Units	23.5%
Vacant Housing Units	31.9%
Median Household Income	
2016	\$52,832
2021	\$59,918
Median Home Value	
2016	\$242,357
2021	\$273,360
Per Capita Income	
2016	\$33,911
2021	\$37,460
Median Age	
2010	45.8
2016	47.8
2021	49.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

MARKET PROFILE-2



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.31350
Longitude: -81.78824

		25 miles
2016 Households by Income		
Household Income Base		362,125
<\$15,000		10.0%
\$15,000 - \$24,999		10.2%
\$25,000 - \$34,999		11.5%
\$35,000 - \$49,999		15.2%
\$50,000 - \$74,999		18.9%
\$75,000 - \$99,999		11.4%
\$100,000 - \$149,999		12.1%
\$150,000 - \$199,999		4.4%
\$200,000+		6.3%
Average Household Income		\$80,222
2021 Households by Income		
Household Income Base		400,542
<\$15,000		9.9%
\$15,000 - \$24,999		11.6%
\$25,000 - \$34,999		7.8%
\$35,000 - \$49,999		10.6%
\$50,000 - \$74,999		20.3%
\$75,000 - \$99,999		13.2%
\$100,000 - \$149,999		14.1%
\$150,000 - \$199,999		5.4%
\$200,000+		7.0%
Average Household Income		\$89,018
2016 Owner Occupied Housing Units by Value		
Total		238,840
<\$50,000		7.4%
\$50,000 - \$99,999		13.3%
\$100,000 - \$149,999		11.2%
\$150,000 - \$199,999		10.4%
\$200,000 - \$249,999		9.0%
\$250,000 - \$299,999		6.9%
\$300,000 - \$399,999		12.9%
\$400,000 - \$499,999		7.7%
\$500,000 - \$749,999		10.1%
\$750,000 - \$999,999		4.8%
\$1,000,000 +		6.2%
Average Home Value		\$346,121
2021 Owner Occupied Housing Units by Value		
Total		262,566
<\$50,000		4.8%
\$50,000 - \$99,999		9.2%
\$100,000 - \$149,999		9.5%
\$150,000 - \$199,999		10.0%
\$200,000 - \$249,999		11.7%
\$250,000 - \$299,999		10.2%
\$300,000 - \$399,999		13.3%
\$400,000 - \$499,999		8.4%
\$500,000 - \$749,999		11.0%
\$750,000 - \$999,999		5.6%
\$1,000,000 +		6.2%
Average Home Value		\$371,652

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.31350
Longitude: -81.78824

		25 miles
2010 Population by Age		
Total		783,816
0 - 4		5.3%
5 - 9		5.4%
10 - 14		5.4%
15 - 24		10.9%
25 - 34		10.7%
35 - 44		11.3%
45 - 54		12.9%
55 - 64		13.7%
65 - 74		13.4%
75 - 84		8.1%
85 +		2.9%
18 +		80.6%
2016 Population by Age		
Total		869,094
0 - 4		5.0%
5 - 9		5.1%
10 - 14		5.1%
15 - 24		10.4%
25 - 34		11.0%
35 - 44		10.4%
45 - 54		11.8%
55 - 64		14.2%
65 - 74		15.3%
75 - 84		8.6%
85 +		3.3%
18 +		81.9%
2021 Population by Age		
Total		963,090
0 - 4		4.9%
5 - 9		4.9%
10 - 14		5.0%
15 - 24		9.7%
25 - 34		10.9%
35 - 44		10.5%
45 - 54		10.5%
55 - 64		13.9%
65 - 74		16.4%
75 - 84		9.8%
85 +		3.5%
18 +		82.2%
2010 Population by Sex		
Males		384,874
Females		398,944
2016 Population by Sex		
Males		427,045
Females		442,050
2021 Population by Sex		
Males		472,656
Females		490,434

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
Latitude: 26.31350
Longitude: -81.78824

	25 miles
2010 Population by Race/Ethnicity	
Total	783,817
White Alone	82.3%
Black Alone	8.3%
American Indian Alone	0.3%
Asian Alone	1.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.6%
Two or More Races	2.0%
Hispanic Origin	21.8%
Diversity Index	54.9
2016 Population by Race/Ethnicity	
Total	869,095
White Alone	80.6%
Black Alone	8.9%
American Indian Alone	0.4%
Asian Alone	1.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.2%
Two or More Races	2.3%
Hispanic Origin	24.0%
Diversity Index	58.2
2021 Population by Race/Ethnicity	
Total	963,089
White Alone	78.8%
Black Alone	9.5%
American Indian Alone	0.4%
Asian Alone	2.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.7%
Two or More Races	2.6%
Hispanic Origin	26.1%
Diversity Index	61.3
2010 Population by Relationship and Household Type	
Total	783,818
In Households	98.4%
In Family Households	80.3%
Householder	27.5%
Spouse	21.6%
Child	24.2%
Other relative	4.3%
Nonrelative	2.6%
In Nonfamily Households	18.2%
In Group Quarters	1.6%
Institutionalized Population	0.8%
Noninstitutionalized Population	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
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Longitude: -81.78824

	25 miles
2016 Population 25+ by Educational Attainment	
Total	646,704
Less than 9th Grade	6.1%
9th - 12th Grade, No Diploma	6.5%
High School Graduate	25.7%
GED/Alternative Credential	3.3%
Some College, No Degree	19.8%
Associate Degree	8.7%
Bachelor's Degree	18.3%
Graduate/Professional Degree	11.6%
2016 Population 15+ by Marital Status	
Total	737,147
Never Married	27.0%
Married	52.5%
Widowed	8.0%
Divorced	12.5%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	93.3%
Civilian Unemployed	6.7%
2016 Employed Population 16+ by Industry	
Total	342,317
Agriculture/Mining	2.1%
Construction	8.9%
Manufacturing	3.1%
Wholesale Trade	2.2%
Retail Trade	14.5%
Transportation/Utilities	3.6%
Information	1.3%
Finance/Insurance/Real Estate	7.1%
Services	54.0%
Public Administration	3.1%
2016 Employed Population 16+ by Occupation	
Total	342,315
White Collar	57.0%
Management/Business/Financial	13.9%
Professional	16.5%
Sales	13.9%
Administrative Support	12.6%
Services	24.6%
Blue Collar	18.4%
Farming/Forestry/Fishing	1.8%
Construction/Extraction	6.3%
Installation/Maintenance/Repair	2.9%
Production	2.4%
Transportation/Material Moving	5.0%
2010 Population By Urban/ Rural Status	
Total Population	783,818
Population Inside Urbanized Area	90.8%
Population Inside Urbanized Cluster	4.2%
Rural Population	4.9%



Market Profile

1478 Rail Head Blvd, Naples, Florida, 34110
Rings: 25 mile radii

Prepared by Esri
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	25 miles
2010 Households by Type	
Total	328,183
Households with 1 Person	27.2%
Households with 2+ People	72.8%
Family Households	65.7%
Husband-wife Families	51.6%
With Related Children	15.4%
Other Family (No Spouse Present)	14.2%
Other Family with Male Householder	4.4%
With Related Children	2.6%
Other Family with Female Householder	9.7%
With Related Children	6.4%
Nonfamily Households	7.1%
All Households with Children	24.9%
Multigenerational Households	3.2%
Unmarried Partner Households	7.0%
Male-female	6.3%
Same-sex	0.8%
2010 Households by Size	
Total	328,185
1 Person Household	27.2%
2 Person Household	42.7%
3 Person Household	12.3%
4 Person Household	9.6%
5 Person Household	4.7%
6 Person Household	2.0%
7 + Person Household	1.5%
2010 Households by Tenure and Mortgage Status	
Total	328,183
Owner Occupied	70.2%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	27.2%
Renter Occupied	29.8%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	473,234
Housing Units Inside Urbanized Area	93.3%
Housing Units Inside Urbanized Cluster	2.1%
Rural Housing Units	4.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

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25 miles

Top 3 Tapestry Segments

1. Silver & Gold (9A)
2. The Elders (9C)
3. American Dreamers (7C)

2016 Consumer Spending

Apparel & Services: Total \$	\$745,468,362
Average Spent	\$2,058.59
Spending Potential Index	102
Education: Total \$	\$477,166,587
Average Spent	\$1,317.68
Spending Potential Index	93
Entertainment/Recreation: Total \$	\$1,112,868,427
Average Spent	\$3,073.16
Spending Potential Index	105
Food at Home: Total \$	\$1,899,566,951
Average Spent	\$5,245.61
Spending Potential Index	105
Food Away from Home: Total \$	\$1,168,178,475
Average Spent	\$3,225.90
Spending Potential Index	104
Health Care: Total \$	\$2,114,528,306
Average Spent	\$5,839.22
Spending Potential Index	110
HH Furnishings & Equipment: Total \$	\$673,908,501
Average Spent	\$1,860.98
Spending Potential Index	105
Personal Care Products & Services: Total \$	\$287,963,619
Average Spent	\$795.21
Spending Potential Index	109
Shelter: Total \$	\$5,860,849,293
Average Spent	\$16,184.60
Spending Potential Index	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$939,368,063
Average Spent	\$2,594.04
Spending Potential Index	112
Travel: Total \$	\$708,320,373
Average Spent	\$1,956.01
Spending Potential Index	105
Vehicle Maintenance & Repairs: Total \$	\$400,577,664
Average Spent	\$1,106.19
Spending Potential Index	107

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Property Legal Description

Street Address: 1478 Railhead Blvd., Naples FL 34110

Legal	RAIL HEAD INDUSTRIAL PARK LOT 14				
Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A10	585400 143A10	10	48	25	0.51

Property Taxes

Land Value	\$153,000
(+) Improved Value	\$363,680
(=) Market Value	\$516,680
(-) Save our Home	\$0
(-) 10% Cap	\$9,286
(-) Agriculture	\$0
(=) Assessed Value	\$507,394
(-) Homestead	\$0
(-) Widow(er)	\$0
(-) Civil Disability	\$0
(-) Veteran Disability	\$0
(-) Blind	\$0
(=) School Taxable Value	\$516,680
(-) Additional Homestead	\$0
(-) Senior	\$0
(-) Long Term Senior	\$0
(=) Taxable Value	\$507,394

Millage Area	143	Millage Rates *Calculations		
Sub./Condo	585400 - RAIL HEAD INDUSTRIAL PARK	School	Other	Total
Use Code	41 - LIGHT MANUFACTURING, SMALL EQUIPMENT	5.245	5.708	10.953

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

Annual Taxes = Taxable Value x Total Millage/1000

Current Annual Taxes = \$5,557.49

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

Property Owners Association Fees

month quarter annual
\$1,075.00

FEES

Administered by: Railhead Industrial Property Owners Association

Property Owner:

JAV Associates, LLC



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):

- Factory/Warehouse/Industrial Flex for Lease — 1478 Railhead Blvd., Naples FL 34110

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

1. Name of Customer: _____

2. Address (city only) 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: _____