

WINCHESTER CENTER NAPLES, FL

IMMOKALEE ROAD & ORANGE TREE BOULEVARD

±1,523 - 5,726 SF AVAILABLE FOR LEASE
±2.82 ACRES PAD SITE AVAILABLE FOR DEVELOPMENT



ACE HARDWARE ANCHORED SHOPPING CENTER



LEASED BY:



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COMMERCIAL
REAL ESTATE, INC.

OWNED & MANAGED BY:



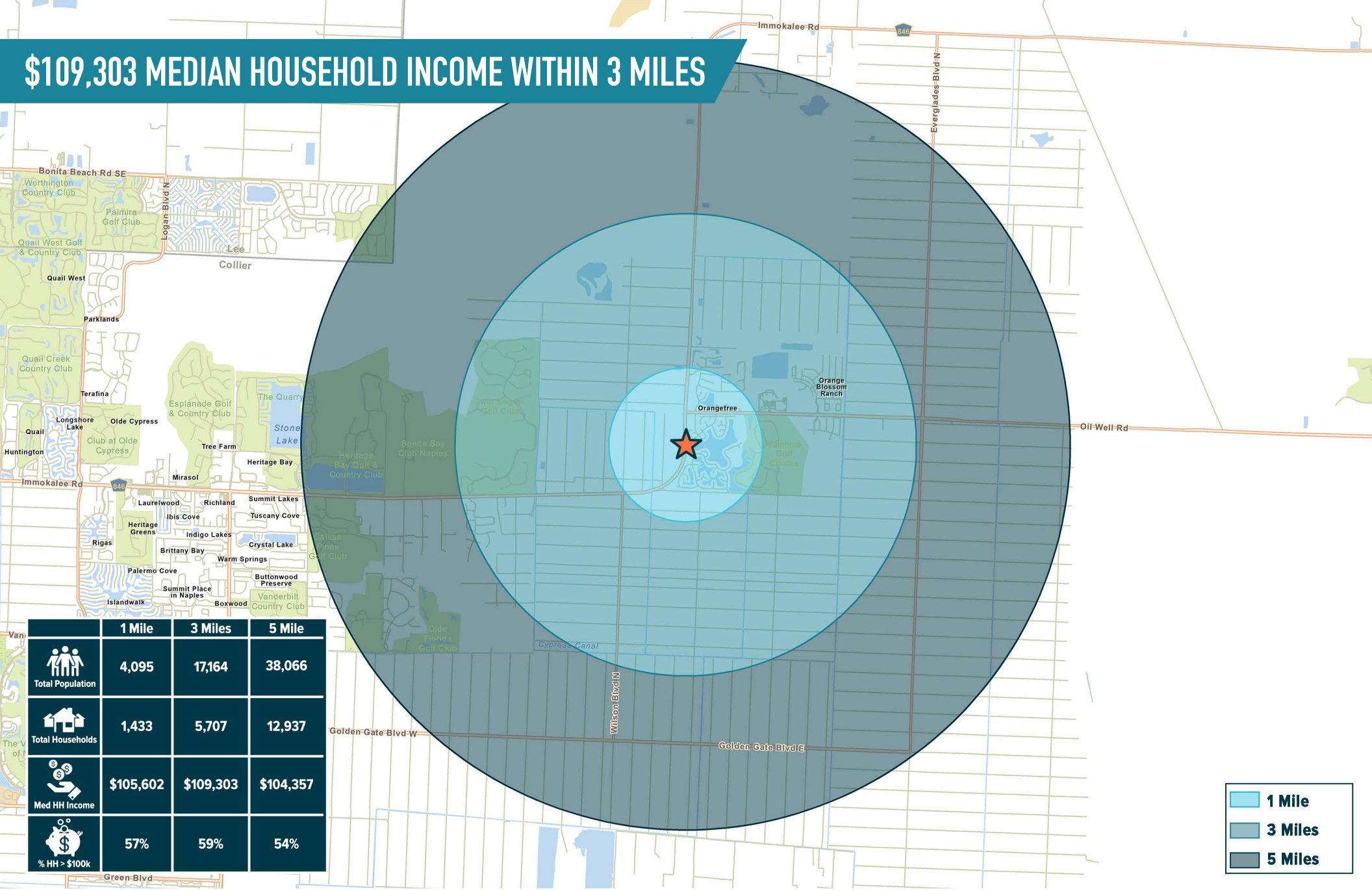
**BARRON
COLLIER**
COMPANIES

get in touch.

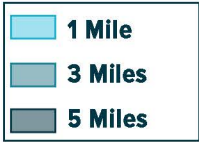
KALAYAH SARGEANT

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\$109,303 MEDIAN HOUSEHOLD INCOME WITHIN 3 MILES



	1 Mile	3 Miles	5 Mile
Total Population	4,095	17,164	38,066
Total Households	1,433	5,707	12,937
Med HH Income	\$105,602	\$109,303	\$104,357
% HH > \$100k	57%	59%	54%



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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

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

LONGWATER VILLAGE
2,600 UNITS

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
HEARTLAND DENTAL

PROPOSED
Publix

OIL WELL RD 25,230 VPD

42,411 VPD

Publix
CVS pharmacy
DUNKIN' DONUTS

TARPON BAY PLAZA
75
TARGET
COSTCO PLUS
WORLD MARKET
hair cutters
chili's
Panera
BURGER KING
CREOLE

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



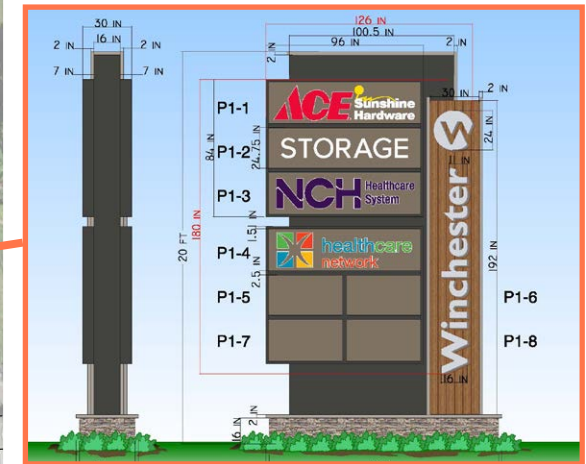
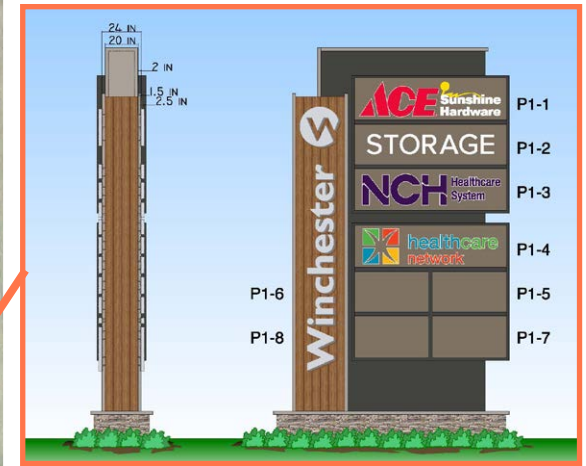
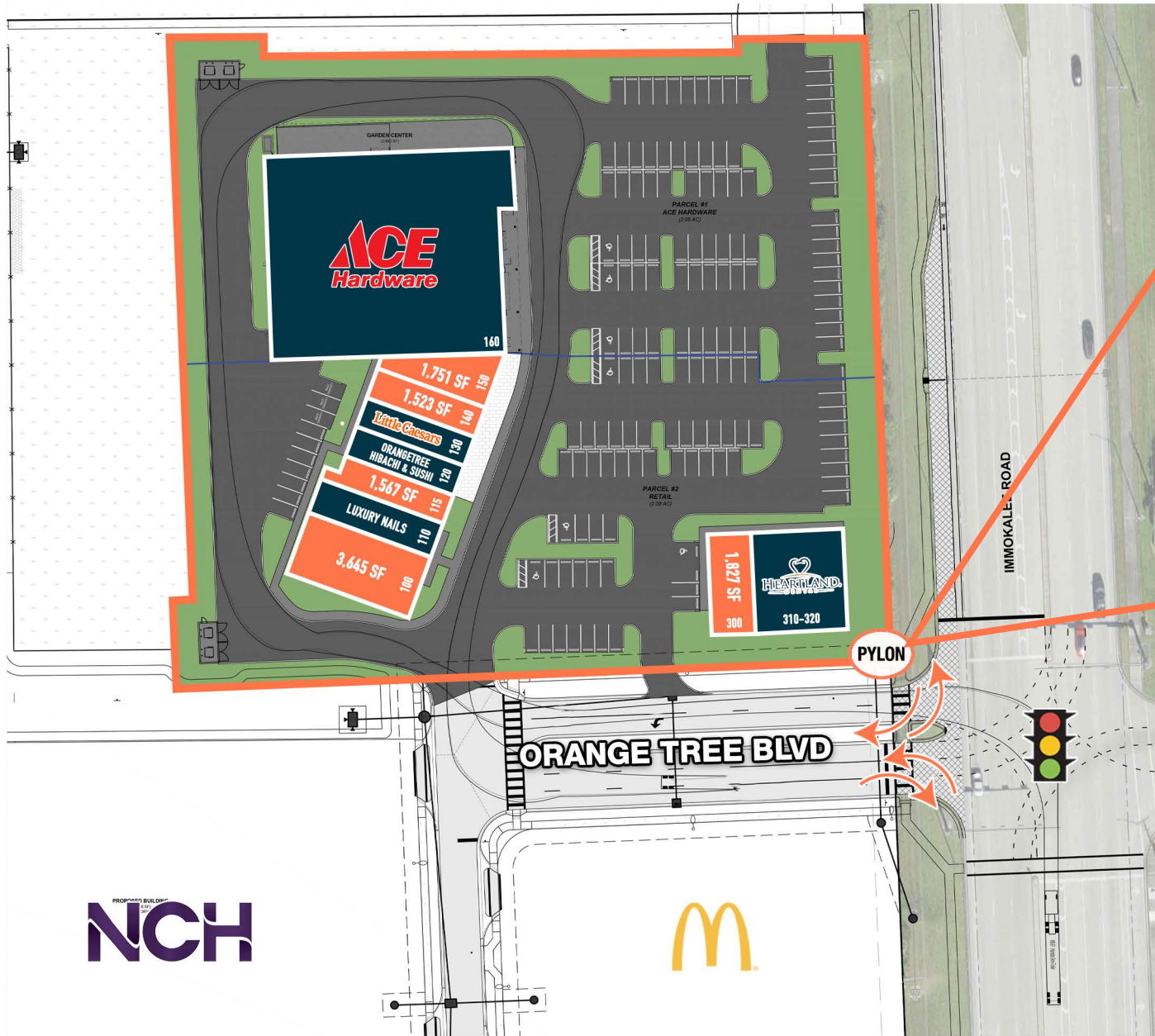
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LEASING PLAN



PROPOSED BUILDING
NCH



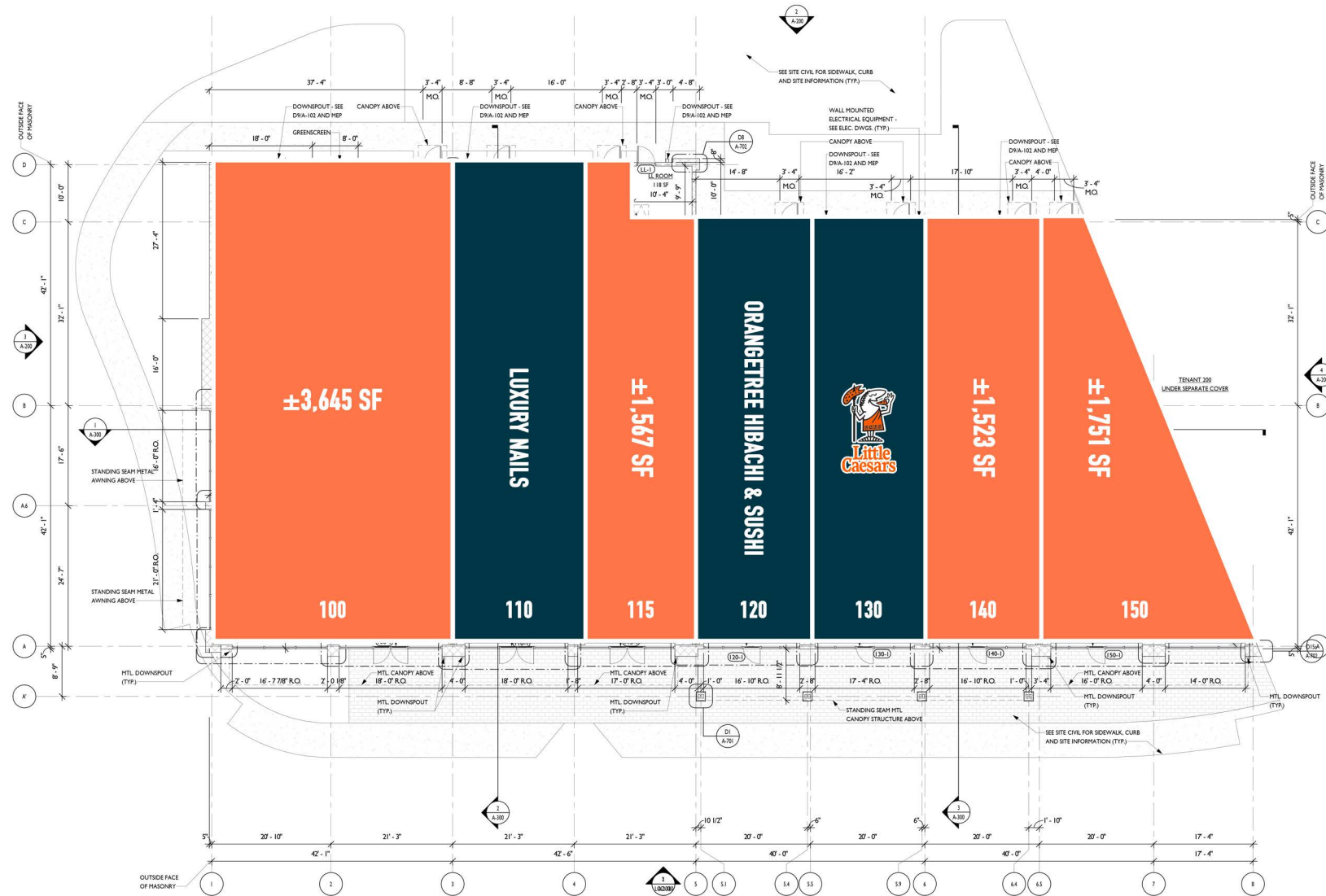
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SITE PLAN



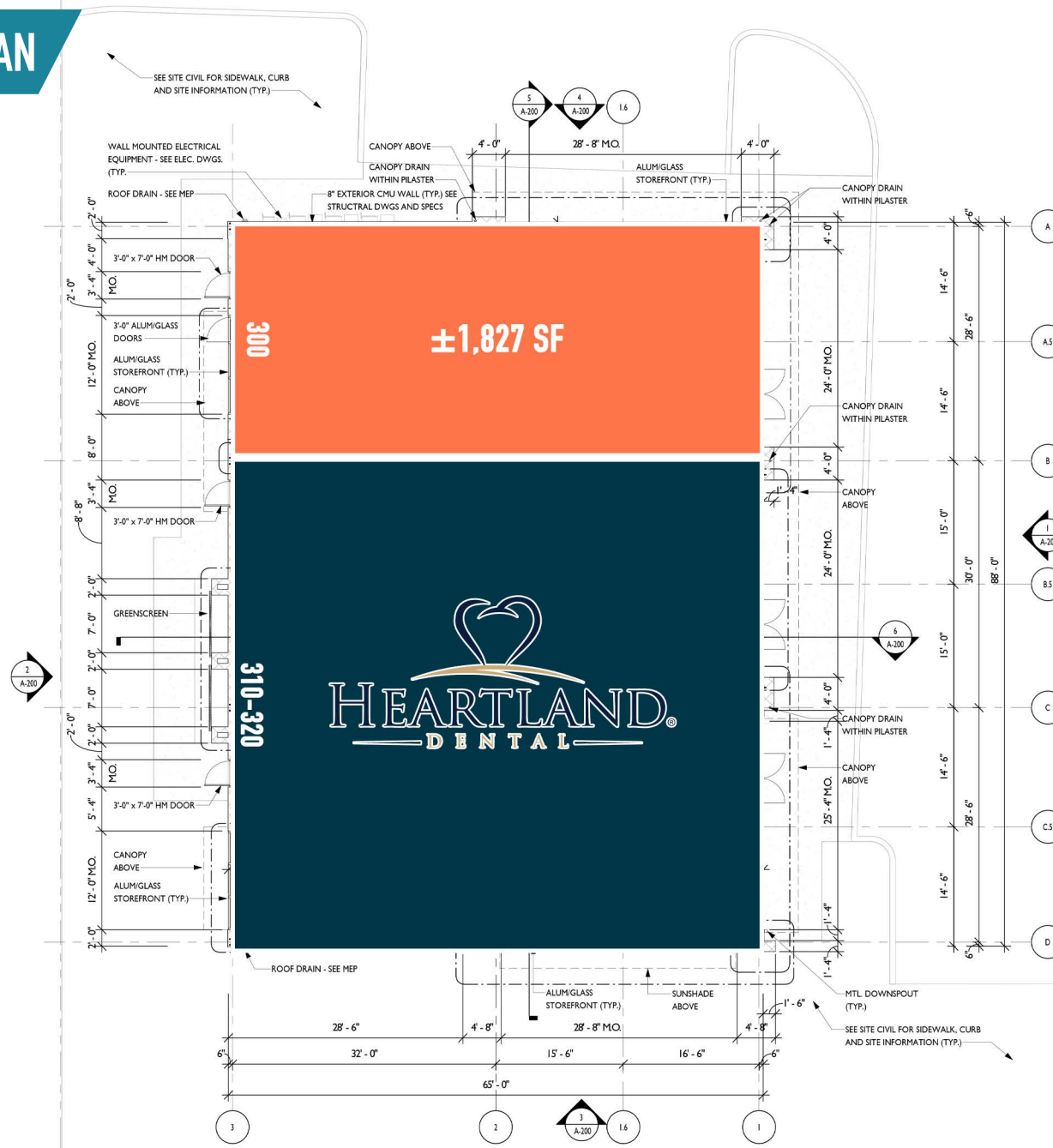
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OUTPARCEL SITE PLAN



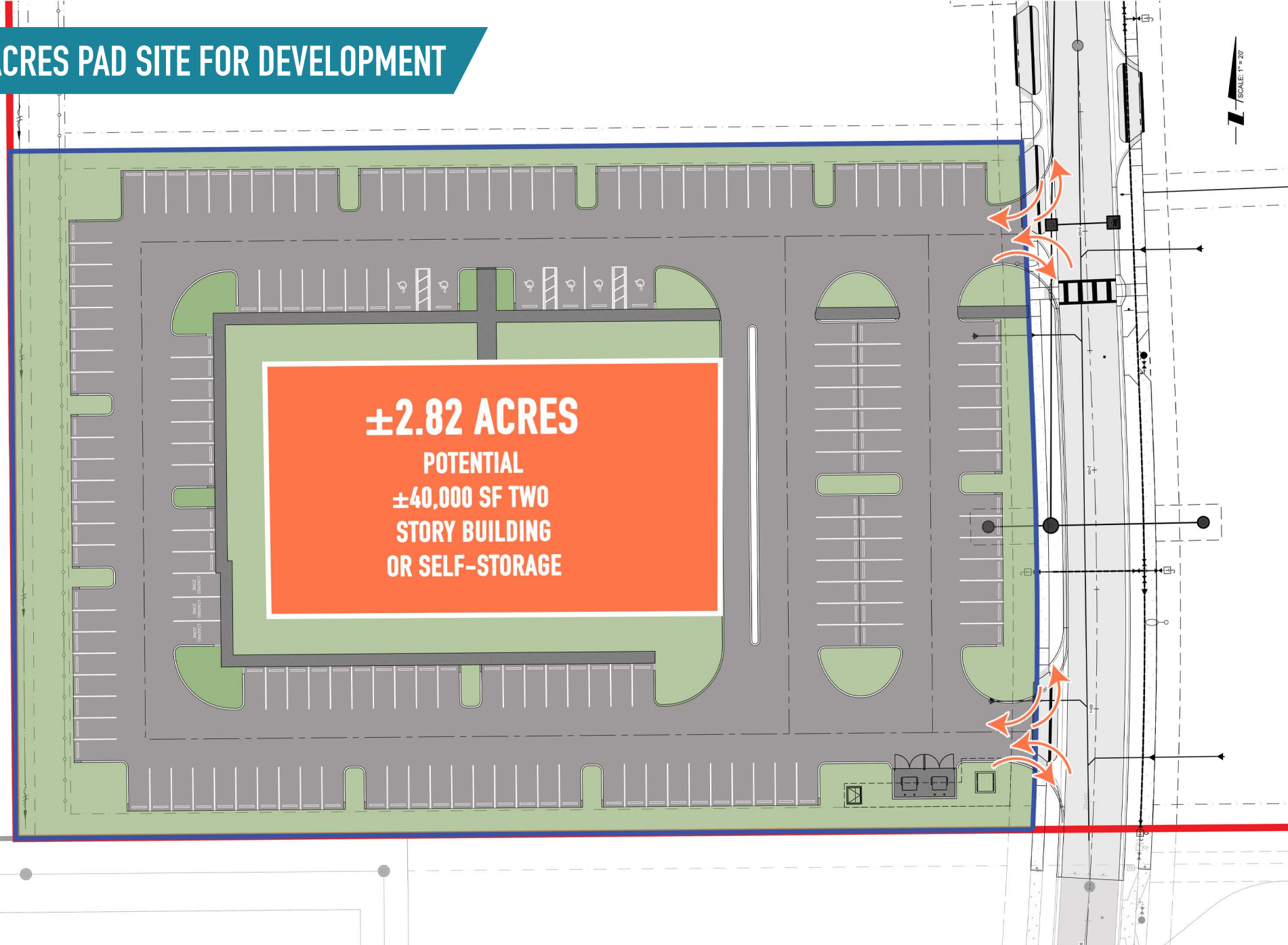
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PROPERTY PHOTOS



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