



THE PROPERTY

- Class A lakefront location across from Waterside Shops designed by MHK Architects

MEDICAL SPACE NEAR WATERSIDE SHOPS

- Lease or Purchase
- 1,307 SF - 10,000+ SF
- Grey Shell Units
- Medical Parking + Garage
- Financing Available

Perfect For:

- Internal Medicine
- Dental Office
- Eye Care
- Cardiologist

Pre-Construction Deals Now Available!

Bayfront Realty-Broker
(239) 571-9524
bklohn@me.com

BayPinesMedicalCenter.com



6100 TRAIL BLVD
NAPLES, FL 34108
 Bay Pines Medical Center

<u>Floor & Unit</u>	<u>Condo SF</u>	<u>USE</u>	<u>Price</u>
Suite 201	1,756.506	Medical	\$ 746,515
Suite 202	1,922.612	Medical	\$ 817,110
Suite 203	1,307.773	Medical	(Pending Sale)
Suite 204	1,518.504	Medical	(Pending Sale)
Suite 205	1,569.327	Medical	(Pending Sale)
Suite 206	1,518.504	Medical	(Pending Sale)
Suite 207	1,307.773	Medical	(Pending Sale)
Suite 301	1,756.506	Medical	\$ 746,515
Suite 302	1,922.612	Medical	\$ 817,110
Suite 303	1,307.773	Medical	(Pending Sale)
Suite 304	1,518.504	Medical	(Pending Sale)
Suite 305	1,569.327	Medical	(Pending Sale)
Suite 306	1,518.504	Medical	(Pending Sale)
Suite 307	1,307.773	Medical	(Pending Sale)

Red Indicates Under Contract

*Prices based upon leasable area. TI Allowance available for leases only
 Lease price \$30/PSF NNN + ESTIMATED CAM \$8/PSF. Includes Electric & Taxes

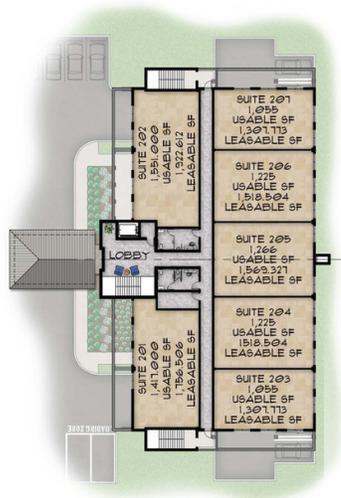
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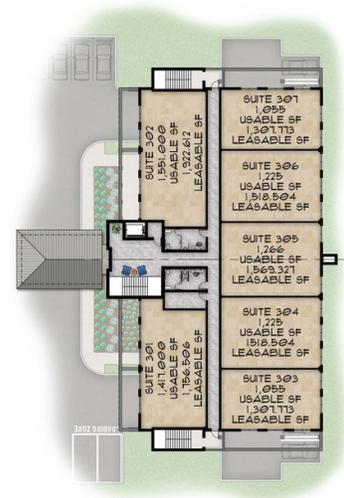
6100 Trail Boulevard
 Naples, Florida



1ST FLOOR PLAN
 SCALE 1" = 30'-0"
 710 GROSS SQUARE FEET



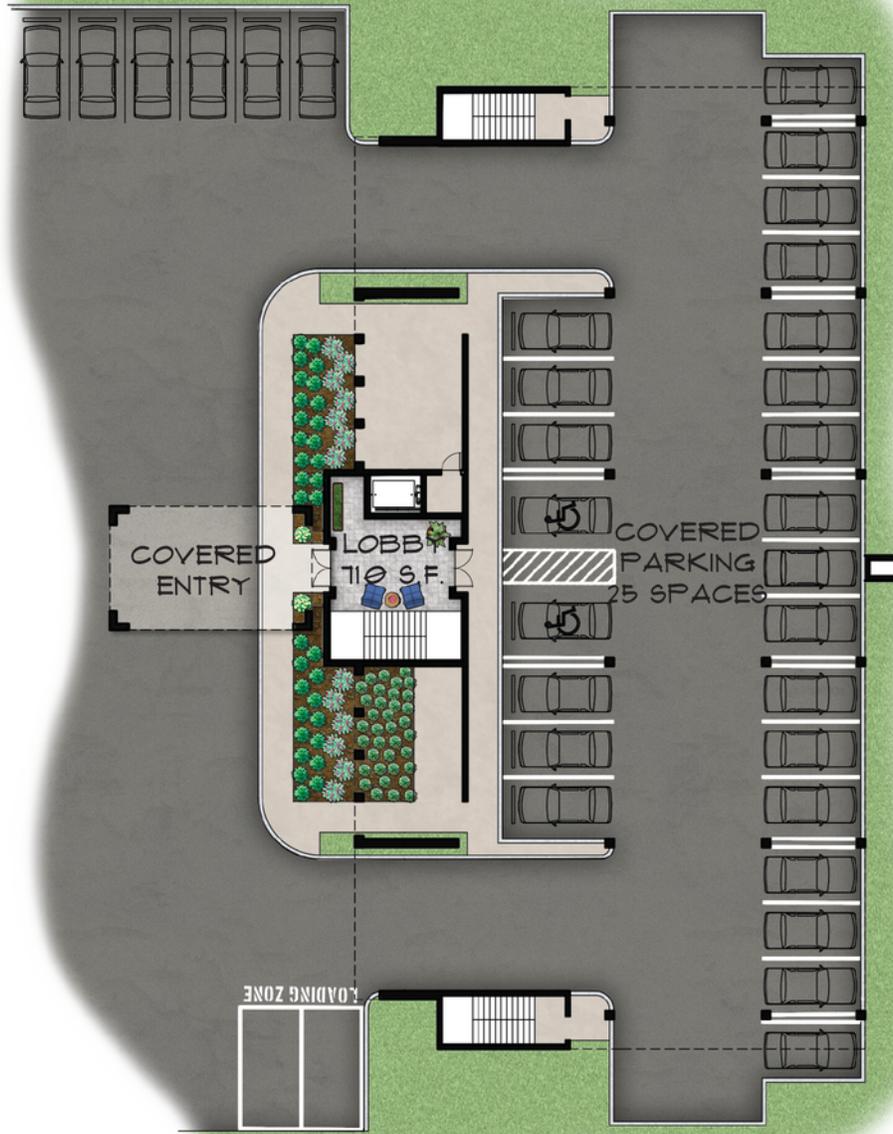
2ND FLOOR PLAN
 SCALE 1" = 30'-0"
 10,545 GROSS SQUARE FEET



3RD FLOOR PLAN
 SCALE 1" = 30'-0"
 10,545 GROSS SQUARE FEET

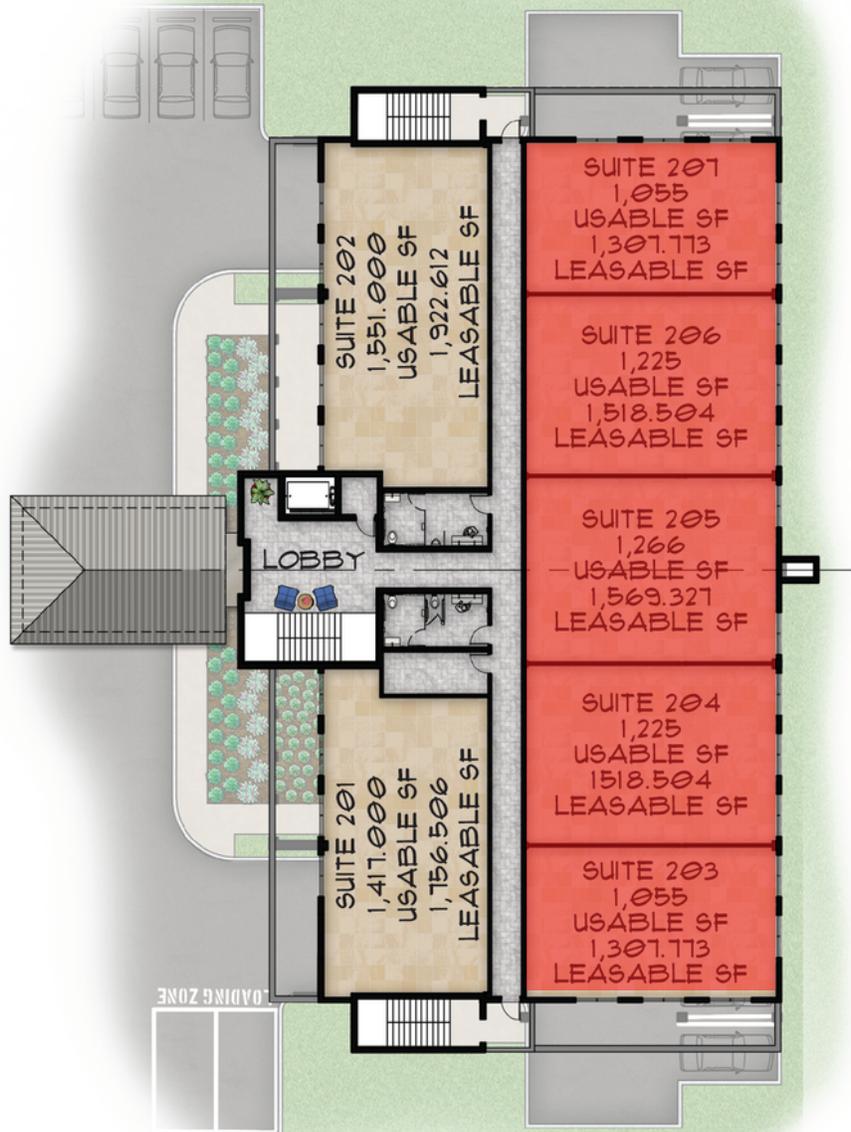
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1ST FLOOR PLAN 
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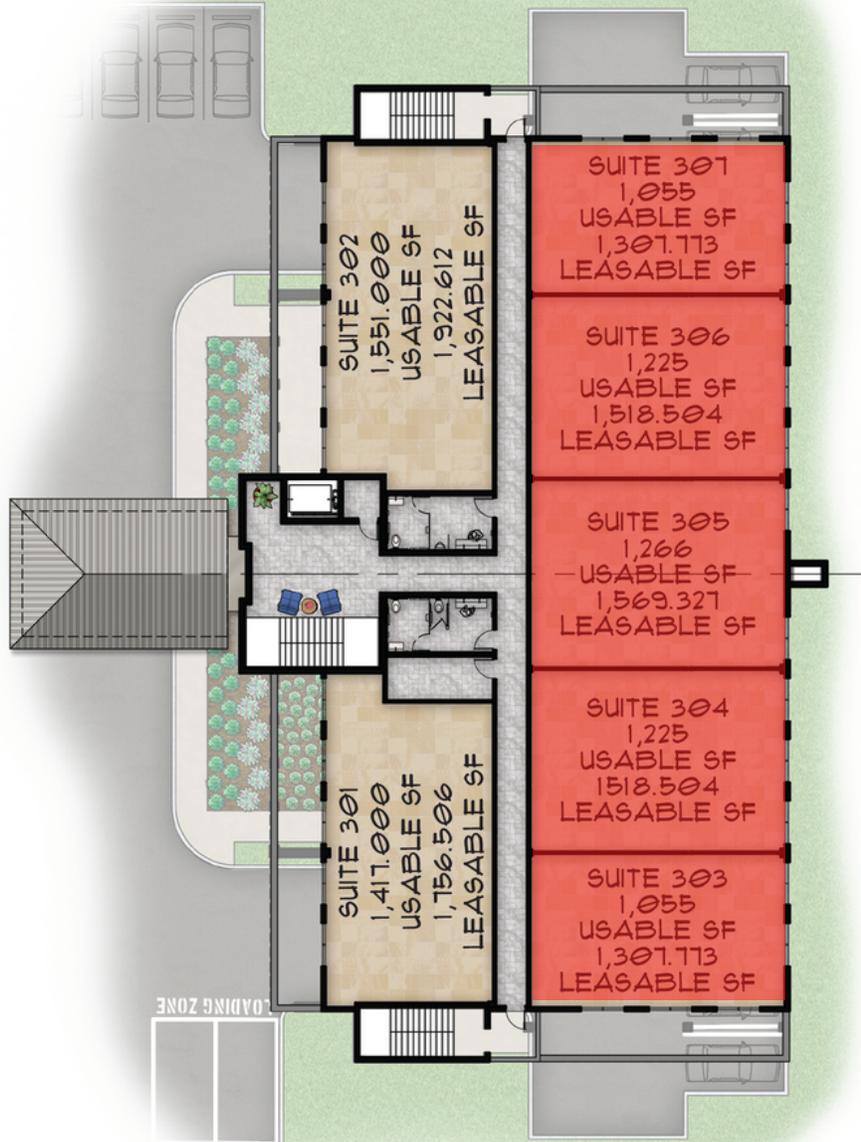
**6100 TRAIL BLVD
 NAPLES, FL 34108**
 Bay Pines Medical Center



2ND FLOOR PLAN
 SCALE: 1" = 30'-0" 

10,545 GROSS SQUARE FEET

 Contract Pending

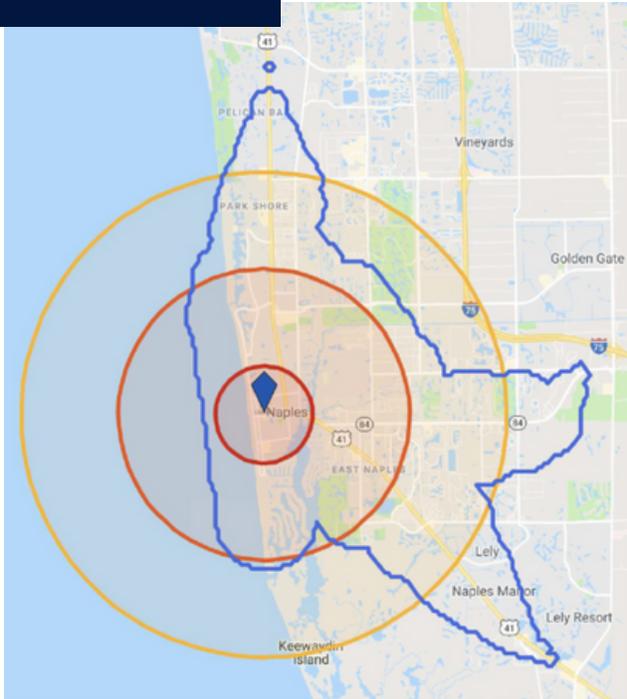


■ Contract Pending

3RD FLOOR PLAN
 SCALE: 1" = 30'-0" 
 10,545 GROSS SQUARE FEET

6100 TRAIL BLVD NAPLES, FL 34108

Bay Pines Medical Center



 Total Consumer Spending
 within 5 Miles

\$1 BILLION

 Average Housing Unit Value
 within 1 Mile

\$485,585

 Average Household Income
 within 1 Mile

\$108,636

	1 MILE	3 MILE	5 MILE
Total Population	5,209	28,478	82,990
2010 Population	4,050	26,733	69,608
2024 Population	5,779	30,841	91,245
Employees	18,206	43,936	66,687
Total Businesses	1,673	4,447	7,222
Average Household Income	\$108,636	\$96,263	\$93,893
Median Household Income	\$69,863	\$60,647	\$60,340
Total Consumer Spending	\$73.15M	\$331.79M	\$999.41M
Median Age	62.3	54.3	58.5
Households	2,668	12,785	38,826
Percent College Degree or Above	31%	22%	21%
Average Housing Unit Value	\$700,950	\$556,927	\$485,585