

WINCHESTER CENTER NAPLES, FL

IMMOKALEE ROAD & ORANGE TREE BOULEVARD

±1,523 - 3,274 SF AVAILABLE FOR LEASE
±2.82 ACRES PAD SITE AVAILABLE FOR DEVELOPMENT

JOIN



ACE HARDWARE ANCHORED SHOPPING CENTER



LEASED BY:



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

OWNED & MANAGED BY:



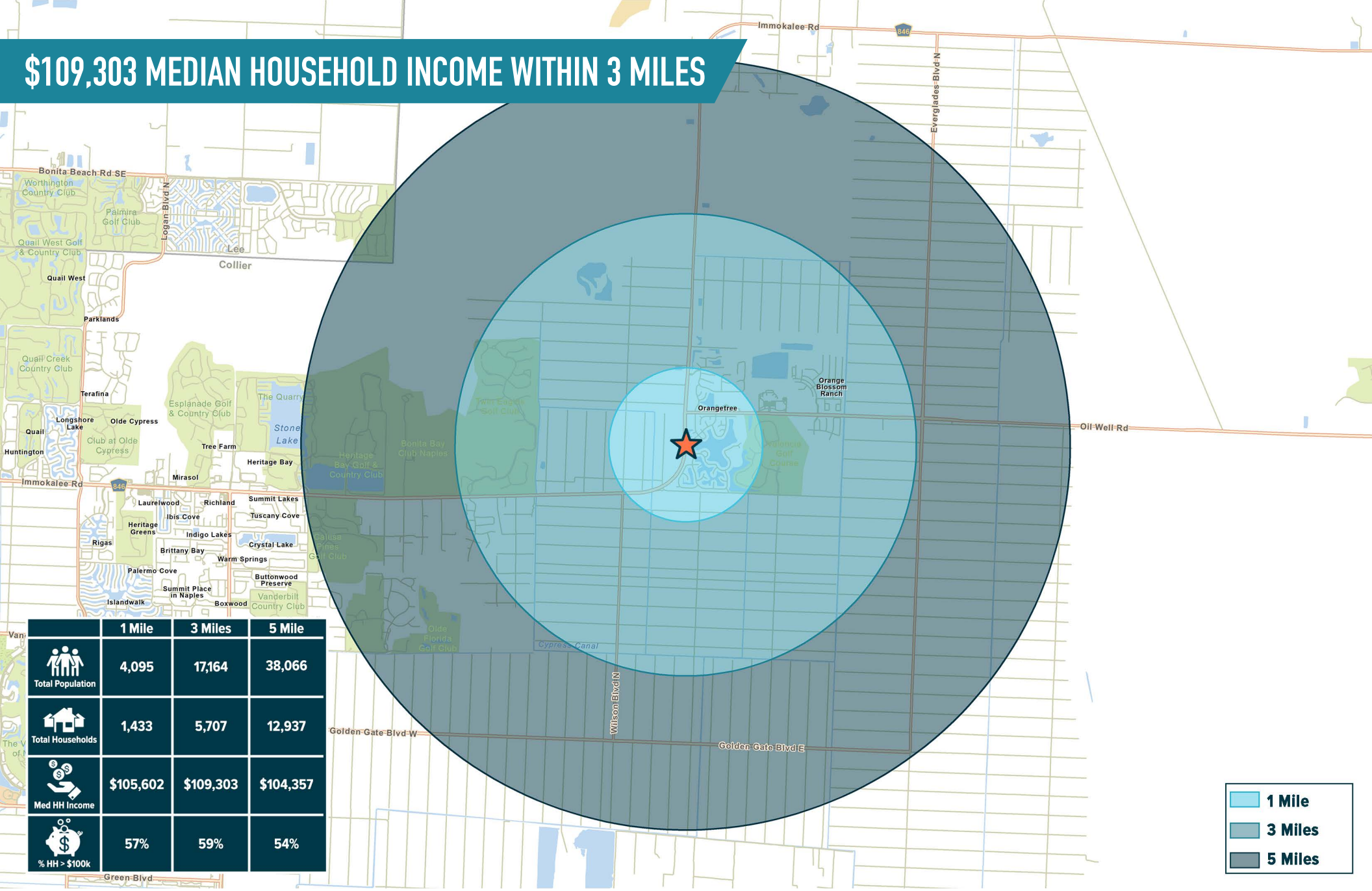
**BARRON
COLLIER**
COMPANIES

get in touch.

KALAYAH SARGEANT

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direct 786.671.4036
ksargeant@metrocommercial.com

\$109,303 MEDIAN HOUSEHOLD INCOME WITHIN 3 MILES



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IMMOKALEE ROAD & ORANGE TREE BOULEVARD



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AREA RESIDENTIAL

5-MILES



BONITA LANDING
219 UNITS / \$774,000

WATERWAYS OF NAPLES
423 UNITS / \$650,000

TWIN EAGLES
717 UNITS / \$1,150,000

SITE
WINCHESTER CENTER

THE RANCH AT ORANGE BLOSSOM
1,950 UNITS / \$582,250

AVE MARIA
11,000 UNITS

SKY SAIL
1,500 UNITS / \$702,803

QUAIL CREEK VILLAGE
265 UNITS / \$602,000

VENTANA POINTE
77 UNITS / \$894,000

RANDALL APARTMENTS
400 UNITS

TERRENO
651 UNITS / \$575,000

VALENCIA TRAILS
853 UNITS / \$999,900

VALENCIA LAKES
500 UNITS / \$689,000

VALENCIA GOLF & COUNTRY CLUB
450 UNITS / \$669,000

RIVERGRASS VILLAGE
2,500 UNITS

TOWN OF BIG CYPRESS
880 UNITS

SUMMIT PLACE
128 UNITS / \$520,000

LONGWATER VILLAGE
2,600 UNITS

GOLDEN GATE ESTATES
1,300 UNITS / \$758,500

BELLMAR VILLAGE
2,750 UNITS

EXISTING HOMES		
	UNITS	MED. LISTING PRICE
TOTAL	9,033	\$735,881.00

PLANNED HOMES	
	UNITS
TOTAL	20,130

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HIGH GROWTH EASTERN COLLIER COUNTY

75

AVE MARIA
±9,434 POPULATION

Walmart SUPERCENTER
Publix

SPROUTS FARMERS MARKET

CHASE

TACO BELL

Starbucks

goodwill

SITE

WINCHESTER CENTER

ACE Hardware

NCH

McDonald's

ANYTIME FITNESS

HEARTLAND DENTAL

PROPOSED
Publix

OIL WELL RD 25,230 VPD

42,411 VPD

Publix

CVS pharmacy

DUNKIN' DONUTS

TARPON BAY PLAZA

75

TARGET

WORLD MARKET

hair cutters

chili's

Panera

PURCHASING KING

SHOPPES OF PEBBLEBROOKE

Publix

McDonald's

BB&T

Walgreens

FOUNDERS SQUARE

ACE Hardware

OUTBACK STEAKHOUSE

GOLDEN GATE
±26,000 POPULATION

5 MILES

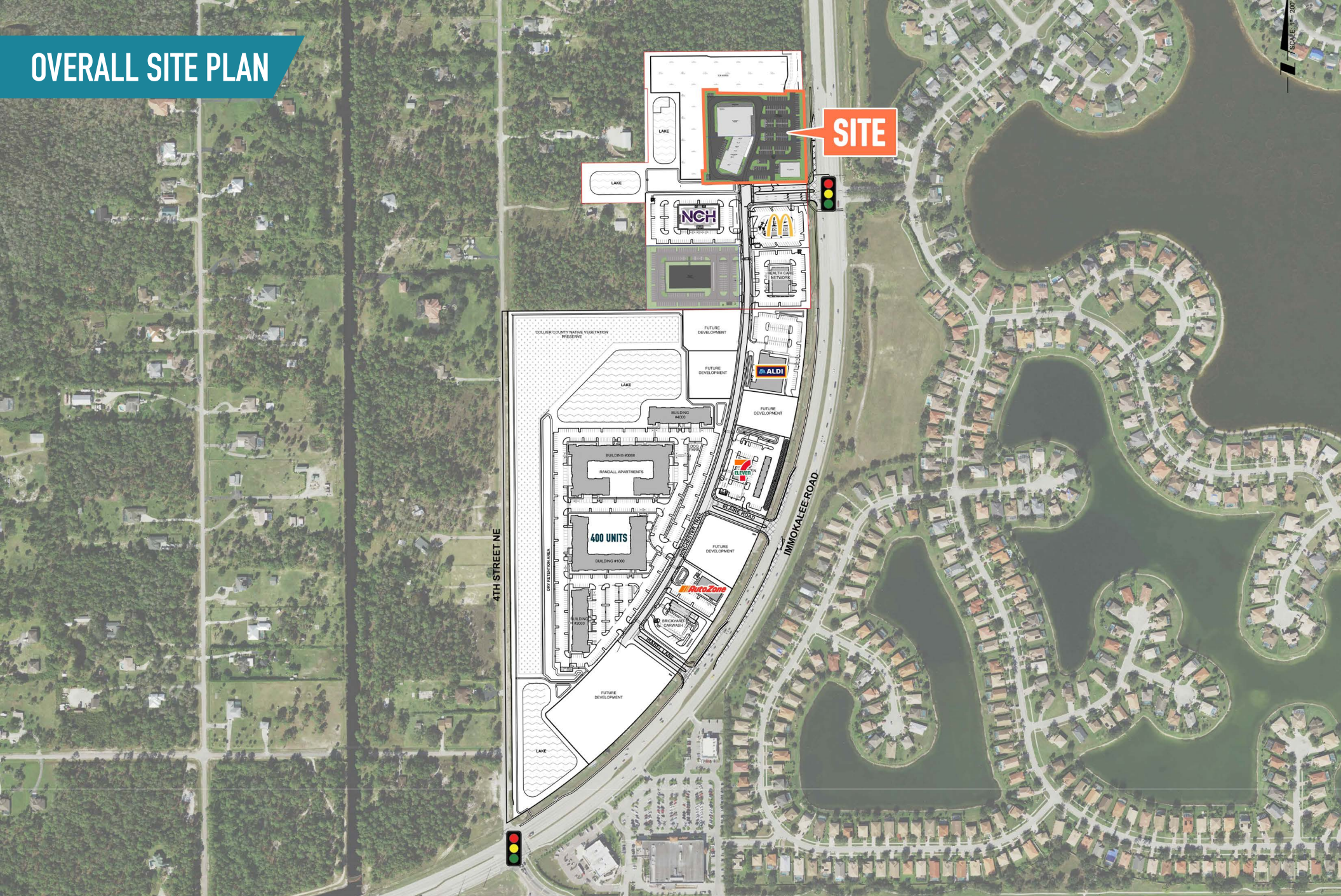
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OVERALL SITE PLAN



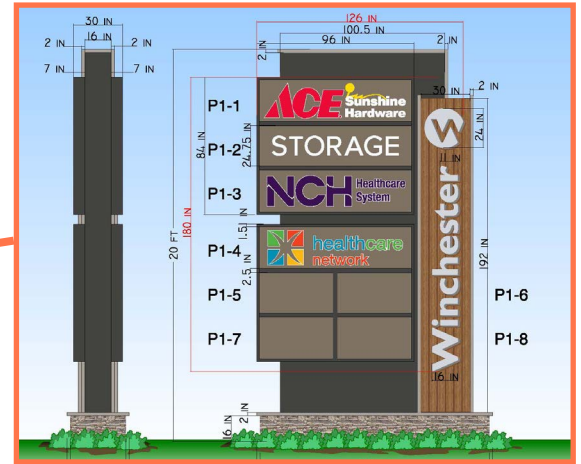
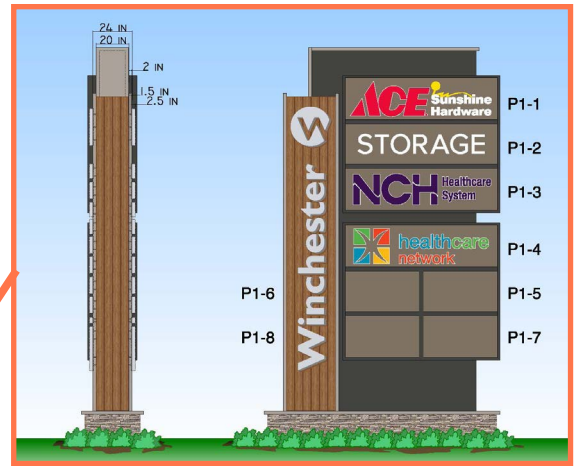
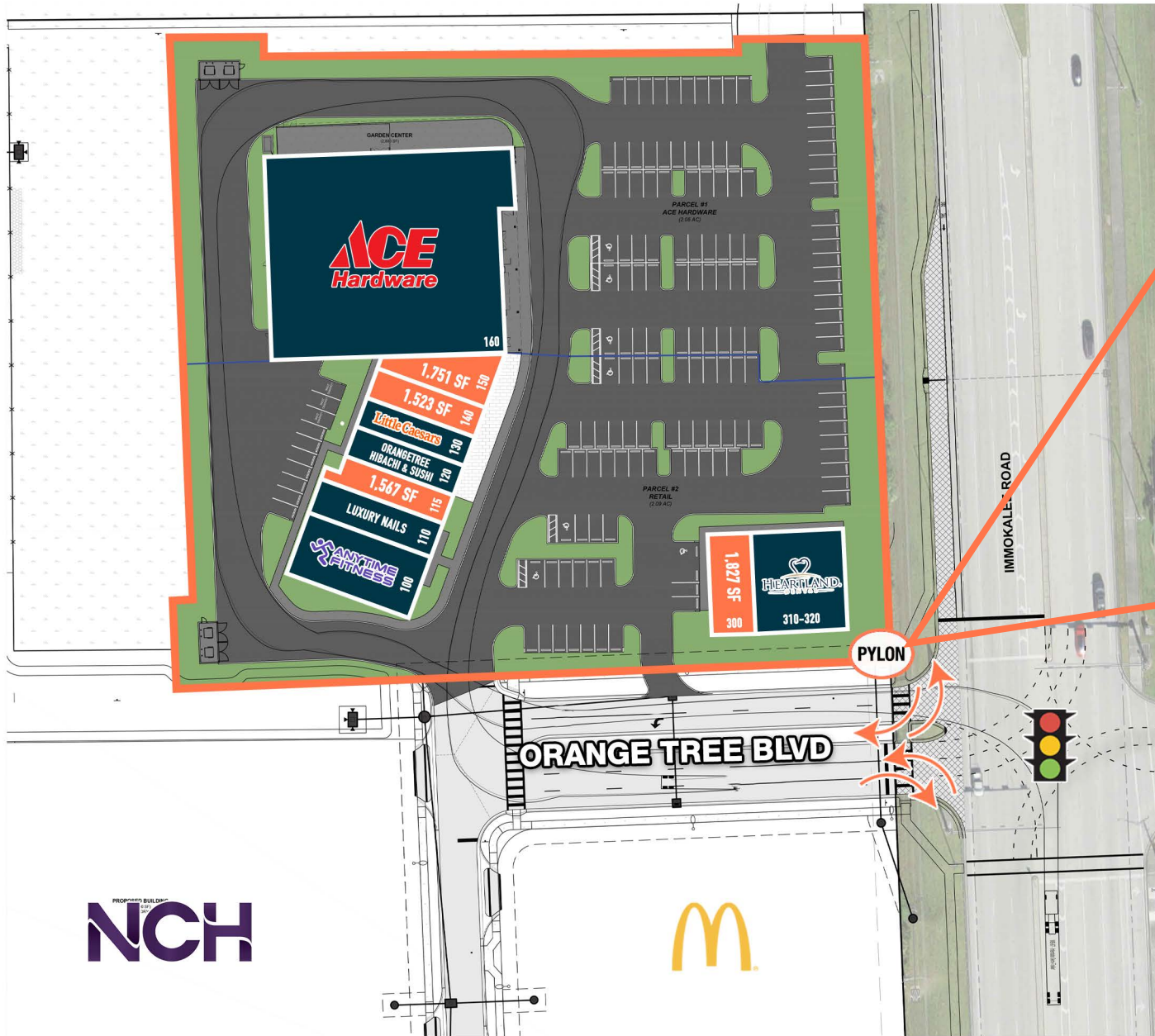
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LEASING PLAN



PROPOSED BUILDING
NCH



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SITE PLAN



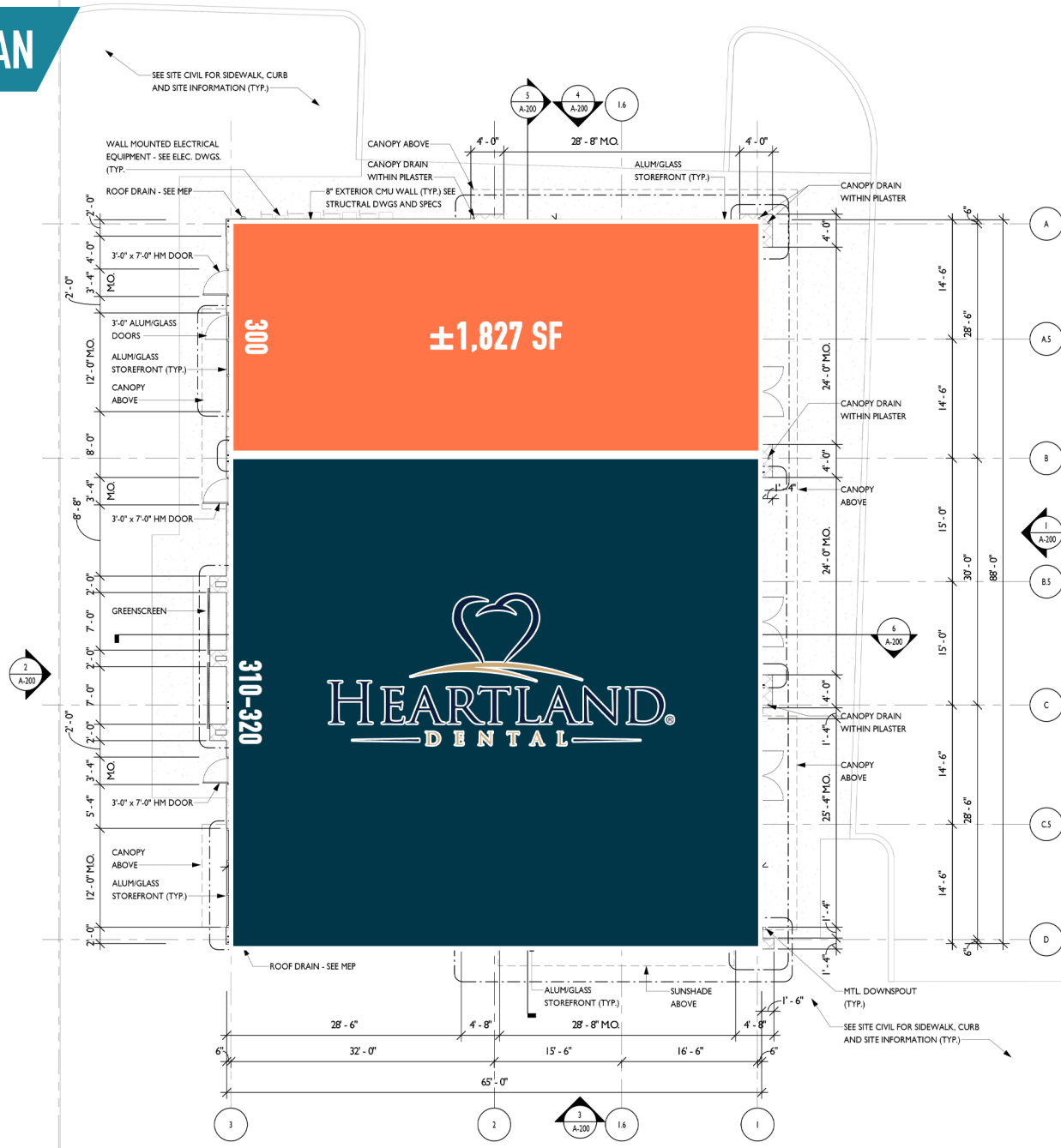
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OUTPARCEL SITE PLAN



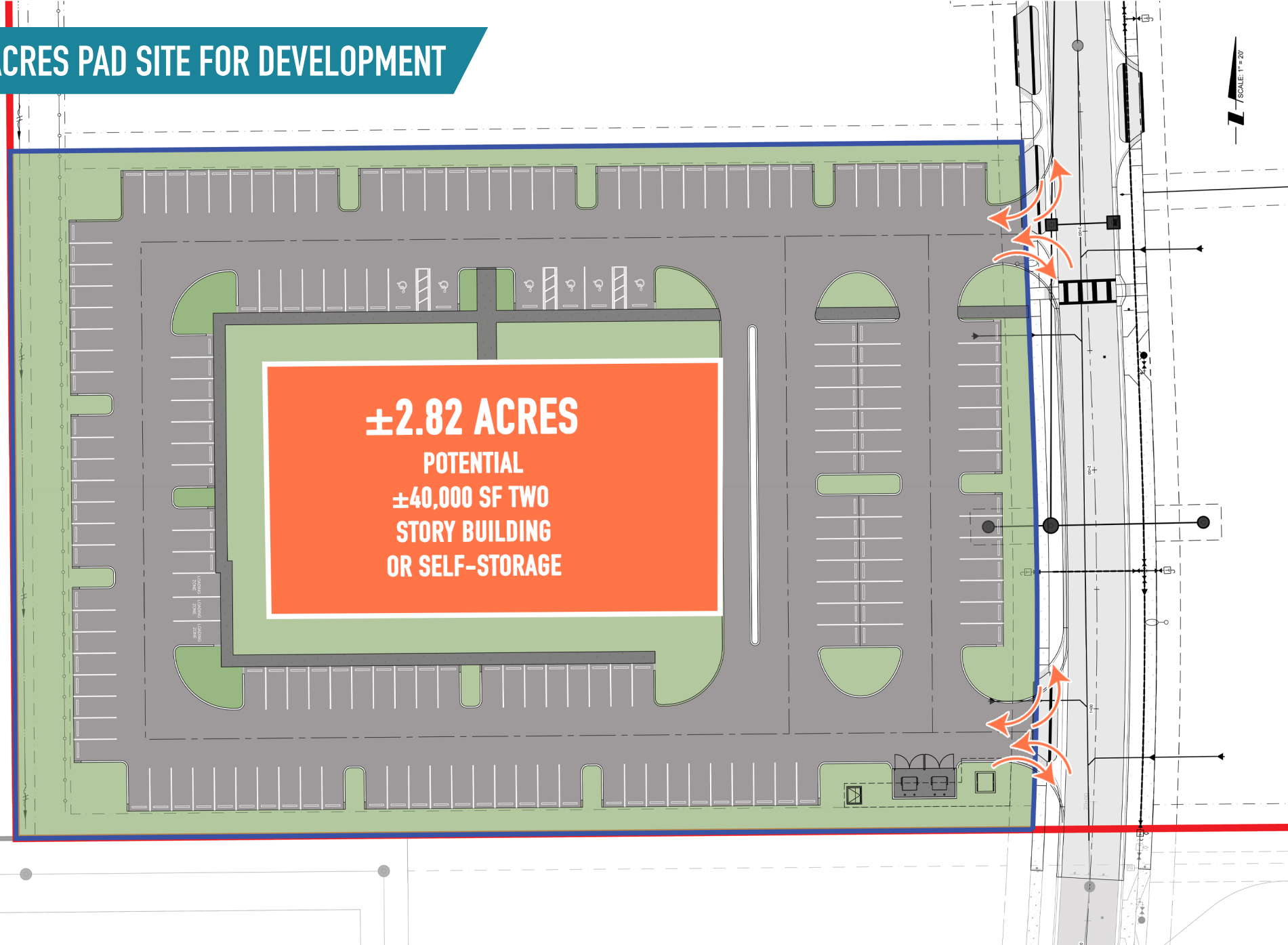
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PROPERTY PHOTOS



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