



## 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](mailto:bklohn@me.com)**

**[BayPinesMedicalCenter.com](http://BayPinesMedicalCenter.com)**



# 6100 TRAIL BLVD NAPLES, FL 34108

## Bay Pines Medical Center

<u>Floor &amp; 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



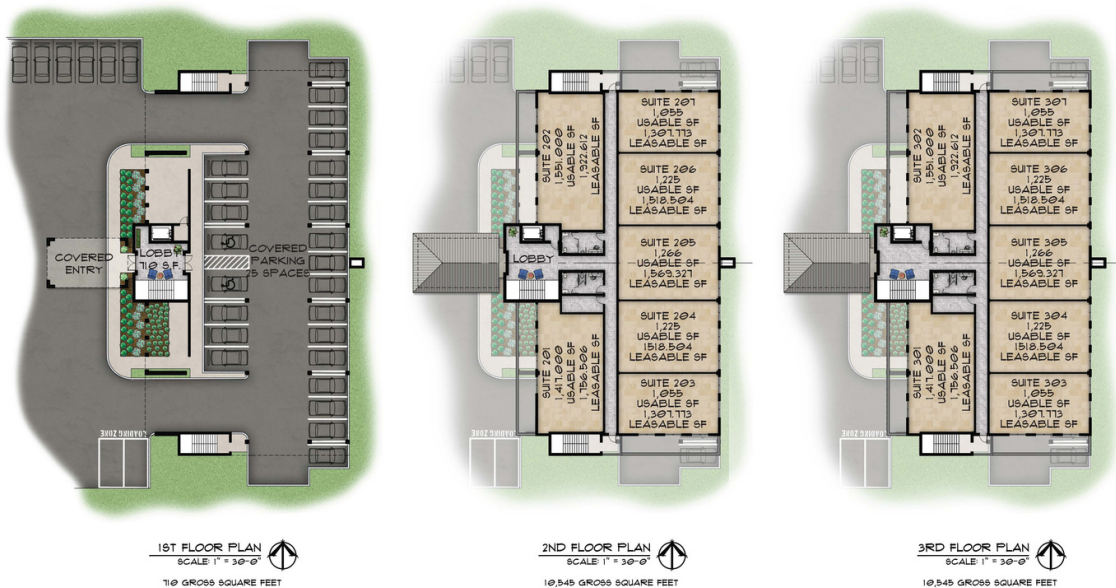
# 6100 TRAIL BLVD NAPLES, FL 34108

## Bay Pines Medical Center



6100 Trail Boulevard  
Naples, Florida

**MHK ARCHITECTURE & PLANNING** SK1  
JAN 11, 2021



6100 Trail Boulevard  
Naples, Florida

**MHK ARCHITECTURE & PLANNING** SK2  
JAN 11, 2021

**6100 TRAIL BLVD**  
**NAPLES, FL 34108**  
Bay Pines Medical Center



**1ST FLOOR PLAN**

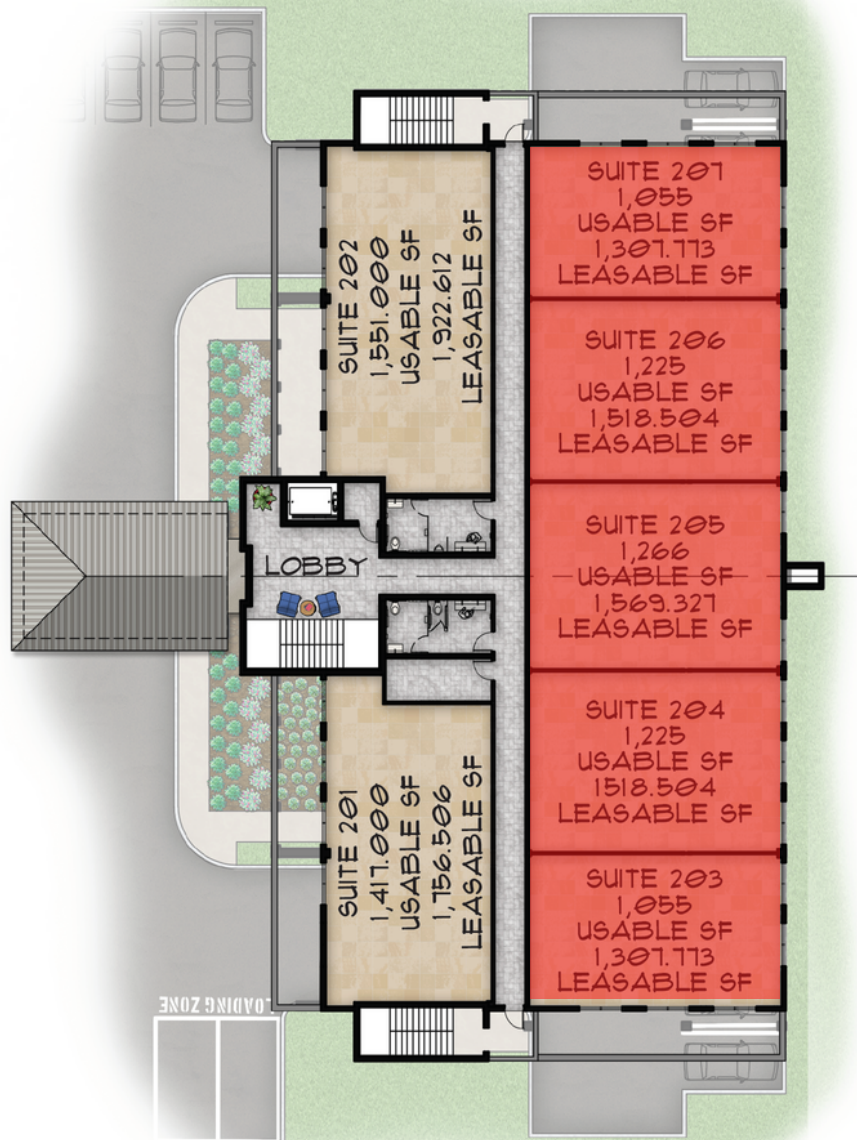
SCALE: 1" = 30'-0"



710 GROSS SQUARE FEET



# 6100 TRAIL BLVD NAPLES, FL 34108 Bay Pines Medical Center



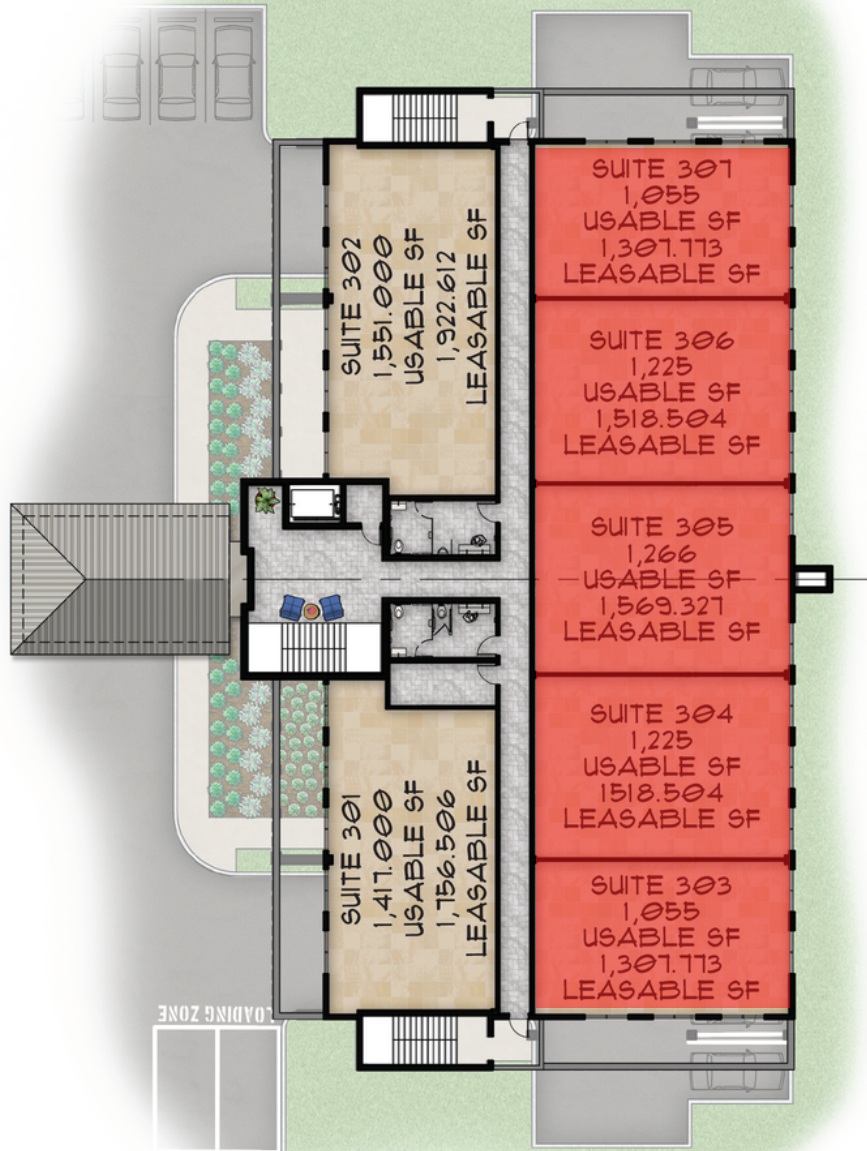
**2ND FLOOR PLAN**  
SCALE: 1" = 30'-0"



10,545 GROSS SQUARE FEET

Contract Pending

**6100 TRAIL BLVD**  
**NAPLES, FL 34108**  
Bay Pines Medical Center



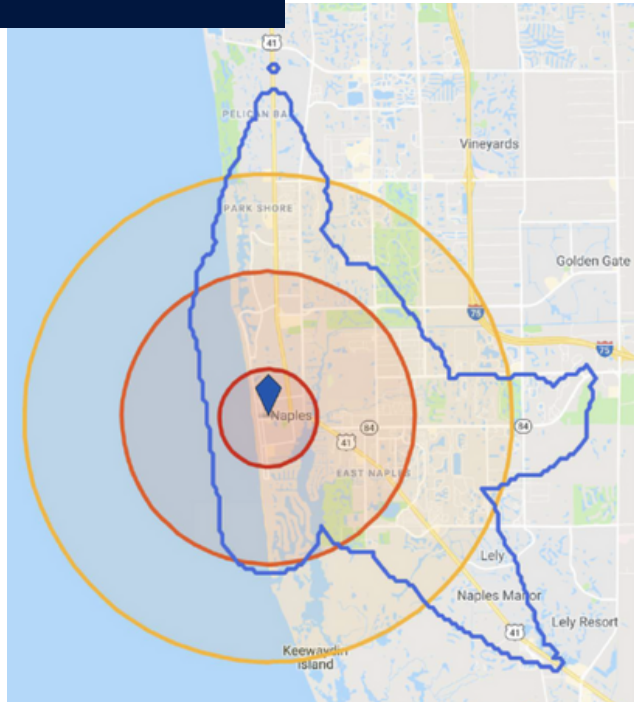
Contract Pending


**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