



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# MEDICAL OFFICE SPACE

671 GOODLETTE FRANK ROAD | NAPLES, FL. 34102



Located conveniently in Downtown Naples FL, on the west side of Goodlette-Frank Road between 6th and 7th Avenue North. NCH Hospital and 5th Avenue South are within a short distance from the property.

SUITE #	SF	PSF/YR	EST. 2025 CAM	AVAILABLE
115	1,421 +/-	\$26 NNN	\$10.53	Immediately
150	1,302 +/-	\$26 NNN	\$10.53	Immediately
200	2,545 +/-	\$24 NNN	\$10.53	Immediately

**CONTACT (239) 261-3400**

**Clint Sherwood, CCIM, ext. 179 [clint@ipcnaples.com](mailto:clint@ipcnaples.com)  
John Cheffy, ext. 182 [john@ipcnaples.com](mailto:john@ipcnaples.com)**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

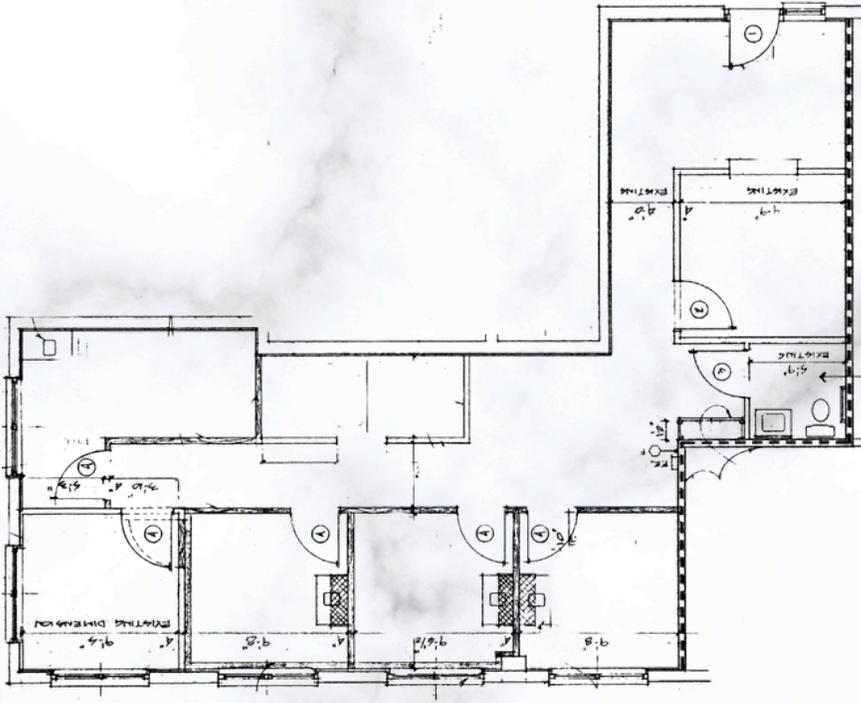
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



# SUITE 115

1,421 +/- SF

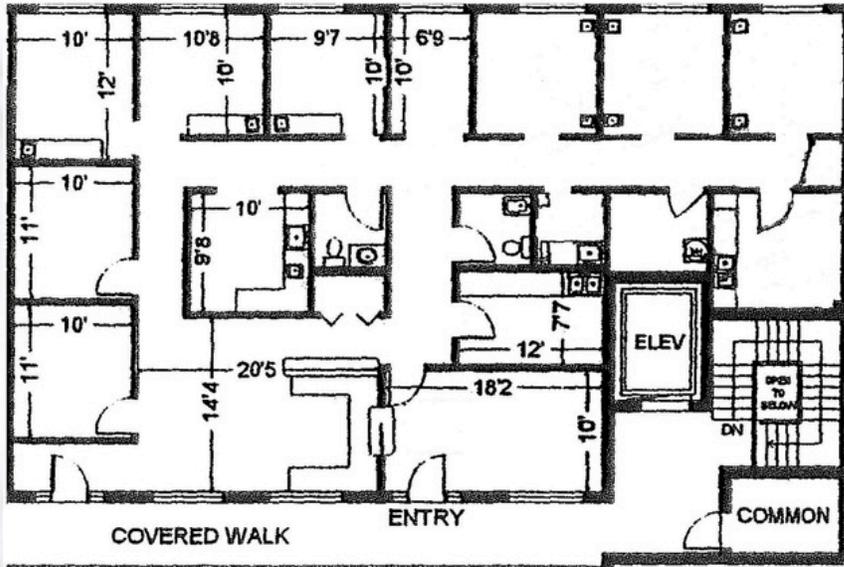
Medical office space improved and ready for occupancy.



# SUITE 150

1,302 +/- SF

Medical office space improved and ready for occupancy.



# SUITE 200

2,545 +/- SF

Medical office space improved and ready for occupancy.



**Investment Properties Corporation**

# 671 GOODLETTE FRANK RD

EXTERIOR PHOTOS

**671 GOODLETTE MEDICAL PARK**

SUITE 110	LEGACY FAMILY DOCTORS
SUITE 115	VACANT
SUITE 120	BRIAN D. WOLFF, M.D.
SUITE 130	CELEBRATION COMMUNITY BEACH CHURCH
SUITE 140	THE CENTER OF BEING
SUITE 150	VACANT
SUITE 160	DR. MICHAEL C. SHAFFER
SUITE 200	VACANT
SUITE 220	CELEBRATION COMMUNITY BEACH CHURCH
SUITES 230-240	NAW NAPLES AESTHETIC WELLNESS INSTITUTE

SECOND FLOOR TENANTS

USE ELEVATOR

ROUND FLOOR



**SECOND FLOOR TENANTS**

NAW Naples Aesthetic Wellness Institute  
Advanced Gynecology  
Rafael Haciski, M.D., FACOG  
Brian D. Wolff, M.D.  
Dr. Michael C. Shaffer, M.D.  
Group and Individual

USE ELEVATOR

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

### DEMOGRAPHIC SUMMARY

671 Goodlette-Frank Rd N, Naples, Florida, 34102  
Ring of 5 miles

**KEY FACTS**

**96,733**

Population



**47,001**

Households

**58.7**

Median Age

**\$76,788**

Median Disposable Income

**EDUCATION**

**6.1%**

No High School Diploma

**22.1%**

High School Graduate

**25.0%**

Some College/ Associate's Degree

**46.8%**

Bachelor's/Grad/ Prof Degree

### INCOME



**\$90,963**

Median Household Income



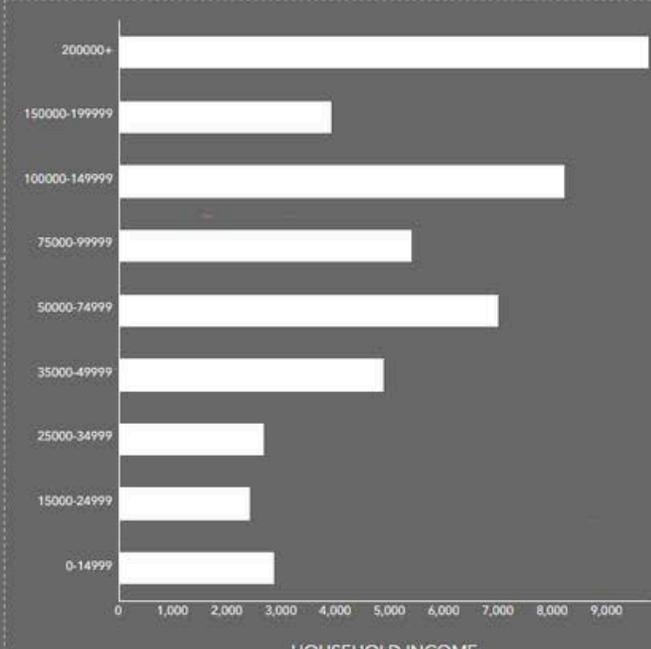
**\$81,454**

Per Capita Income

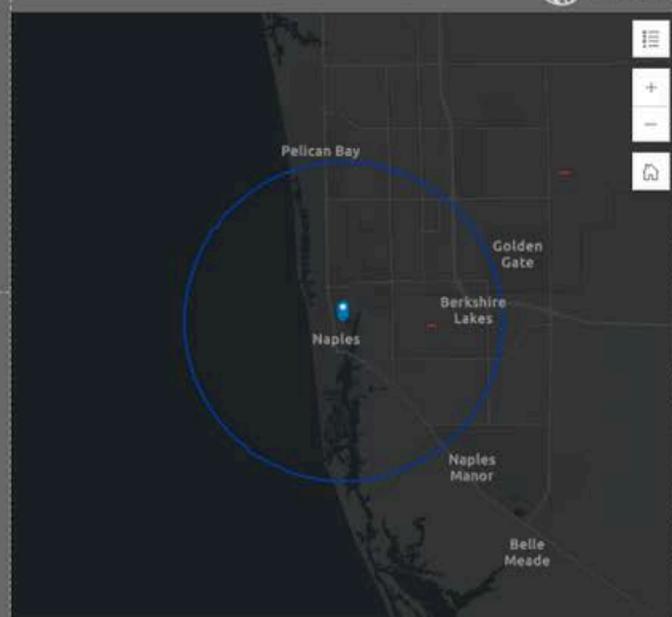


**\$501,526**

Median Net Worth



HOUSEHOLD INCOME



**EMPLOYMENT**

**65.4%**

White Collar

**15.1%**

Blue Collar

**22.0%**

Services

**3.9%**

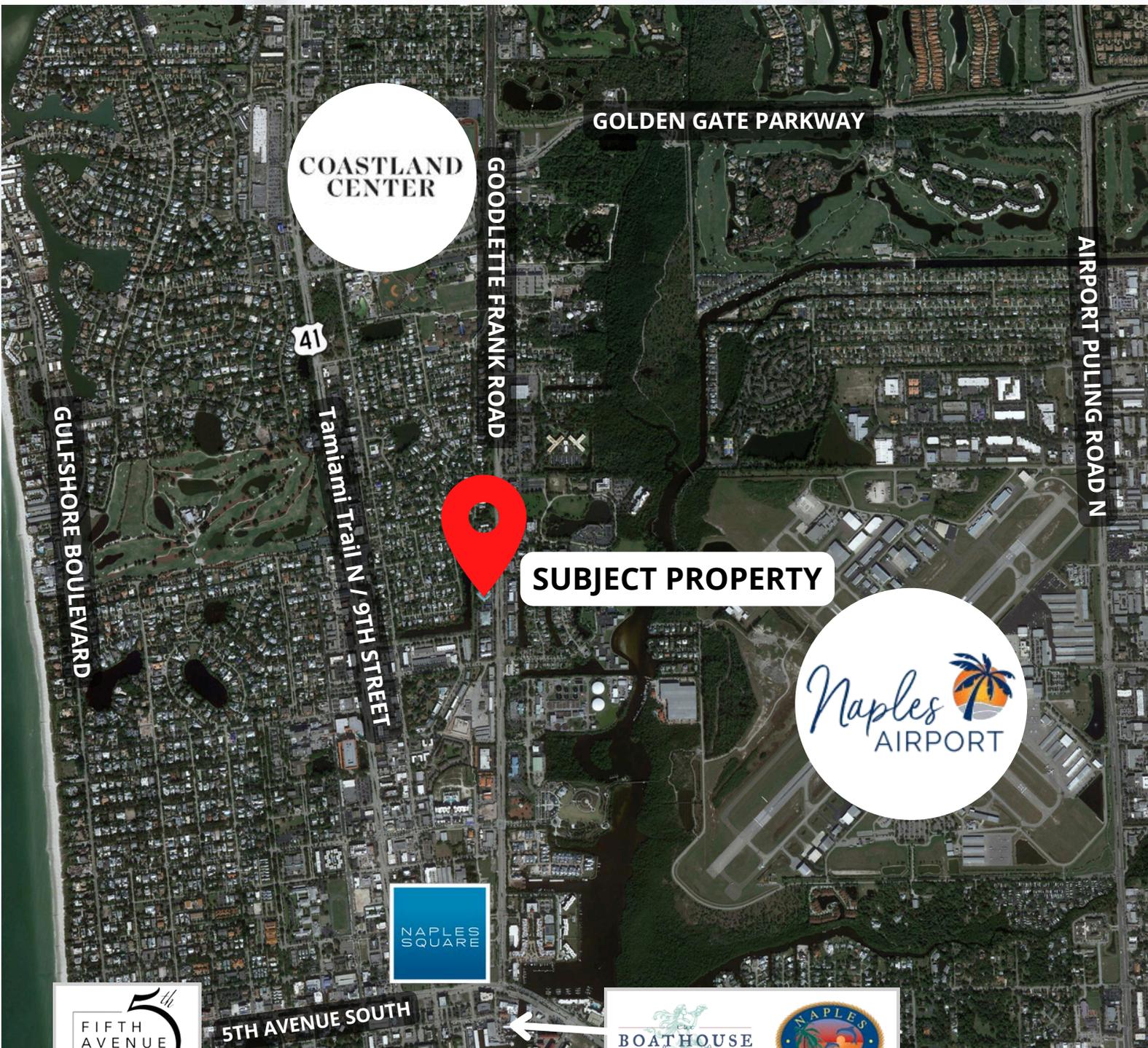
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



Investment Properties Corporation

# 671 GOODLETTE FRANK RD LOCATOR MAP



COASTLAND CENTER

GOLDEN GATE PARKWAY

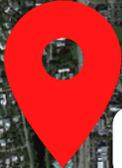
AIRPORT PULLING ROAD N

GOODLETTE FRANK ROAD



Tamiami Trail N / 9TH STREET

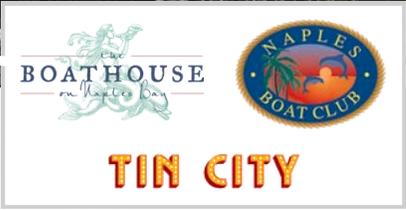
GULFSHORE BOULEVARD



SUBJECT PROPERTY



5TH AVENUE SOUTH



click here! →



**CONTACT (239) 261-3400**

Clint Sherwood, CCIM, ext. 179  
clint@ipcnaples.com

John Cheffy, ext. 182  
john@ipcnaples.com