

Naisouthcoast

FOR SUBLEASE

±18,360 SF Medical Office Available



Downtown Naples Medical Office

955 10th Avenue N Naples, FL 34102

Call for Pricing

Property Features

Size: ±18,360 SF
Rate: Call for Pricing
Available: Immediately
Year Built: 1978
Parking: 90 Spaces

Property Location

Medical space for sublease at 955 10th Ave N, Naples, FL, in a prime healthcare corridor near downtown offering excellent accessibility and proximity to major medical facilities and affluent patient demographics.

For more information:

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100 SW Albany Avenue, 2nd Floor

Stuart, Florida 34994

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www.naisouthcoast.com

Property Description

Entire Medical building available for sublease at 955 10th Avenue, Naples FL. With a functional buildout in place the building can support a variety of specialties. The property is available for immediate occupancy giving an excellent opportunity for health-care providers looking to expand or establish their practice in Naples.

Offering Summary

Size: 18,360 SF

Rate: Call for Pricing

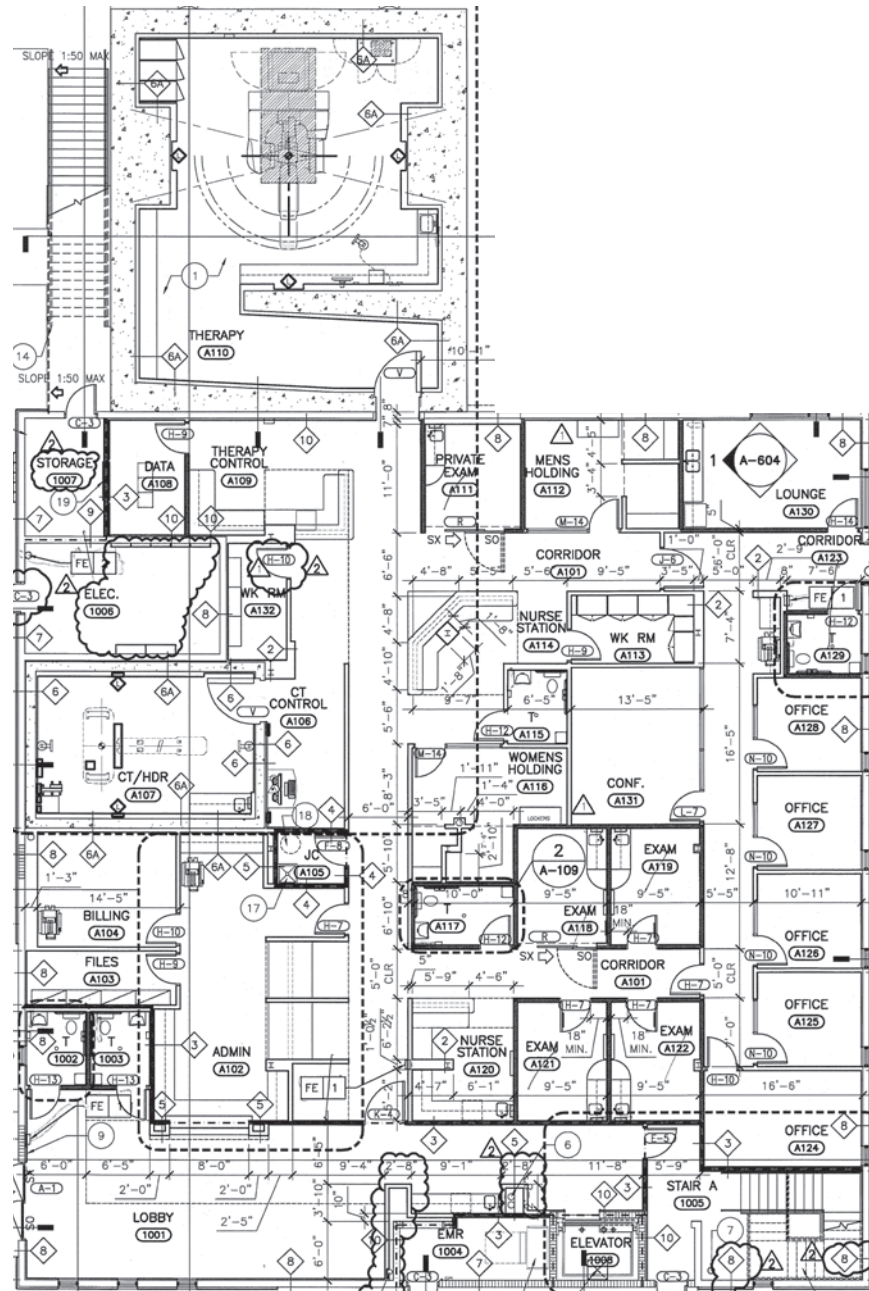
Available: Immediately

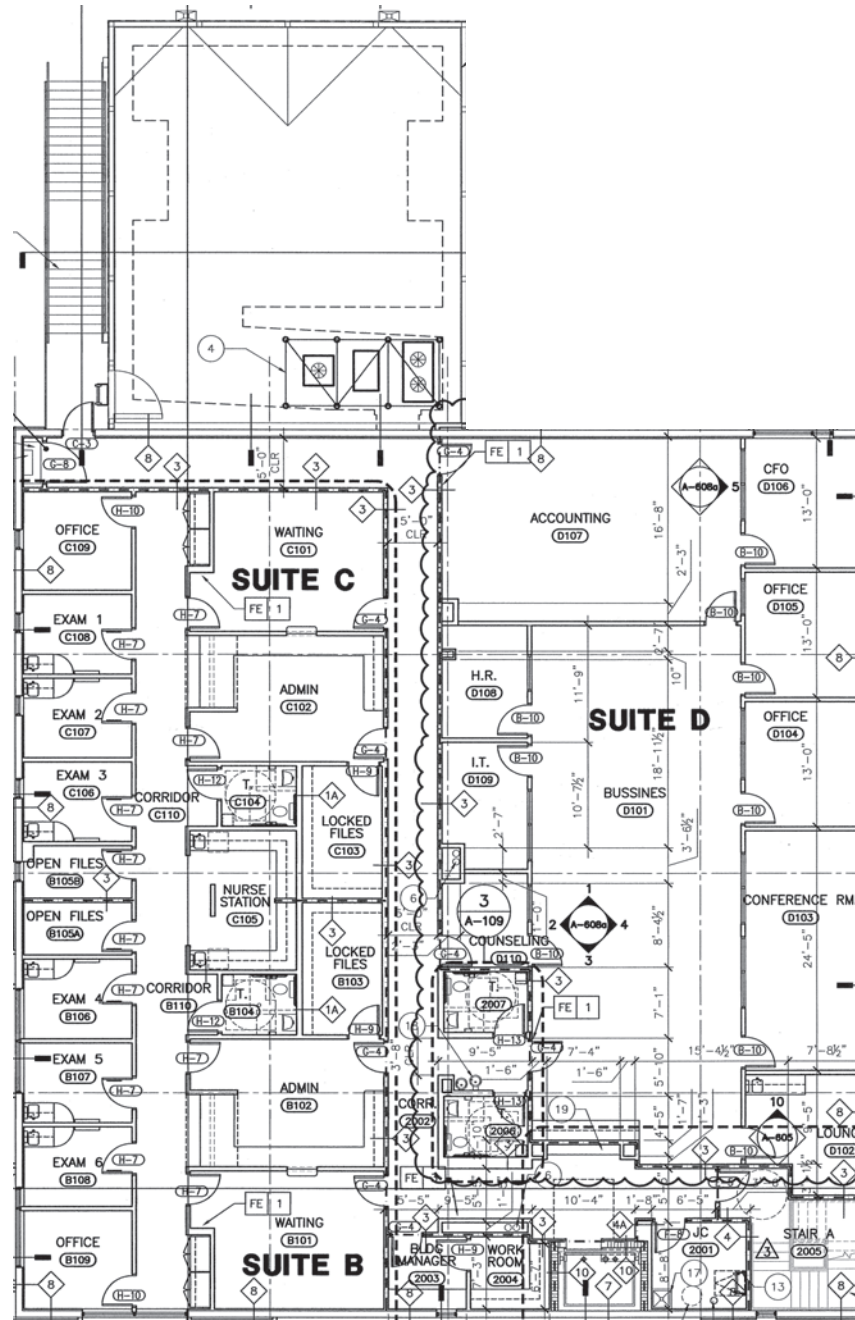
Building: Medical

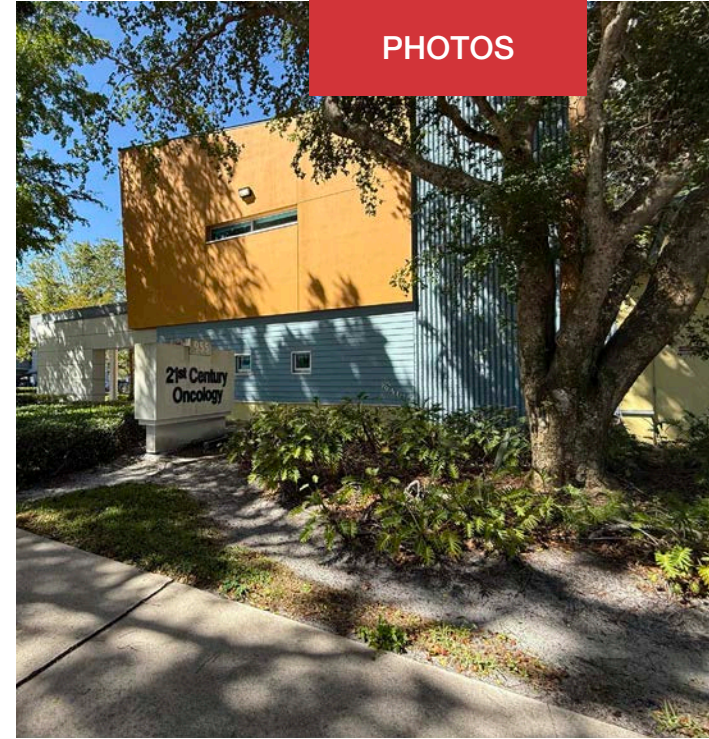
Parking: 90 Spaces

Location: Downtown Naples, off Tamiami Trail N









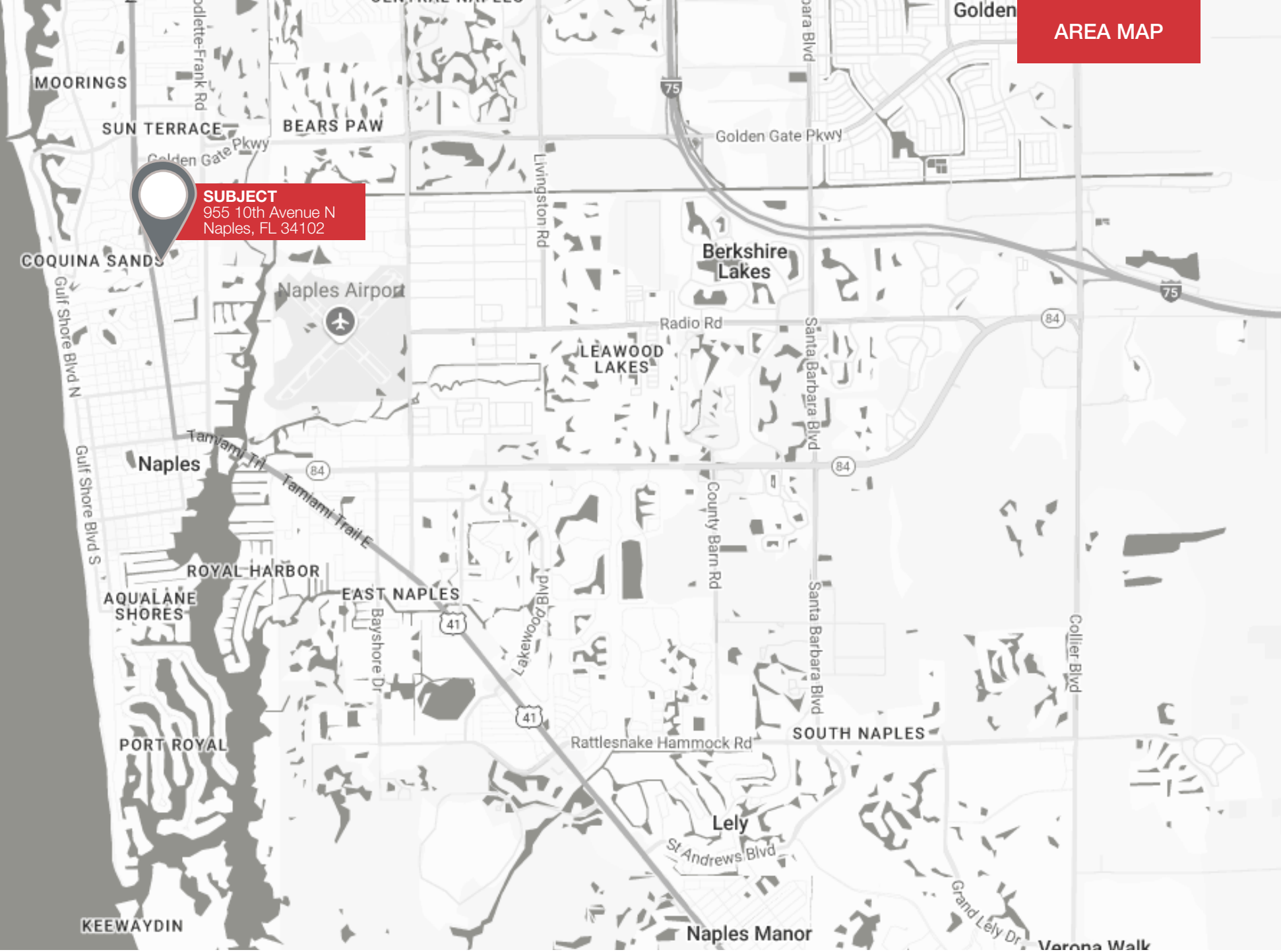
PHOTOS



Gulf of Mexico

**SUBJECT**

±18,360 SF MEDICAL
OFFICE AVAILABLE



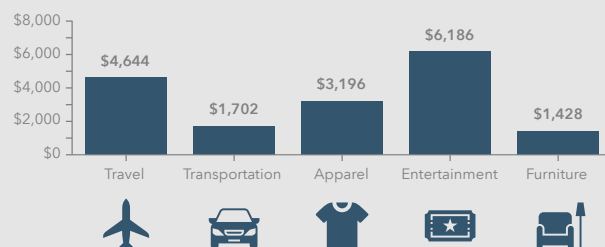
SUBJECT

955 10th Avenue N
Naples, FL 34102

910 10th Ave N, Naples, Florida, 34102
Ring: 1 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

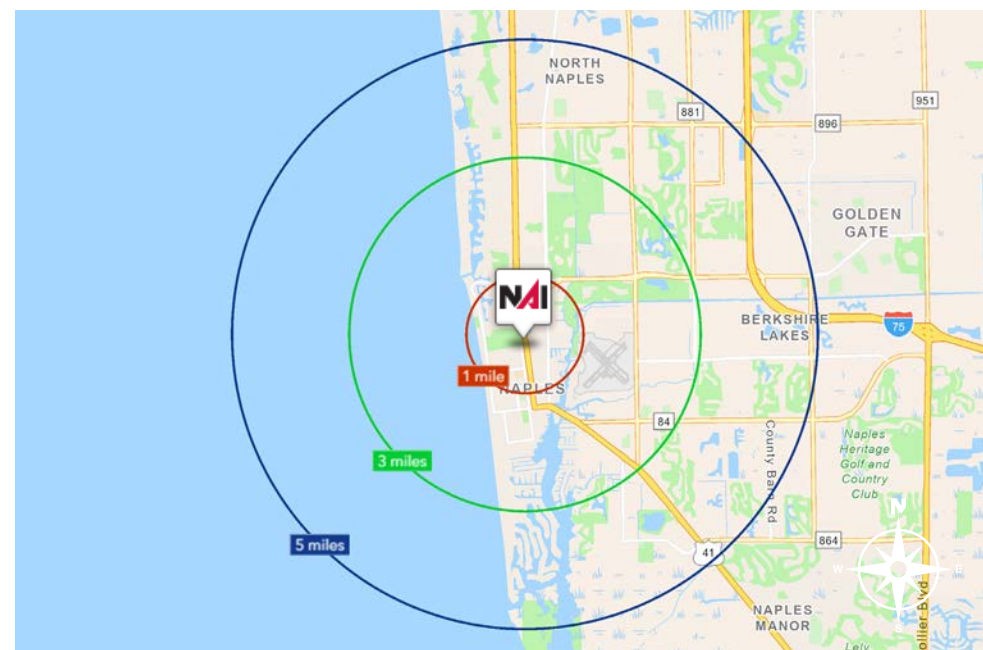
1 Mile:	3,305
3 Mile:	35,675
5 Mile:	114,561

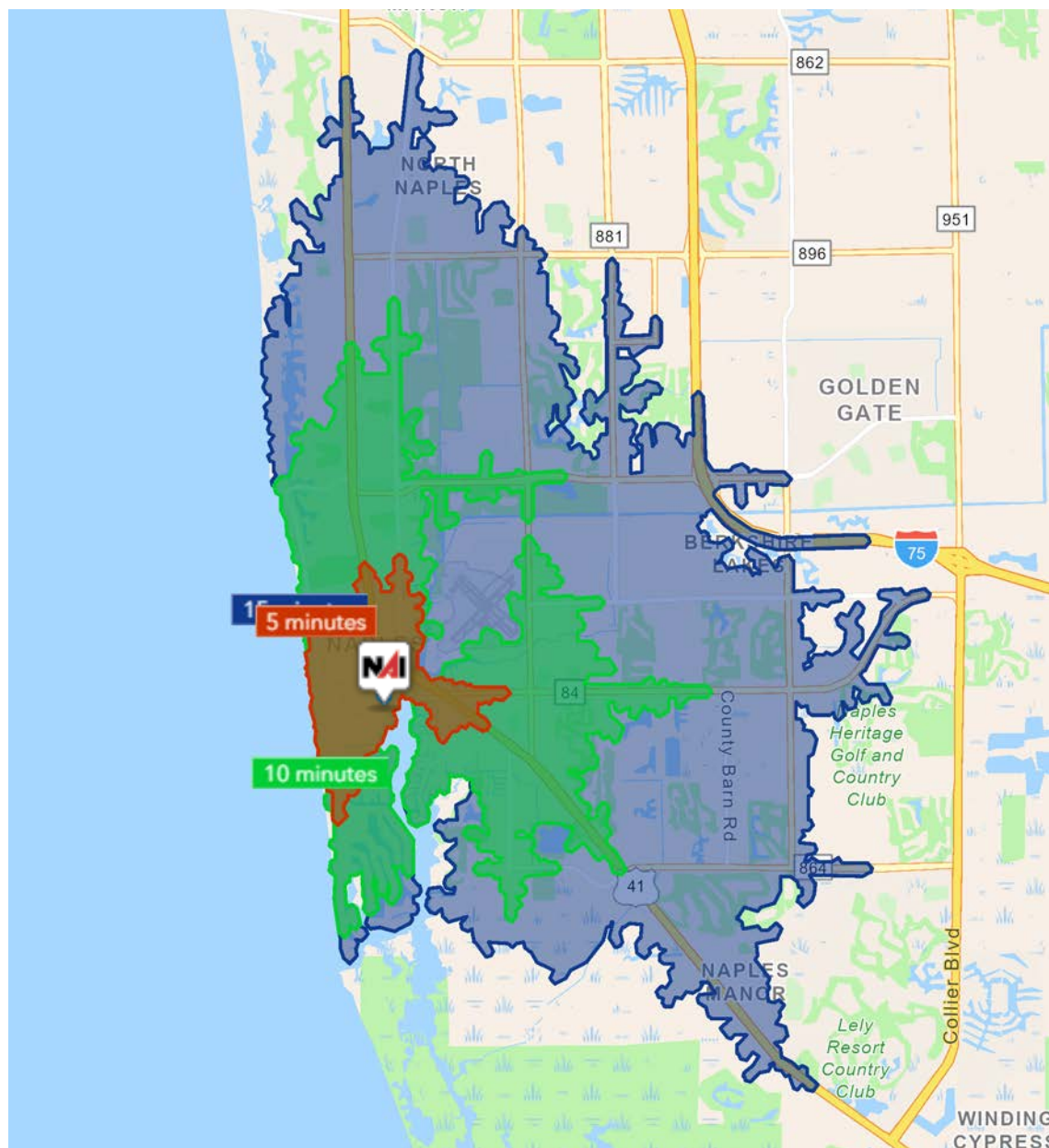
Average Household Income

1 Mile:	\$125,662
3 Mile:	\$150,055
5 Mile:	\$135,250

Median Age

1 Mile:	60.0
3 Mile:	59.0
5 Mile:	55.8





5 Minutes	10 Minutes	15 Minutes
5,104 2010 Population	33,845 2010 Population	84,442 2010 Population
5,190 2024 Population	34,818 2024 Population	91,472 2024 Population
1.68% 2010-2024 Population Growth	2.87% 2010-2024 Population Growth	8.32% 2010-2024 Population Growth
0.14% 2024-2029 (Annual) Est. Population Growth	0.76% 2024-2029 (Annual) Est. Population Growth	0.41% 2024-2029 (Annual) Est. Population Growth
63.1 2024 Median Age	61.9 2024 Median Age	60.1 2024 Median Age
\$167,539 Average Household Income	\$168,412 Average Household Income	\$146,338 Average Household Income
64.9% Percentage with Associates Degree or Better	59.1% Percentage with Associates Degree or Better	56.2% Percentage with Associates Degree or Better
65.5% Percentage in White Collar Profession	63.0% Percentage in White Collar Profession	64.1% Percentage in White Collar Profession

City of Naples, Florida

Naples, Florida, located on the southwest coast of the state along the Gulf of Mexico, is known for its luxury lifestyle, strong economy, and high quality of life. As the economic and cultural hub of Collier County, Naples attracts residents, businesses, and investors with its pro-business environment, upscale real estate market, and world-renowned tourism industry. The city is home to a diverse economy, with key industries including tourism, real estate development, healthcare, finance, and technology. Its robust commercial real estate sector continues to expand, with growing demand for retail, office, industrial, and mixed-use developments.

Naples is particularly well-known for its thriving tourism and hospitality sector, driven by pristine beaches, high-end shopping districts like Fifth Avenue South and Third Street South, and a vibrant arts and dining scene. Luxury resorts, golf courses, and outdoor recreational opportunities make Naples a premier destination for visitors and seasonal residents, contributing to a strong hospitality market. Additionally, the city has a well-established healthcare industry, with leading institutions such as NCH Healthcare System providing top-tier medical services and supporting a growing population of retirees and professionals.

Infrastructure and accessibility play a key role in Naples' economic success. The city is well-connected by major roadways, including I-75 and US-41, providing direct access to major markets such as Miami and Tampa. Naples Airport (APF) offers private and charter flight services, while Southwest Florida International Airport (RSW) in nearby Fort Myers provides commercial airline access. Proximity to major shipping ports, including Port Everglades and PortMiami, further enhances Naples' appeal for businesses involved in trade and logistics.

Real estate development in Naples continues to thrive, with new luxury residential communities, mixed-use developments, and commercial projects fueling economic growth. The city remains a hotspot for high-net-worth individuals, entrepreneurs, and corporate investors seeking a combination of financial opportunity and an exceptional lifestyle. With its strong economic fundamentals, attractive investment climate, and commitment to sustainable growth, Naples stands out as one of Florida's most desirable cities for business, real estate development, and long-term prosperity.

Collier County, Florida

Collier County, Florida, located on the state's southwest coast, is known for its strong economy, upscale communities, and exceptional quality of life. Anchored by Naples, the county has experienced steady growth driven by tourism, real estate, healthcare, and finance. Its business-friendly climate, lack of state income tax, and high demand for commercial and residential real estate make it an attractive destination for investors and developers. The local economy benefits from a thriving tourism sector, with world-class golf courses, luxury resorts, and natural attractions like the Everglades drawing visitors year-round. Additionally, healthcare and biotechnology play a significant role in the region, with major employers such as NCH Healthcare System and Arthrex leading advancements in medical technology. Real estate development continues to flourish, with increasing demand for retail, office, industrial, and multifamily properties in both coastal and inland areas.

Collier County's infrastructure supports its expanding economy, with major roadways like I-75, US-41, and SR-29 providing connectivity to key markets, while the Naples Airport and nearby Southwest Florida International Airport (RSW) offer convenient air travel options. The county's strategic location also allows for efficient trade and logistics through Port Everglades and PortMiami, making it a viable destination for businesses in distribution and commerce. Additionally, Collier County has seen a rise in mixed-use developments, particularly in areas like North Naples, Golden Gate Estates, Ave Maria, and the Collier Boulevard Corridor, which are experiencing rapid expansion in both residential and commercial sectors to accommodate the area's growing population.

With a well-educated workforce, top-tier healthcare facilities, and a high median household income, Collier County continues to attract businesses and individuals seeking opportunity and a high standard of living. Its reputation as a premier market for commercial and residential real estate, coupled with ongoing investments in infrastructure and business development, positions the county for sustained long-term growth. The combination of pro-growth policies, strong economic fundamentals, and an exceptional quality of life makes Collier County one of Florida's most desirable locations for investment, business expansion, and a prosperous future.



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