

# WINCHESTER CENTER NAPLES, FL

IMMOKALEE ROAD & ORANGE TREE BOULEVARD

±1,567 SF AVAILABLE FOR LEASE



## ACE HARDWARE ANCHORED SHOPPING CENTER



LEASED BY:



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

OWNED & MANAGED BY:



**BARRON  
COLLIER**  
COMPANIES

get in touch.

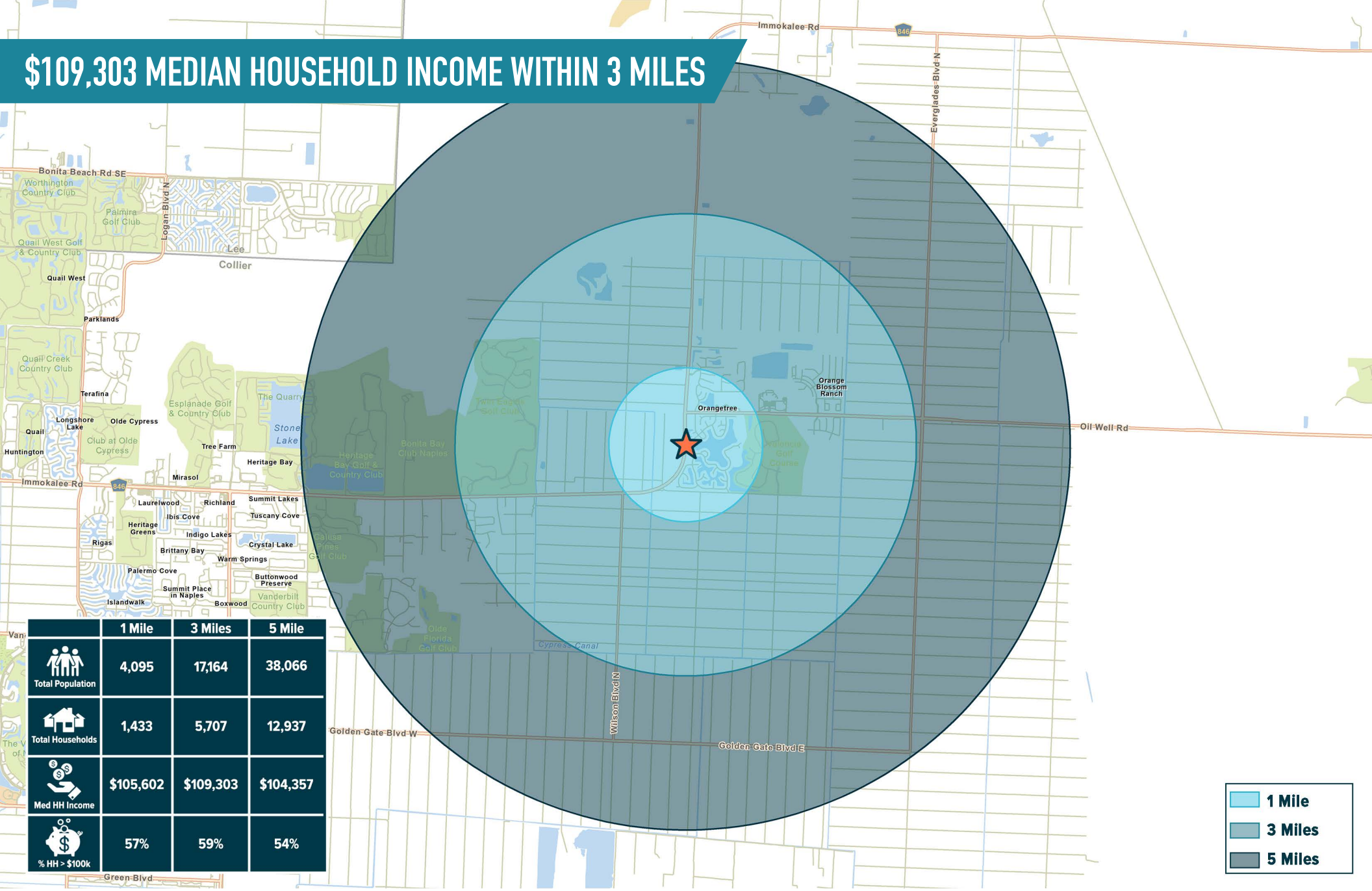
**KALAYAH SARGEANT**

office 786.671.4020

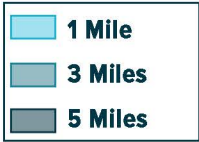
direct 786.671.4036

ksargeant@metrocommercial.com

# \$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

**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

42,411 VPD

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

**SITE**  
WINCHESTER CENTER  
ACE Hardware  
NCH  
McDonald's  
ANYTIME FITNESS  
HEARTLAND  
DENTAL  
COLD STONE  
CREATORIES

PROPOSED  
Publix

OIL WELL RD 25,230 VPD

Publix  
CVS  
pharmacy  
DUNKIN'  
DONUTS

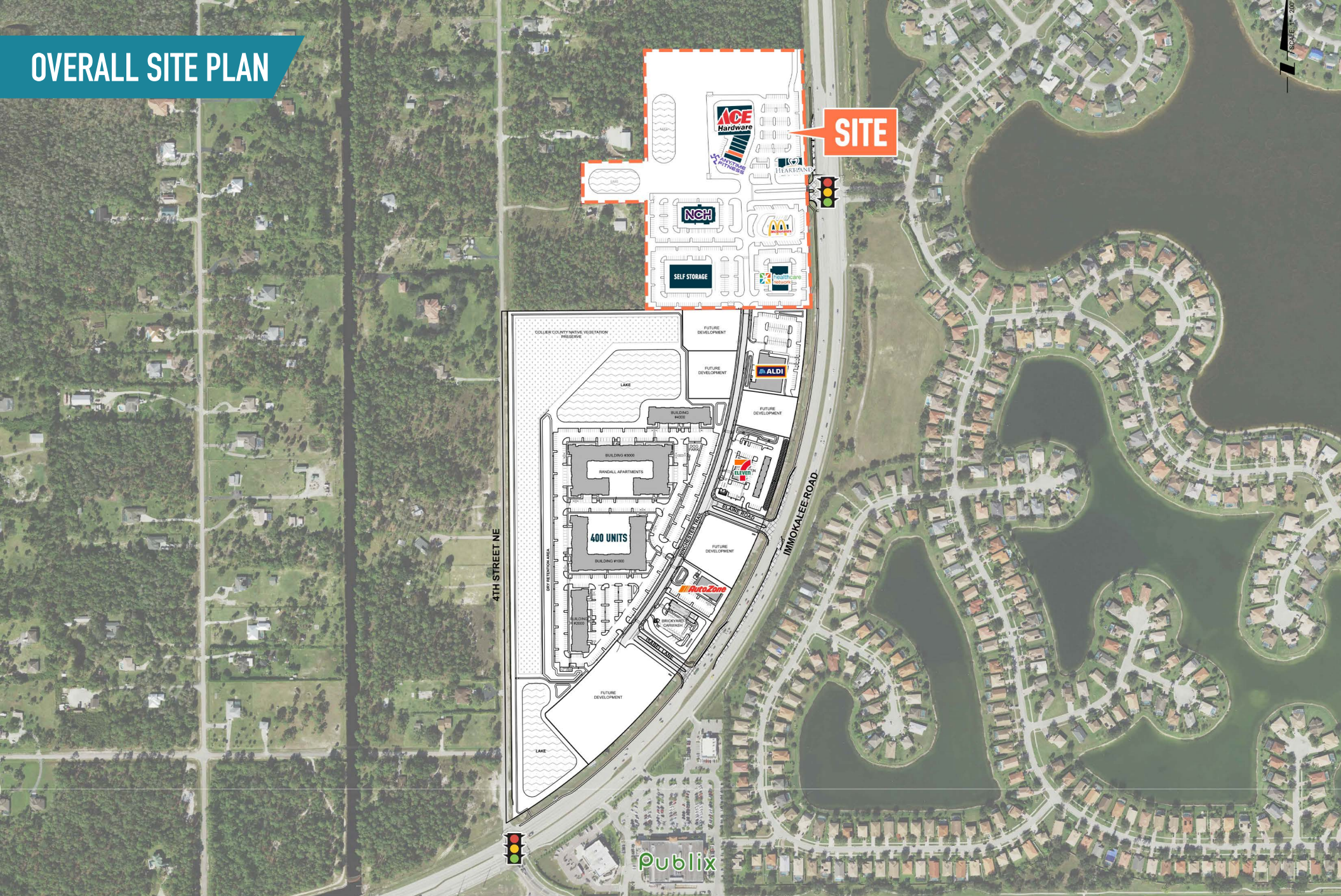
GOLDEN GATE  
±26,000 POPULATION

5 MILES

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# OVERALL SITE PLAN



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# SITE PLAN



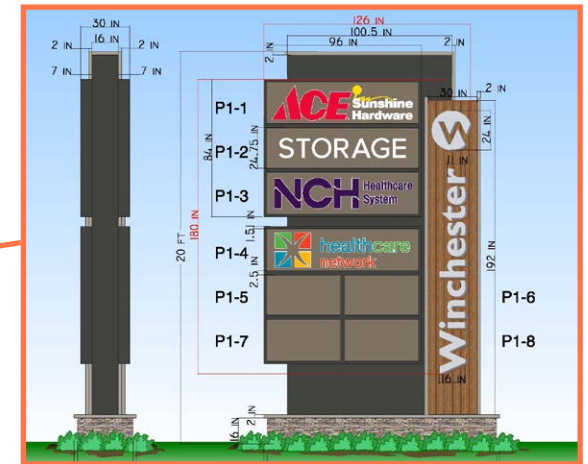
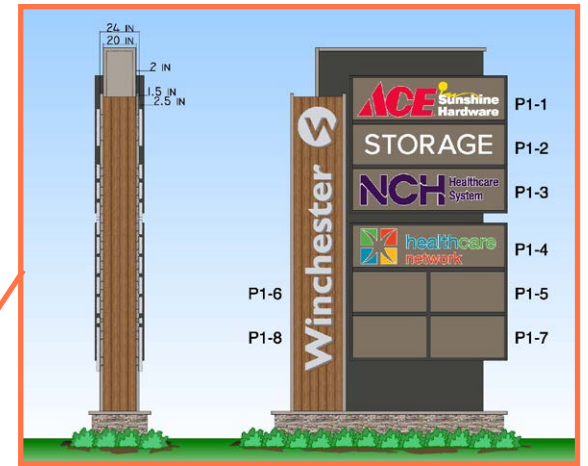
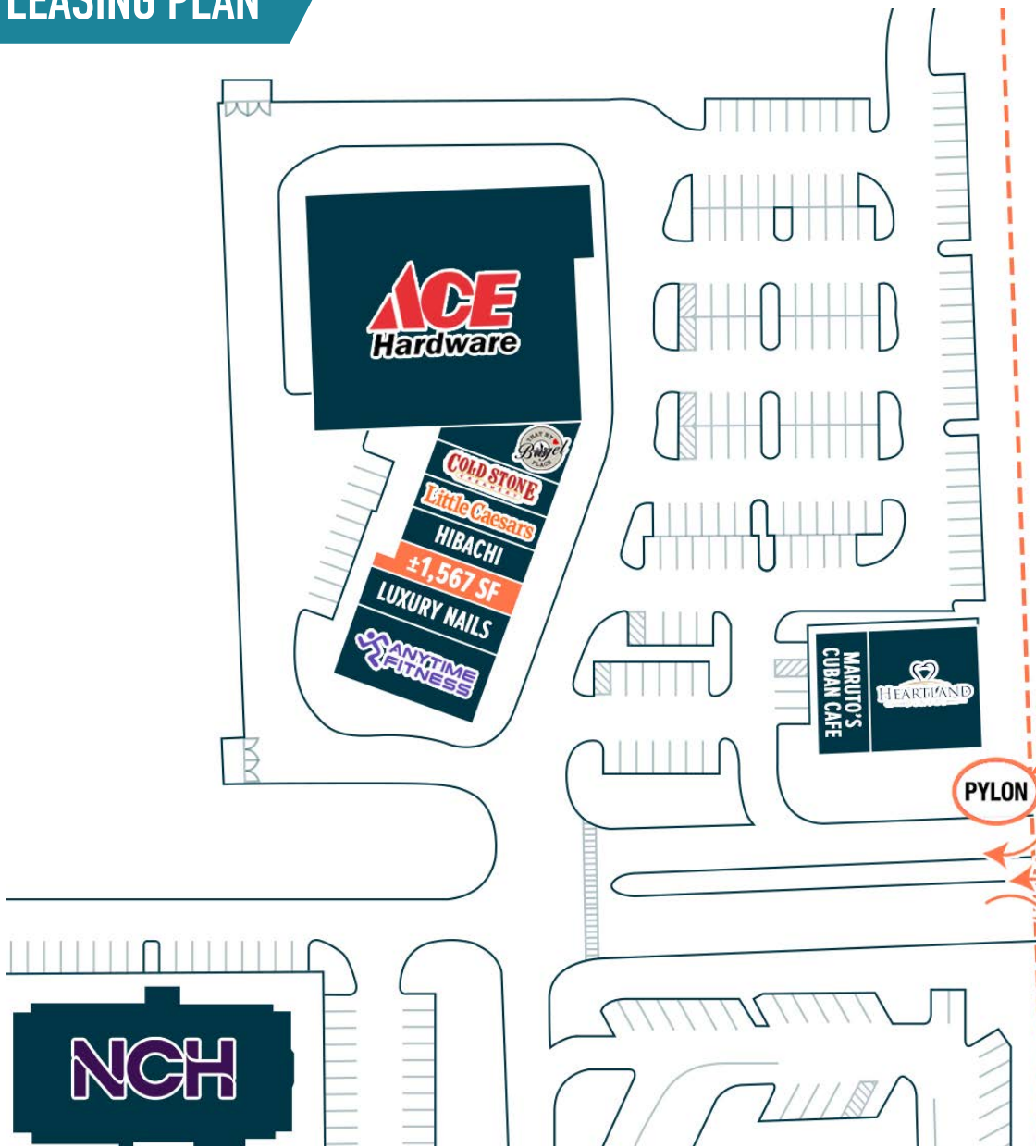
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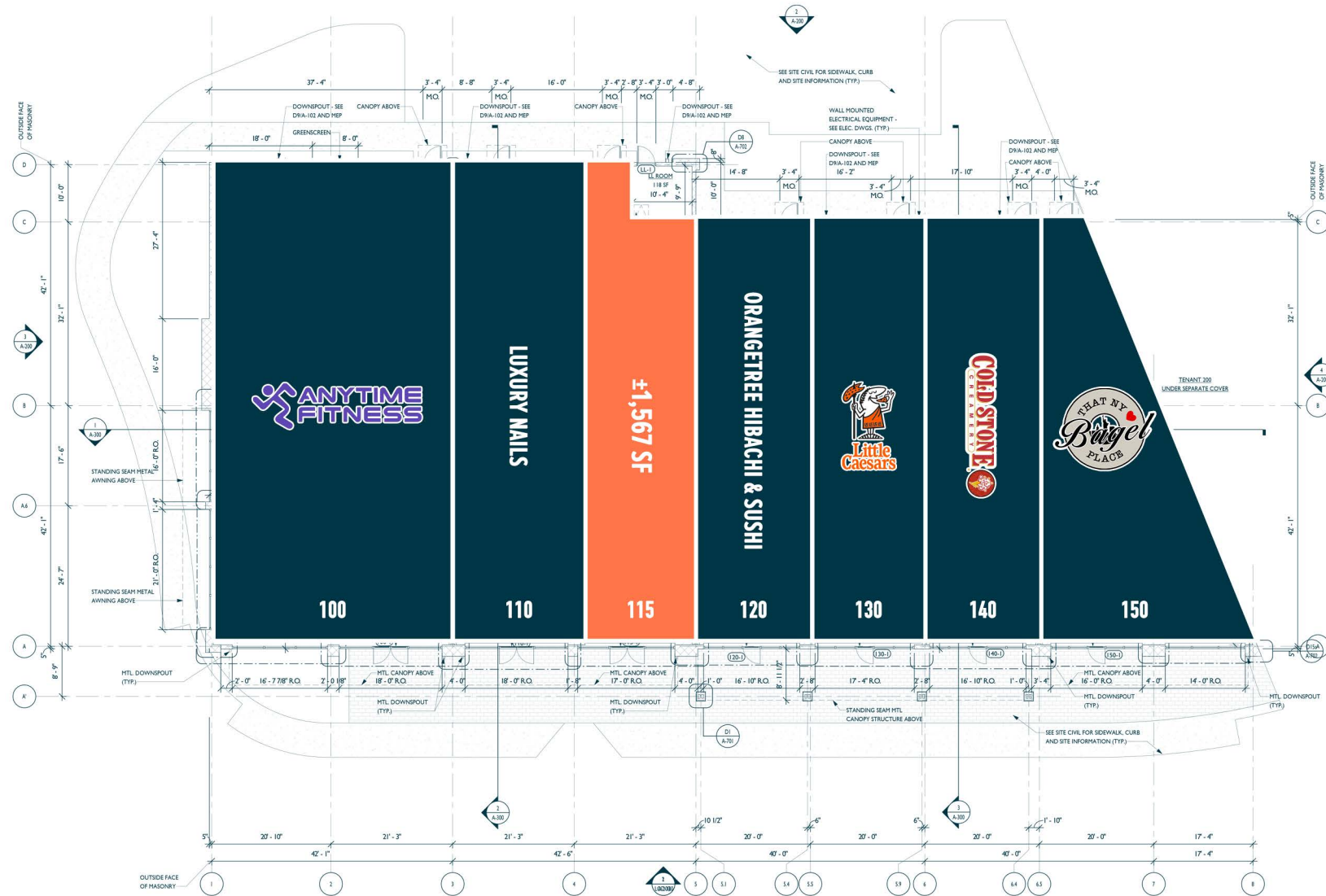
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# LEASING PLAN



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# SITE PLAN



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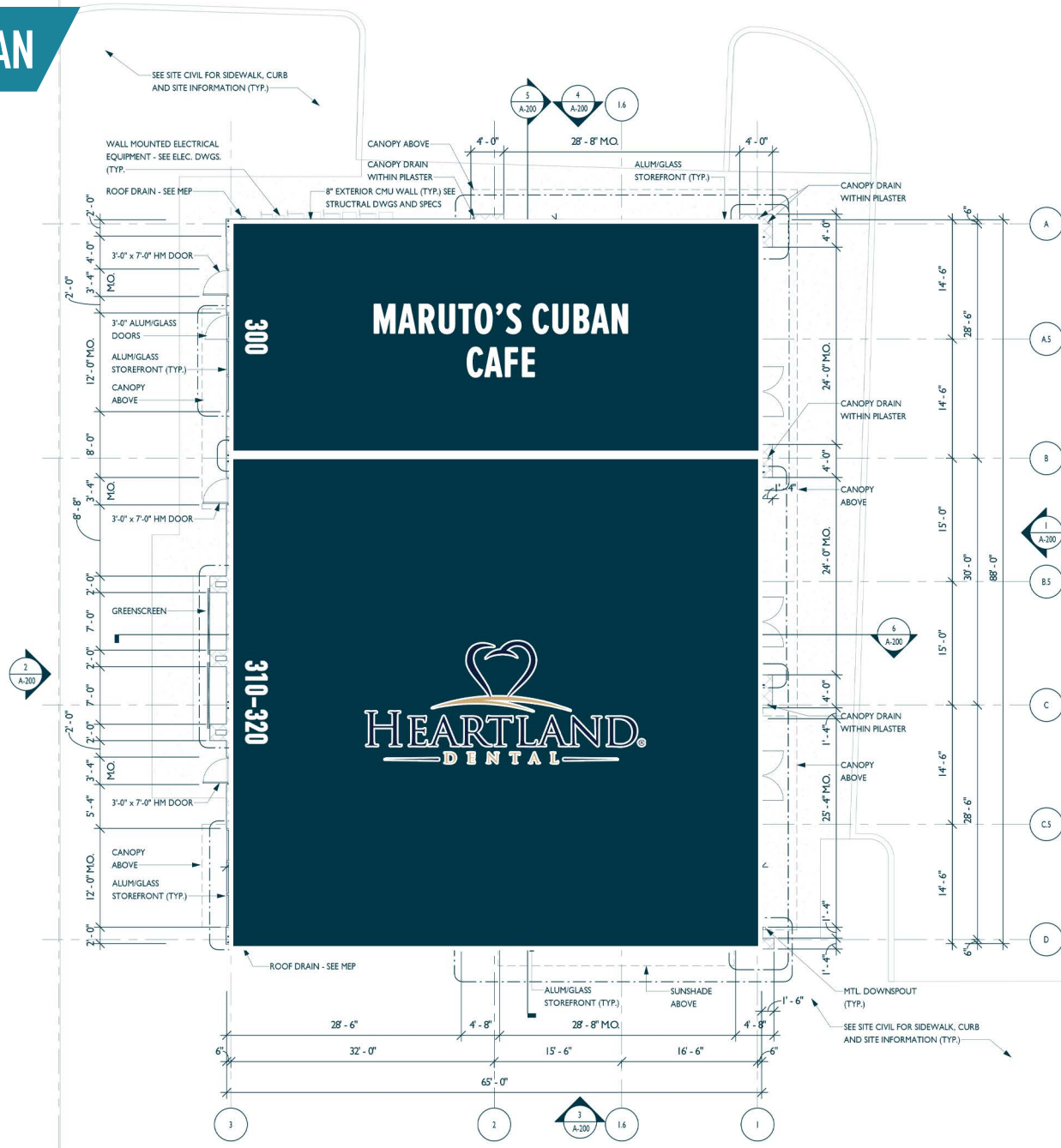
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# OUTPARCEL SITE PLAN



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# PROPERTY PHOTOS



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