



**Investment
Properties
Corporation**

SALE OR LEASE

MEDICAL OFFICE SPACE

681 GOODLETTE-FRANK ROAD N | NAPLES, FL. 34102



GOODLETTE FRANK ROAD N

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

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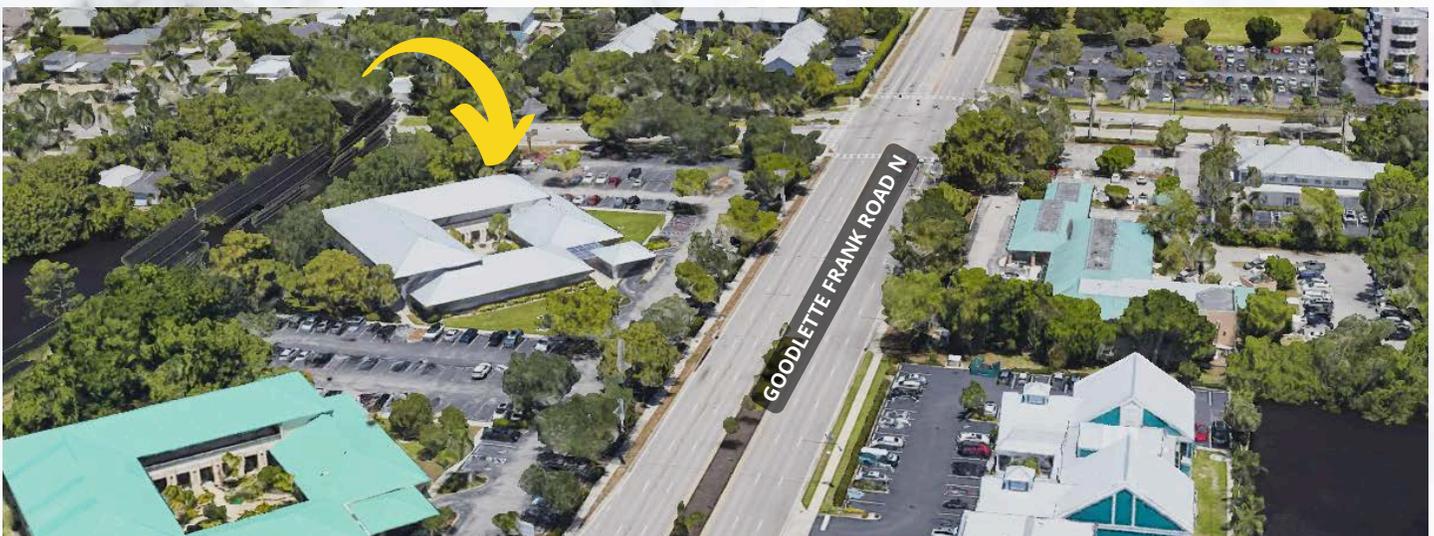
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Licensed Real Estate Broker



OFFERING SUMMARY

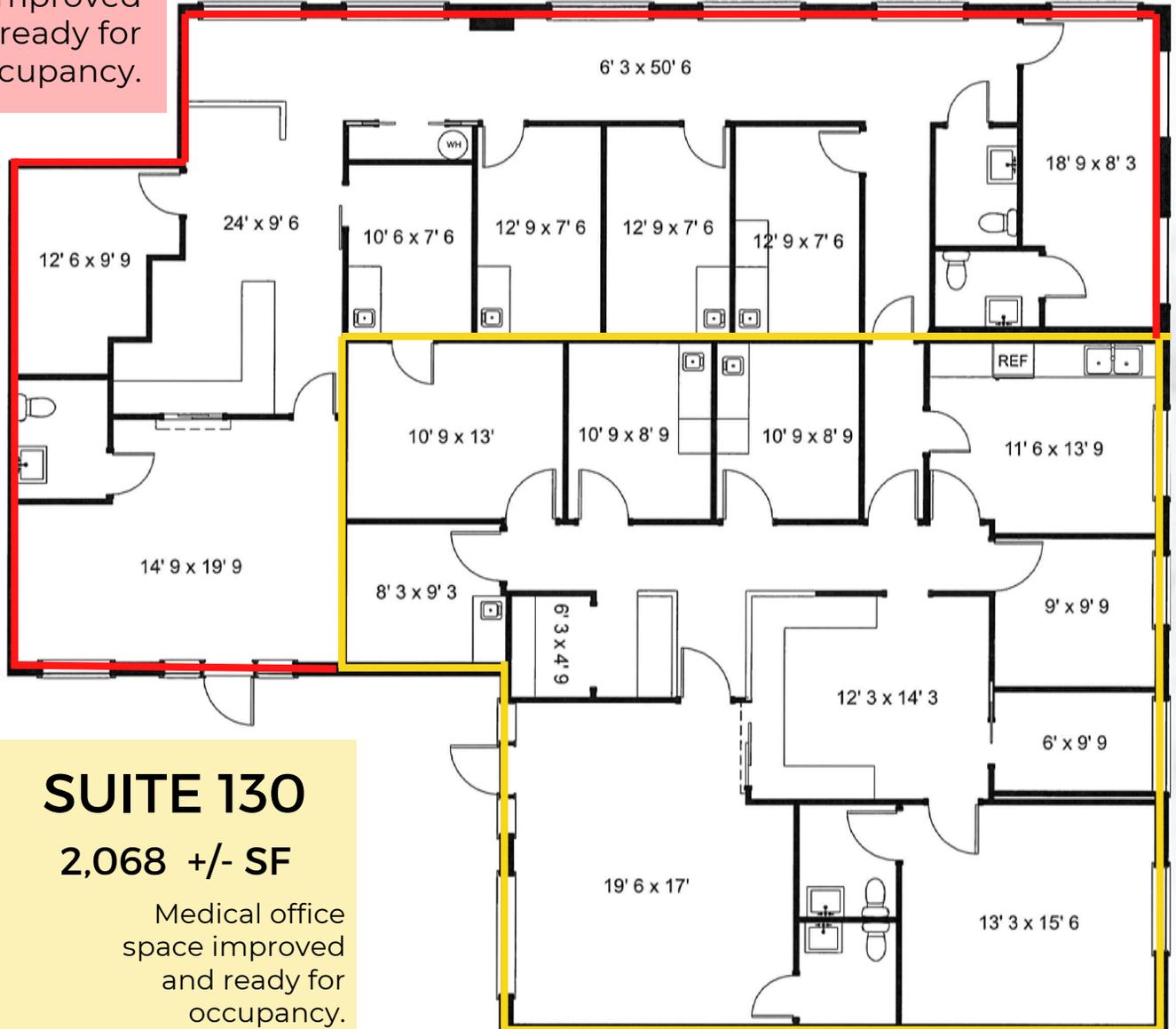
| | |
|---|--|
| UNITS: | 130 & 140 <i>*Currently together or can be sold separately</i> |
| YEAR BUILT: | 1992 |
| SALE PRICE: <i>(Both Units)</i> | \$1,495,000 |
| LEASE RATE | \$25.00 PSF NNN |
| RENTABLE SF: | Suite 130 2,068 +/- SF Suite 140 1,870 +/- SF Total 3,938 +/- SF |
| AVAILABILITY: | IMMEDIATELY |
| 2025 R.E. TAXES: | #130 - \$5,238.20 #140 - \$4,736.68 |
| 2025 ASSOC. FEES: <i>(Quarterly)</i> | #130 \$4,179.89 #140 \$3,779.32 |





**SUITE 140
1,870 +/- SF**

Medical office space improved and ready for occupancy.



**SUITE 130
2,068 +/- SF**

Medical office space improved and ready for occupancy.



COMMUNITY SUMMARY

681 Goodlette-Frank Rd N, Naples, Florida, 34102 2
Ring of 5 miles

| | | | | | | | | | | |
|------------------|-------------------|-----------------|-----------------|------------|------------------|-------------------|------------------|---------|-----------|---------|
| 97,874 | 0.65% | 2.02 | 62.1 | 58.6 | \$91,309 | \$660,575 | \$504,242 | 12.4% | 47.6% | 40.0% |
| Population Total | Population Growth | Average HH Size | Diversity Index | Median Age | Median HH Income | Median Home Value | Median Net Worth | Age <18 | Age 18-64 | Age 65+ |



21.9%
Services

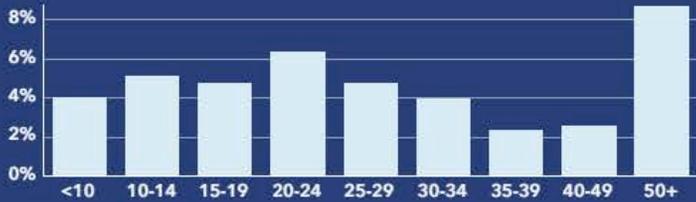


15.2%
Blue Collar

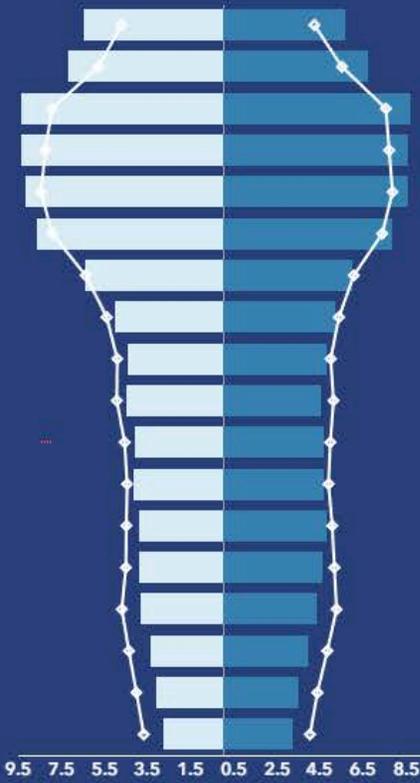


63.0%
White Collar

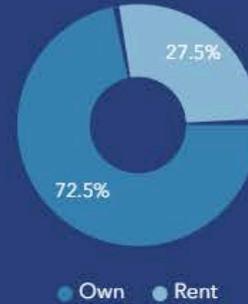
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



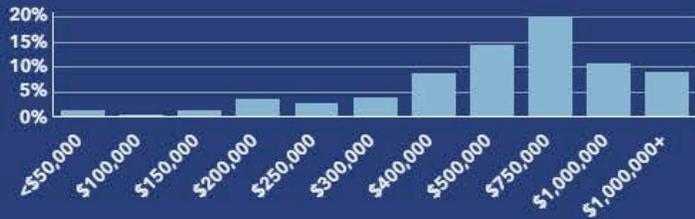
Home Ownership



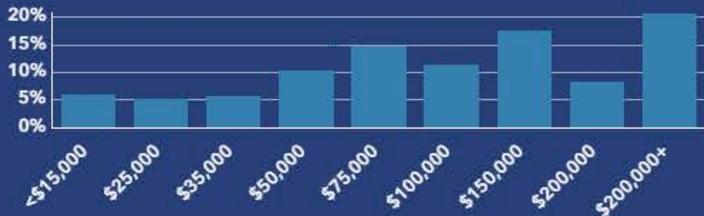
Housing: Year Built



Home Value



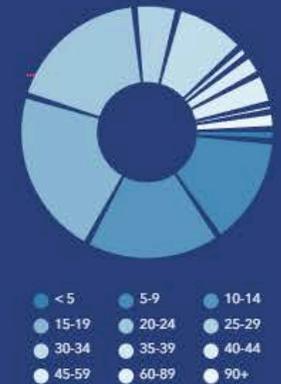
Household Income



Educational Attainment



Commute Time: Minutes



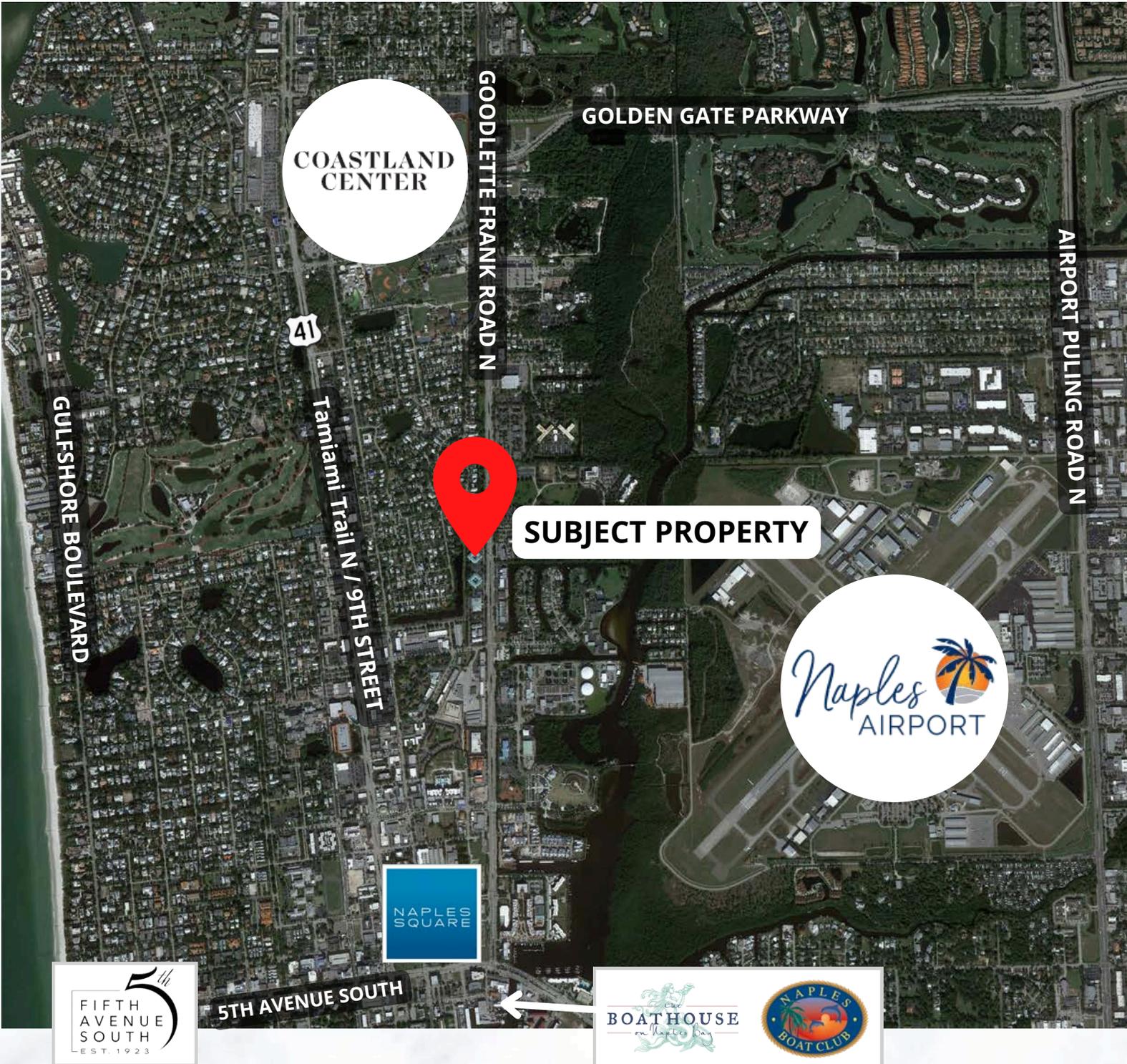
Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

Dots show comparison to Collier Co...



Investment Properties Corporation

681 GOODLETTE-FRANK RD N LOCATOR MAP



click here! →



Google Maps

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