

WINCHESTER CENTER  
**NAPLES, FL**

IMMOKALEE ROAD & ORANGE TREE BOULEVARD

±1,500 - 13,000 SF AVAILABLE FOR LEASE

JOIN



**ACE HARDWARE ANCHORED SHOPPING CENTER**



LEASED BY:



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

OWNED & MANAGED BY:



**BARRON  
COLLIER**  
COMPANIES

**get in touch.**

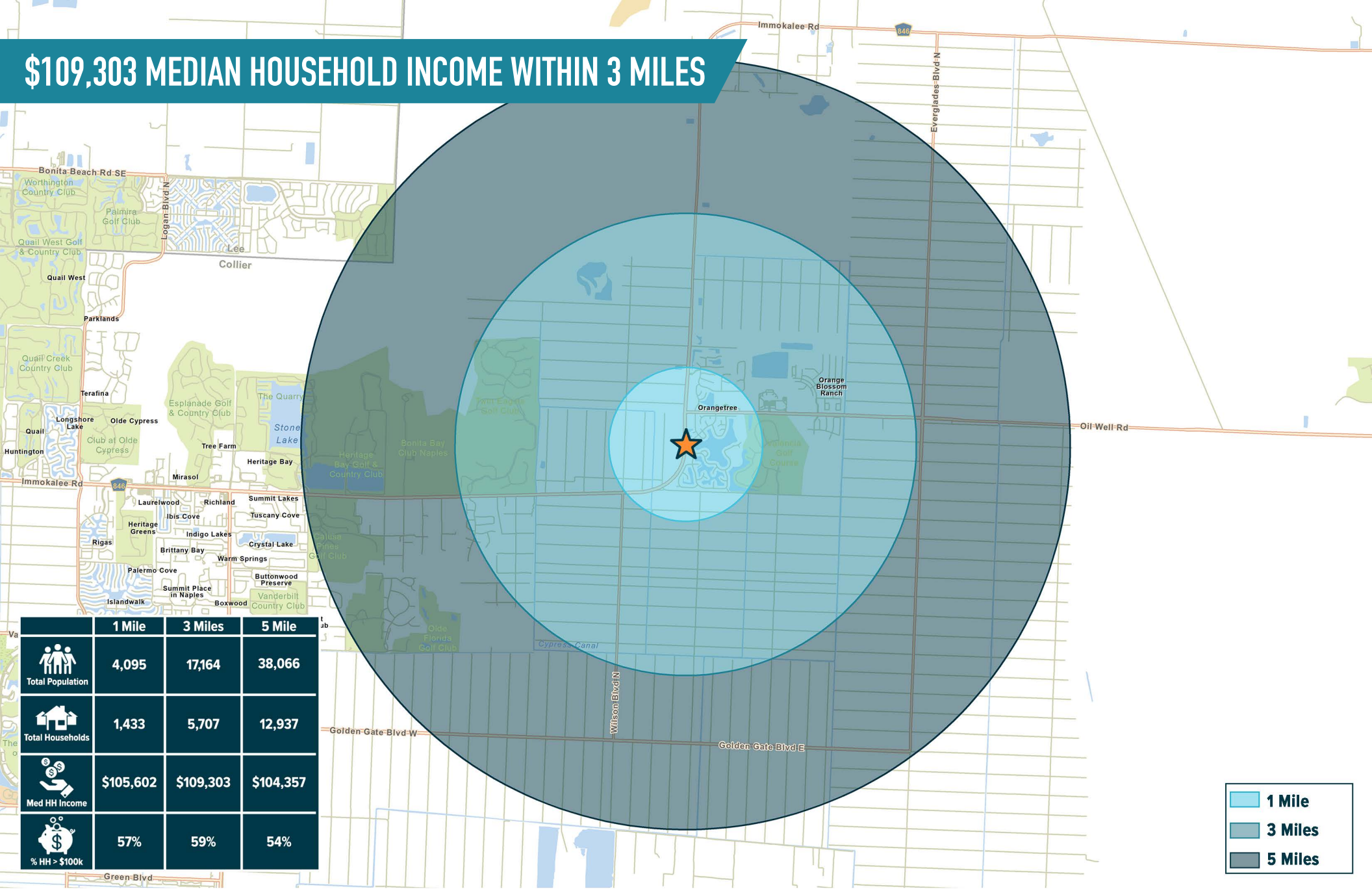
**ERIC MALLORY**

direct 317.489.7251  
emallory@metrocommercial.com

**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%



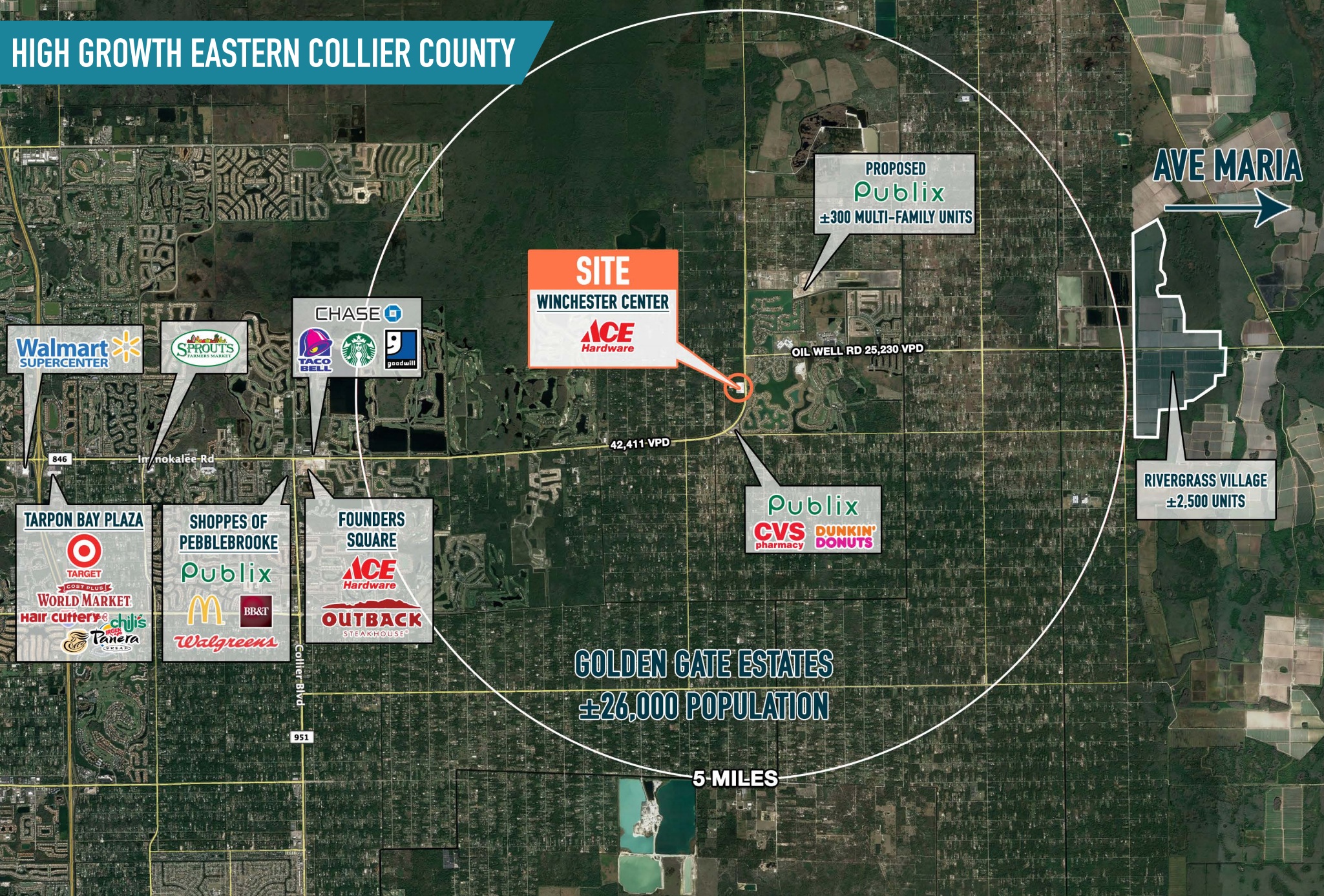
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

**WINCHESTER CENTER  
NAPLES, FL**  
IMMOKALEE ROAD & ORANGE TREE BOULEVARD



MetroCommercial.com

# HIGH GROWTH EASTERN COLLIER COUNTY



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

**WINCHESTER CENTER**  
**NAPLES, FL**  
**IMMOKALEE ROAD & ORANGE TREE BOULEVARD**

# SITE PLAN



SCALE: 1" = 200'

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

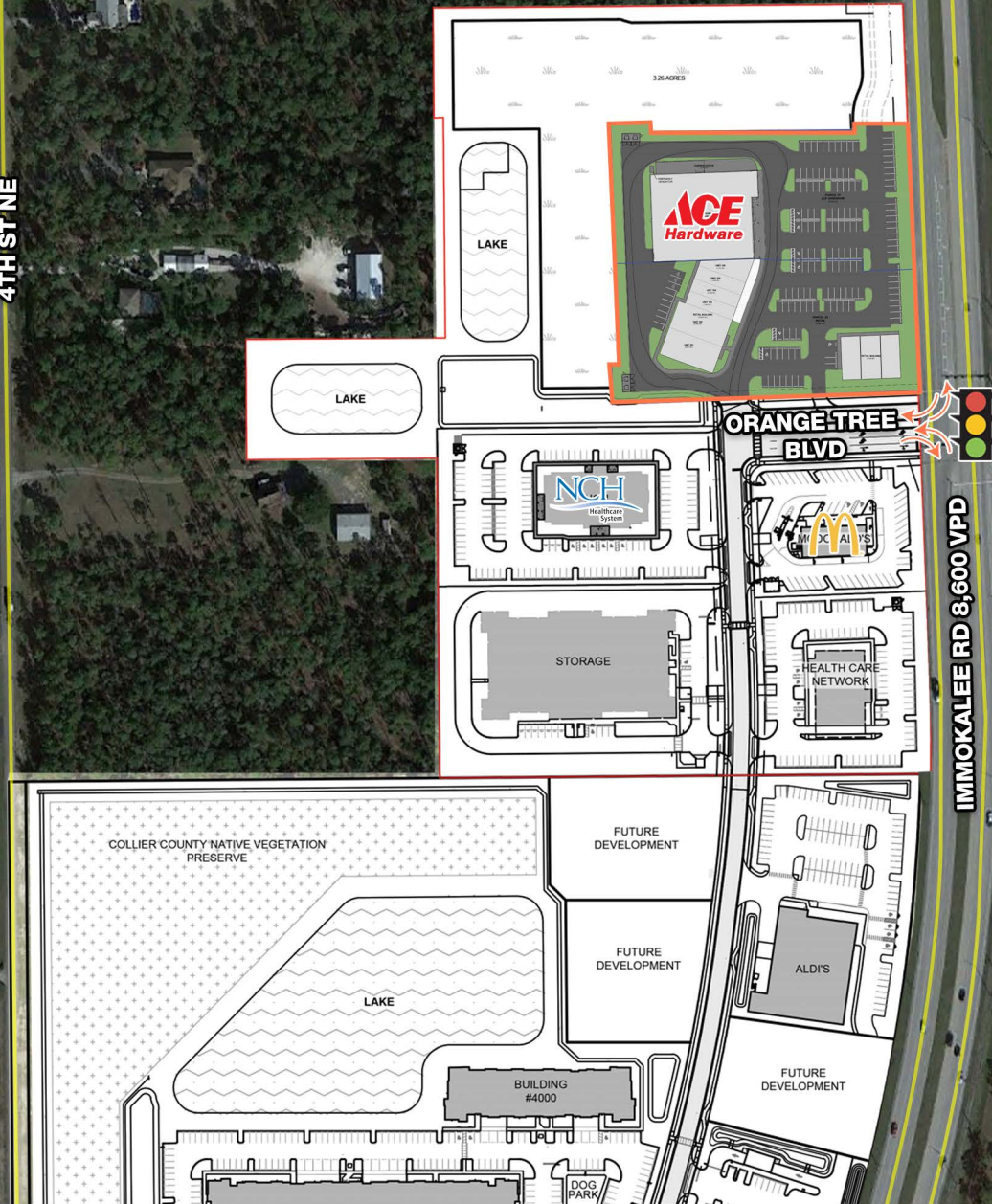
WINCHESTER CENTER  
**NAPLES, FL**  
IMMOKALEE ROAD & ORANGE TREE BOULEVARD



MetroCommercial.com

# SITE PLAN

4TH ST NE



IMMOKALEE RD 8,600 VPD

ORANGE TREE BLVD

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

WINCHESTER CENTER  
**NAPLES, FL**  
IMMOKALEE ROAD & ORANGE TREE BOULEVARD



MetroCommercial.com

# LEASING PLAN



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

WINCHESTER CENTER  
**NAPLES, FL**  
IMMOKALEE ROAD & ORANGE TREE BOULEVARD



MetroCommercial.com

# PROPERTY PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.11.23

WINCHESTER CENTER  
**NAPLES, FL**  
IMMOKALEE ROAD & ORANGE TREE BOULEVARD



MetroCommercial.com