

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 :

GENERAL :

PRICE :

CONTACT :



Office/Showroom Area

1700SF Commercial/Industrial Condo—3573 Enterprise Ave, Naples FL 34104**Executive Summary:**

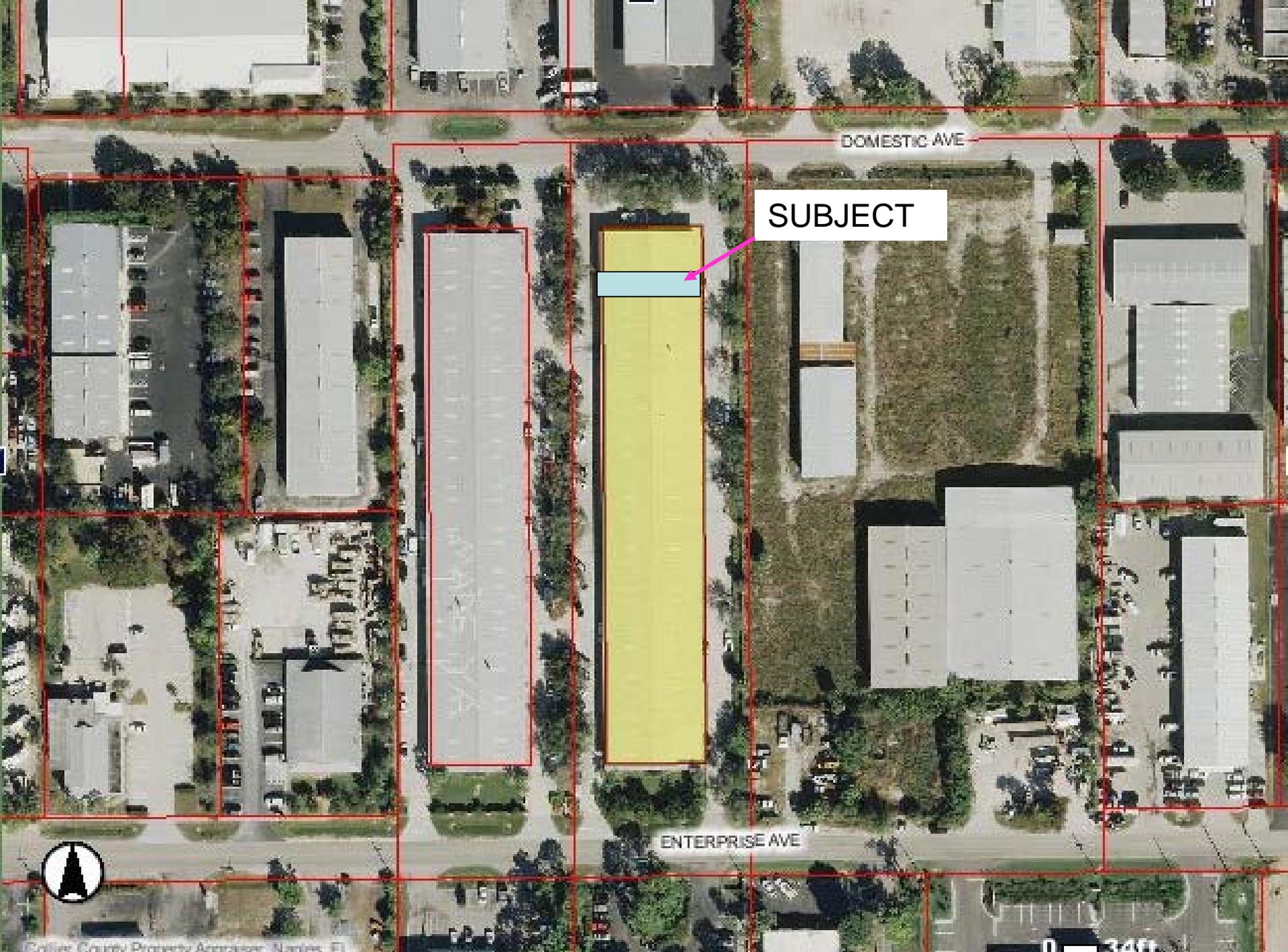
- Mixed Use Commercial/Industrial Condo in Naples FL
- 1700+ SF, 85' x 20.2'
- Showroom Area with Glass Front, Dry-walled
- Rear Area partitioned Off with 14' Roll-up for Drive-in Rear Access
- Zoned I— Commercial and Industrial Uses
- Ideal for Light Manufacturing, Wholesale, Distribution, Auto Storage

Attachments:

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

Sale \$93,500 (\$55/SF)**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





SUBJECT

85 x 20





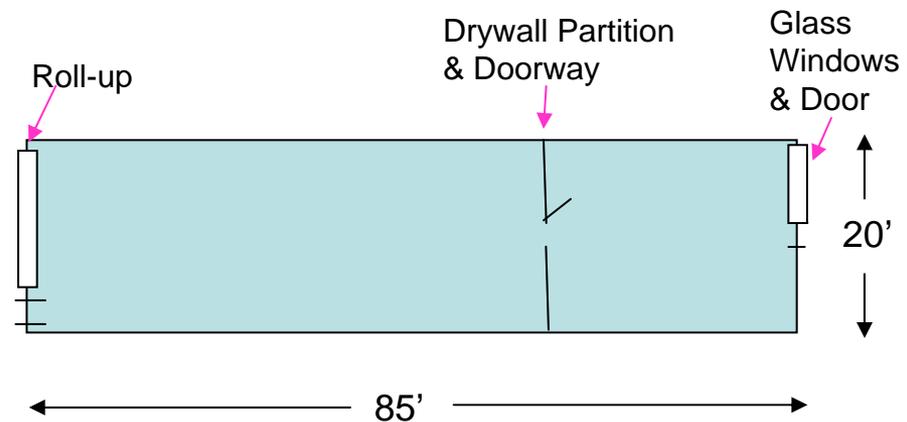
Office/Showroom Area
at Front of Unit



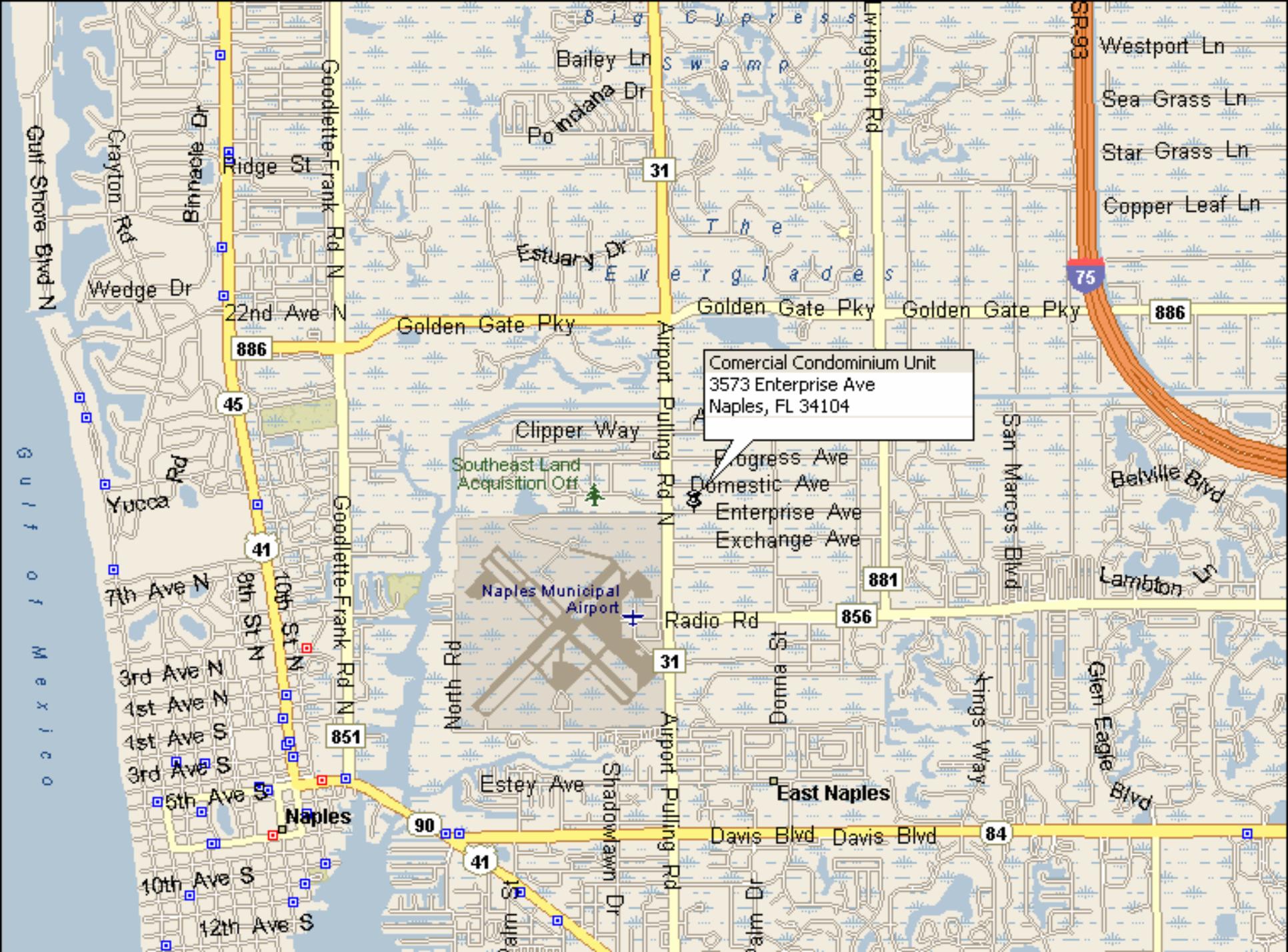
Glass Door and Large
Windows at Entrance
for Extra light



14' Roll-up Door in
Rear for Drive-in
Access + Walk-in Door



1700+ SF Total with Front & Rear Access
Zoned Industrial ("I")



Commercial Condominium Unit
3573 Enterprise Ave
Naples, FL 34104



Gulf Shore Blvd N

Gulf of Mexico

Westport Ln
Sea Grass Ln
Star Grass Ln
Copper Leaf Ln

Belville Blvd
Lambton Ln

Glen Eagle Blvd

Naples

East Naples

Estey Ave

Davis Blvd

Crayton Rd

Binnacle Dr

Ridge St

Wedge Dr

Goodlette-Frank Rd N

22nd Ave N

Golden Gate Pky

Golden Gate Pky

Golden Gate Pky

Estuary Dr

Clipper Way

Southeast Land Acquisition Off

Progress Ave

Domestic Ave

Enterprise Ave

Exchange Ave

Yucca Rd

7th Ave N

3rd Ave N

1st Ave N

1st Ave S

3rd Ave S

5th Ave S

10th Ave S

12th Ave S

North Rd

Shadowawn Dr

Airport Pulling Rd N

Radio Rd

Airport Pulling Rd

Stunung St

Kings Way

San Marcos Blvd

Glen Eagle Blvd

SR-93

75

886

45

41

851

90

41

31

31

881

856

886

84



Demographic and Income Profile

Prepared By: Dick Naedel, SAGE Commercial

3573 Enterprise Ave
Naples, FL 34104

Site Type: Radius

Latitude 26.1606
Longitude -81.7643
Radius: 1.0 mile

Summary	2000	2008	2013
Population	3,227	3,561	3,896
Households	1,467	1,591	1,742
Families	914	962	1,031
Average Household Size	2.20	2.24	2.24
Owner Occupied HUs	851	980	1,088
Renter Occupied HUs	616	611	655
Median Age	37.5	39.5	40.7

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.81%	2.22%	1.23%
Households	1.83%	2.28%	1.26%
Families	1.4%	1.99%	1.05%
Owner HHs	2.11%	2.13%	1.07%
Median Household Income	3.47%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	43	3.0%	41	2.6%	38	2.2%
\$15,000 - \$24,999	195	13.5%	87	5.5%	44	2.5%
\$25,000 - \$34,999	194	13.4%	171	10.8%	109	6.3%
\$35,000 - \$49,999	328	22.7%	254	16.0%	244	14.0%
\$50,000 - \$74,999	390	27.0%	407	25.6%	466	26.7%
\$75,000 - \$99,999	149	10.3%	343	21.6%	349	20.0%
\$100,000 - \$149,999	109	7.5%	185	11.6%	332	19.0%
\$150,000 - \$199,000	8	0.6%	61	3.8%	72	4.1%
\$200,000+	31	2.1%	41	2.6%	90	5.2%
Median Household Income	\$48,086		\$61,868		\$73,376	
Average Household Income	\$61,447		\$78,304		\$94,043	
Per Capita Income	\$26,990		\$33,825		\$40,672	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	190	5.9%	209	5.9%	231	5.9%
5 - 9	194	6.0%	193	5.4%	206	5.3%
10 - 14	156	4.8%	193	5.4%	205	5.3%
15 - 19	155	4.8%	181	5.1%	200	5.1%
20 - 24	190	5.9%	202	5.7%	249	6.4%
25 - 34	587	18.2%	543	15.2%	553	14.2%
35 - 44	547	17.0%	578	16.2%	562	14.4%
45 - 54	424	13.1%	509	14.3%	611	15.7%
55 - 64	327	10.1%	415	11.7%	481	12.3%
65 - 74	290	9.0%	290	8.1%	319	8.2%
75 - 84	146	4.5%	198	5.6%	204	5.2%
85+	20	0.6%	50	1.4%	74	1.9%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,977	92.3%	3,089	86.7%	3,272	84.0%
Black Alone	45	1.4%	81	2.3%	105	2.7%
American Indian Alone	8	0.2%	11	0.3%	13	0.3%
Asian Alone	56	1.7%	78	2.2%	99	2.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	92	2.9%	221	6.2%	304	7.8%
Two or More Races	49	1.5%	81	2.3%	101	2.6%
Hispanic Origin (Any Race)	428	13.3%	886	24.9%	1,184	30.4%

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

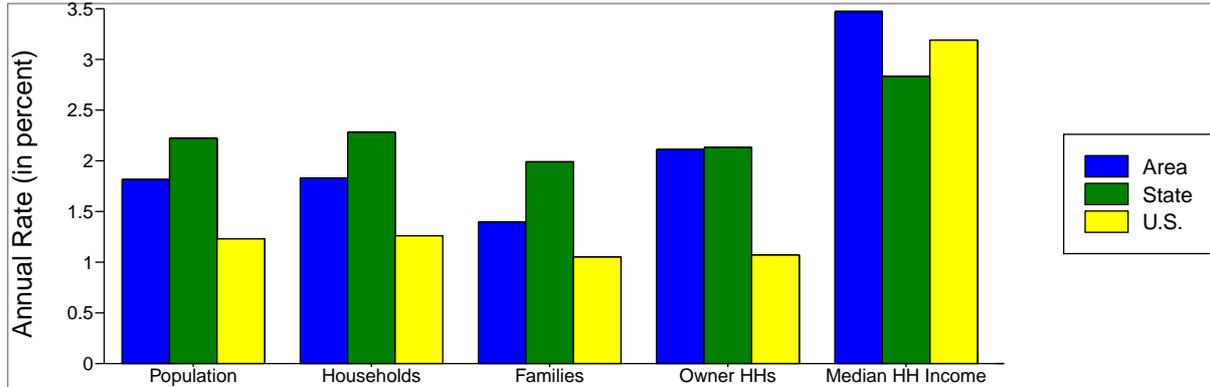
Prepared By: Dick Naedel, SAGE Commercial

3573 Enterprise Ave
Naples, FL 34104

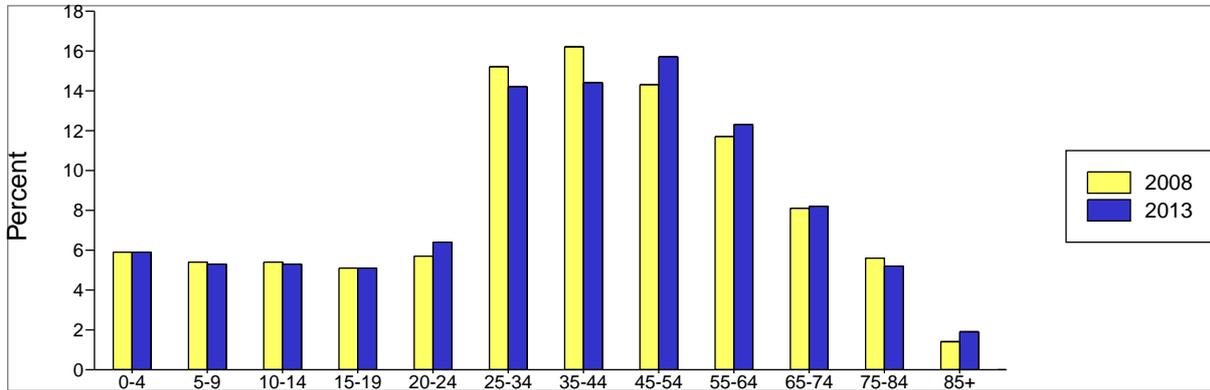
Site Type: Radius

Latitude 26.1606
Longitude -81.7643
Radius: 1.0 mile

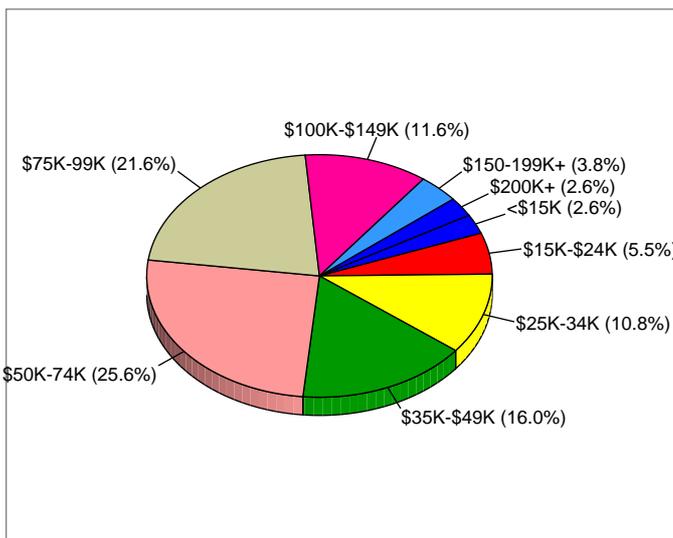
Trends 2008-2013



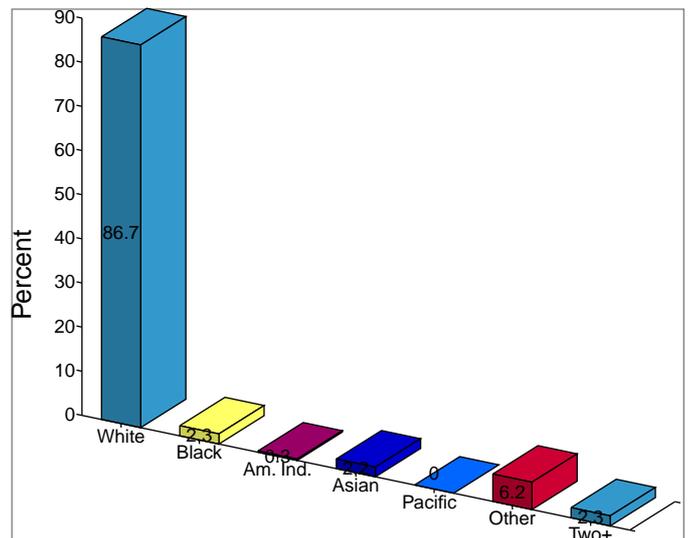
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 24.9%



Demographic and Income Profile

Prepared By: Dick Naedel, SAGE Commercial

3573 Enterprise Ave
Naples, FL 34104

Site Type: Radius

Latitude 26.1606
Longitude -81.7643
Radius: 3.0 mile

Summary	2000	2008	2013
Population	50,120	56,108	61,499
Households	23,250	25,865	28,472
Families	14,409	15,514	16,689
Average Household Size	2.11	2.13	2.12
Owner Occupied HUs	16,953	19,332	21,006
Renter Occupied HUs	6,297	6,533	7,466
Median Age	49.5	53.5	55.1

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.85%	2.22%	1.23%
Households	1.94%	2.28%	1.26%
Families	1.47%	1.99%	1.05%
Owner HHs	1.67%	2.13%	1.07%
Median Household Income	3.61%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,416	10.4%	1,911	7.4%	1,770	6.2%
\$15,000 - \$24,999	2,851	12.3%	2,216	8.6%	1,696	6.0%
\$25,000 - \$34,999	3,457	14.9%	2,613	10.1%	1,911	6.7%
\$35,000 - \$49,999	4,184	18.1%	4,329	16.7%	3,633	12.8%
\$50,000 - \$74,999	4,434	19.2%	5,373	20.8%	6,893	24.2%
\$75,000 - \$99,999	2,314	10.0%	3,240	12.5%	3,968	13.9%
\$100,000 - \$149,999	2,107	9.1%	3,514	13.6%	4,336	15.2%
\$150,000 - \$199,000	519	2.2%	1,191	4.6%	1,656	5.8%
\$200,000+	860	3.7%	1,478	5.7%	2,608	9.2%
Median Household Income	\$45,279		\$57,298		\$68,401	
Average Household Income	\$65,226		\$83,578		\$103,331	
Per Capita Income	\$30,461		\$38,793		\$48,138	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,136	4.3%	2,283	4.1%	2,474	4.0%
5 - 9	2,263	4.5%	2,225	4.0%	2,321	3.8%
10 - 14	2,071	4.1%	2,265	4.0%	2,372	3.9%
15 - 19	2,045	4.1%	2,246	4.0%	2,454	4.0%
20 - 24	1,969	3.9%	2,060	3.7%	2,412	3.9%
25 - 34	5,427	10.8%	4,697	8.4%	4,764	7.7%
35 - 44	6,438	12.8%	6,210	11.1%	5,876	9.6%
45 - 54	6,016	12.0%	7,189	12.8%	7,949	12.9%
55 - 64	6,670	13.3%	8,693	15.5%	10,226	16.6%
65 - 74	8,335	16.6%	8,632	15.4%	9,877	16.1%
75 - 84	5,404	10.8%	7,081	12.6%	7,415	12.1%
85+	1,347	2.7%	2,525	4.5%	3,358	5.5%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,247	90.3%	48,064	85.7%	51,404	83.6%
Black Alone	2,220	4.4%	3,427	6.1%	4,196	6.8%
American Indian Alone	113	0.2%	153	0.3%	181	0.3%
Asian Alone	363	0.7%	533	0.9%	693	1.1%
Pacific Islander Alone	21	0.0%	37	0.1%	51	0.1%
Some Other Race Alone	1,119	2.2%	2,370	4.2%	3,132	5.1%
Two or More Races	1,036	2.1%	1,524	2.7%	1,844	3.0%
Hispanic Origin (Any Race)	5,629	11.2%	10,560	18.8%	13,701	22.3%

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

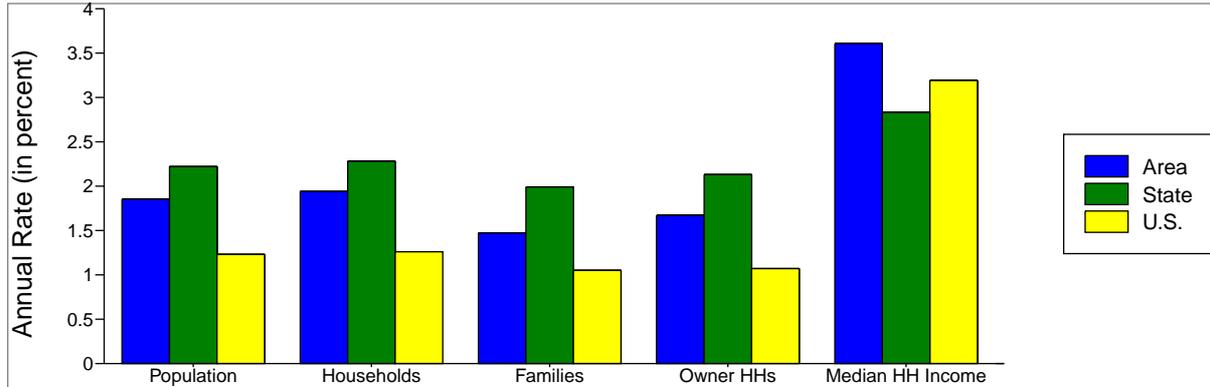
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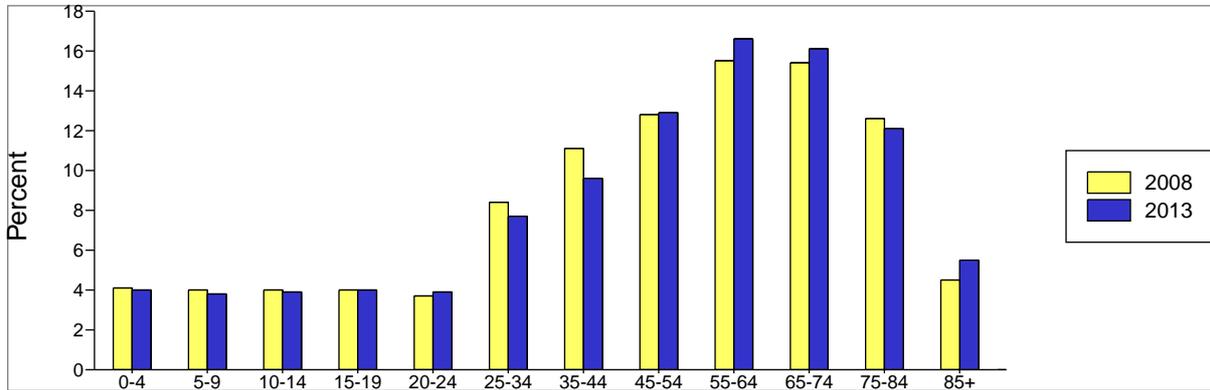
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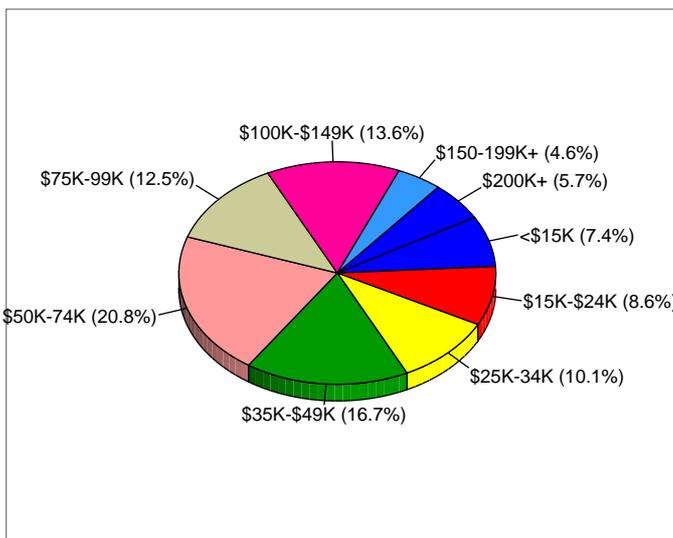
Trends 2008-2013



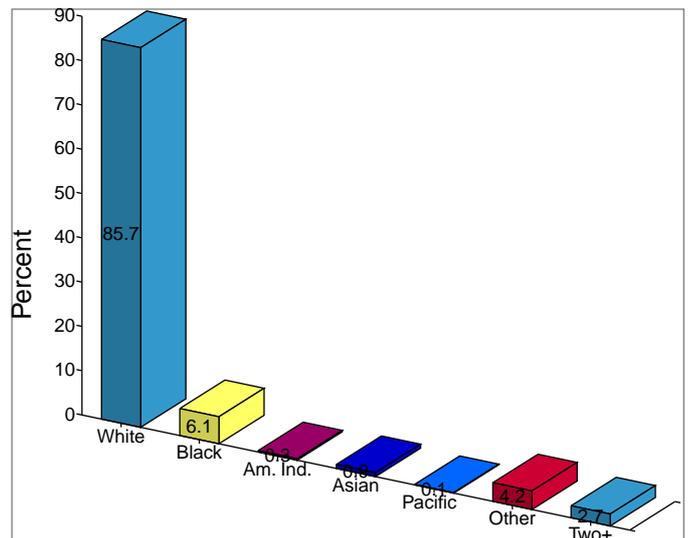
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 18.8%

Property Legal Description

Street: 3573 Enterprise Avenue, Naples FL 34104

3573 Enterprise A CONDOMINIUM, Unit #72 & #79:

Legal	3573 ENTERPRISE A CONDOMINIUM
	UNIT 79

Section	Township	Range	Acres	Map No.	Strap No.
36	49	25	0	4A36	660575 794A36

Property Taxes

Sub No.	660575	3573 ENTERPRISE A CONDOMINIUM	Millage Area	Millage
Use Code	4	CONDOMINIUM	153	11.5969

Millage Area: 153 (unincorporated county)

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

For EACH of Units #72 and #79:

Land Value	\$ 0.00
(+) Improved Value	\$ 103,080.00
(=) Just Value	\$ 103,080.00
(-) SOH Exempt Value	\$ 0.00
(=) Assessed Value	\$ 103,080.00
(-) Homestead and other Exempt Value	\$ 0.00
(=) Taxable Value	\$ 103,080.00

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

$$11.5969/1000 \times 2 \times \$103,080 = \underline{\$2,390.82}$$

Condominium Fees

Fees = \$1,300 /qtr (managed by R & P Property Management)



FAX Back To:
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PLEASE PRINT CLEARLY

FOR BROKERS & AGENTS ONLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- Condominium Unit at 3573 Enterprise Avenue #72 & #79, 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: _____