

# ANGLERS PLAZA

## MOVE-IN READY OFFICE SPACE



# FOR LEASE

870 BALD EAGLE DRIVE, MARCO ISLAND, FL 34145

**AVAILABLE  
FEBRUARY 2021**



**LEASE RATE:** \$16.00 PSF NNN

**CAM:** \$5.50 PSF

**LOCATION:** On Bald Eagle Drive, just south of Elkhorn Court

**ZONING:** C4 - Commercial (City of Marco Island)

**YEAR BUILT:** 1985

**PARKING:** 25 Spaces (Includes 2 Handicap)

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
B2	559	\$16.00	\$745.33	\$5.50	\$256.21	\$65.10	\$1,066.64

### PROFESSIONAL OFFICE SPACE

This rarely available, small professional office suite is move-in ready. Excellent location on Bald Eagle Drive, just north of Collier Boulevard in the heart of Marco Island.

### CONTACT

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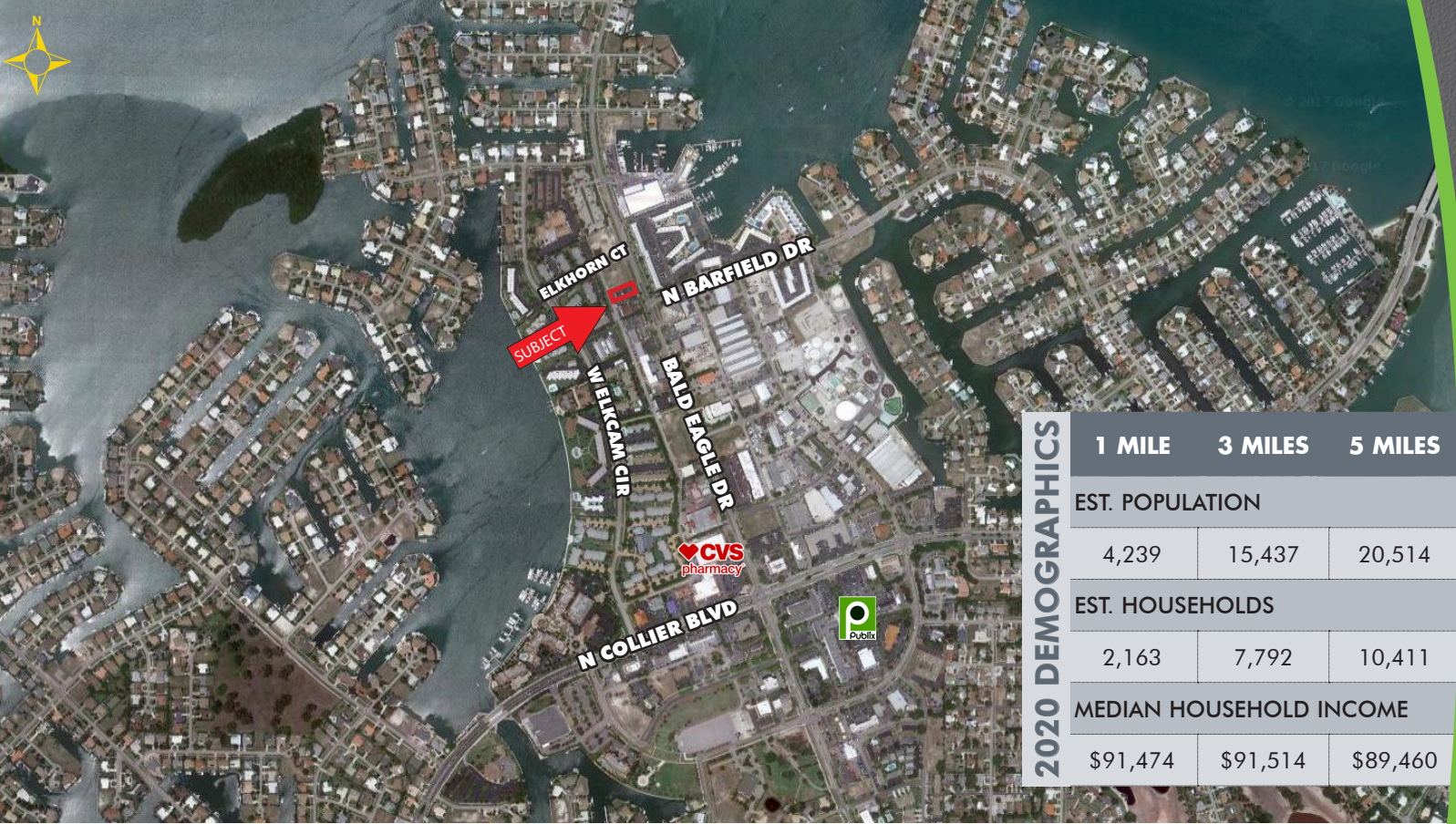
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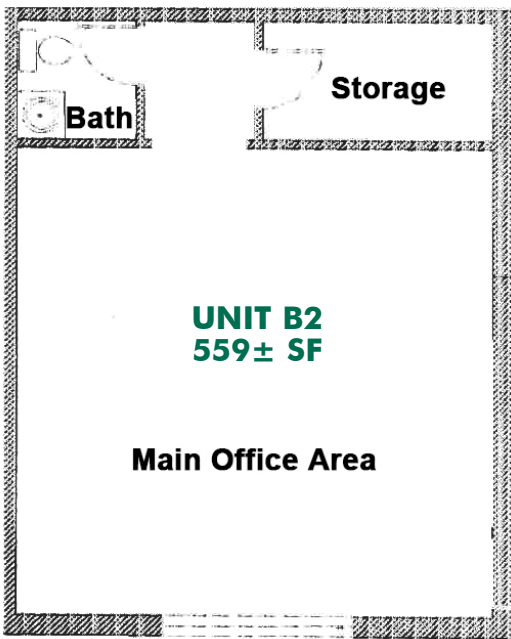
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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	EST. POPULATION		
	4,239	15,437	20,514
	EST. HOUSEHOLDS		
2,163	7,792	10,411	
MEDIAN HOUSEHOLD INCOME			
\$91,474	\$91,514	\$89,460	



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