

INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

3535 Arnold Avenue | Naples, FL 34104

Christine McManus CCIM, SIOR
Investment Properties Corporation of Naples
(239) 777-2020
christine@ipcnaples.com
SL653823



OFFERING SUMMARY

ADDRESS	3535 Arnold Avenue, Naples, FL 34104
COUNTY	Collier
TOTAL BUILDING SF	6,300 SF
WAREHOUSE SF	5,300
LAND ACRES	1.16
OFFICE SF WITH 2 RESTROOMS	1,000 SF
YEAR BUILT	1978

FINANCIAL SUMMARY

PRICE	\$3,250,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,072	56,436	142,812
2026 Median HH Income	\$101,246	\$87,672	\$88,675
2026 Average HH Income	\$216,211	\$160,746	\$152,808



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3838 Tamiami Trail N Suite 402, Naples, FL 34103

- Local strength, long term stability = 6% average yield. Tenants lease is 7 years with no options and 5% increases on the base rent per year.

- Tenant - Roofcrafters, Inc.
Established in 2005, Roofcrafters, Inc. is a Florida-based roofing company founded on craftsmanship, integrity, and decades of hands-on experience. Co-founder Rick Smith, now serving as President, leads the company with a continued dedication to delivering classic quality roofing - blending time-honored techniques with modern efficiency and unmatched attention to detail.

- Completely remodeled 6,300 SF building with 3 phase power.

- One of the few Airport Industrial Park parcels on 1.16 acres.

- 200' X 127' of additional parking and storage.

- Replacement value and comparable value are also \$3,200,000.

- ANNUAL TRIPLE NET RENT**

Year	Monthly	Annually
1	\$14,000	\$ 168,000
2	\$14,700	\$ 176,400
3	\$15,435	\$ 185,220
4	\$16,207	\$ 194,481
5	\$17,017	\$ 204,205
6	\$17,868	\$ 214,415
7	\$18,761	\$ 225,136
		<u>\$1,367,857</u>

Average NNN Rent: \$195,408.20



PROPERTY FEATURES

NUMBER OF UNITS	1
TOTAL BUILDING SF	6,300
WAREHOUSE SF	5,300
OFFICE SF WITH 2 RESTROOMS	1,000
LAND ACRES	1.16
YEAR BUILT	1978
# OF PARCELS	1
ZONING TYPE	Industrial
NUMBER OF PARKING SPACES	22 in front
EAVE HEIGHT	16'
CENTER HEIGHT	18'
GARAGE DOORS	2 - 16' X 14' & 1 - 12' X 14'
FENCED YARD	Yes
OFFICES	5
RE TAXES (2025)	\$12,217.28
OTHER	Warehouse and kitchen / building is server hardwired

MECHANICAL

ELECTRICAL / POWER	3 phase power
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CONSTRUCTION

FRAMING	Steel / stucco
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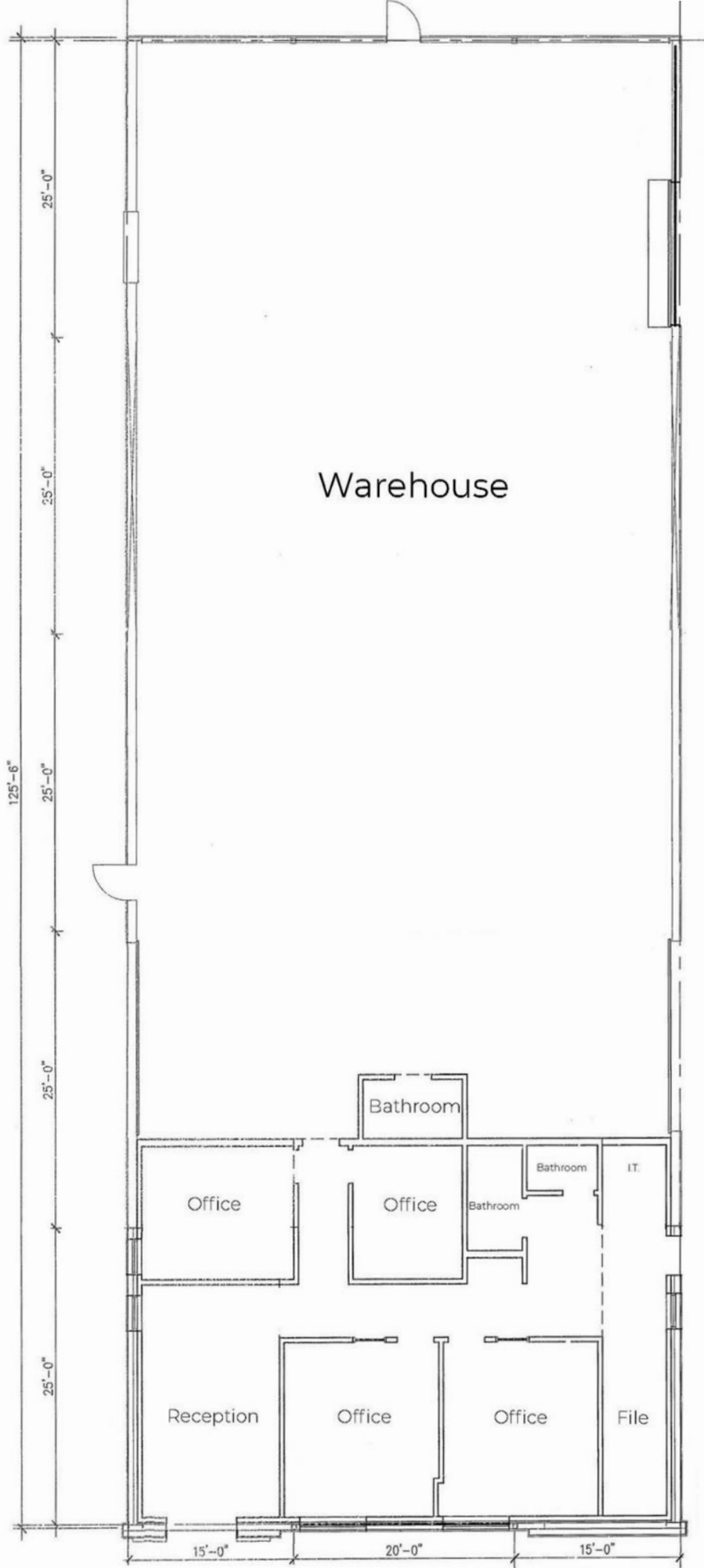


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Warehouse

Office

Office

Bathroom

Bathroom

IT

Reception

Office

Office

File

Bathroom

125'-6"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

15'-0"

20'-0"

15'-0"



TEAM INTRODUCTION

For 50 years, the basic principles upon which IPC was founded have continued to set us apart. We facilitate transactions not as individuals, but rather a collective team. Because by working together and sharing ideas, we can deliver the highest caliber of service and professionalism to our clients. We also stand firm on our ongoing commitment to excellence, which has led to our unmatched market knowledge, enduring relationships and steady focus on what matters most. Results.



IPC TEAM



INDUSTRIAL TEAM



LEASING TEAM



CHAIRMAN
DAVID STEVENS, CCIM



VICE PRESIDENT
CLINT SHERWOOD, CCIM



Christine McManus CCIM, SIOR

Christine is a commercial real estate sales and leasing professional with IPC in Naples, Florida where she has resided since 1980. Christine received her bachelor's degree and master's degree in business administration from the University of Central Florida in Orlando in 1994 and 1997, respectively. She joined IPC with 10 years of experience in the southwest Florida real estate market having earned Sales Person of the Year honors with her previous company.

Christine holds the prestigious SIOR and CCIM designations and was the 2011 & 2018 President for CREW— Commercial Real Estate Women Naples/Ft. Myers Chapter. As a previous committee member with Collier County Economic Development Council, she helped bring national and international business to Collier County.

Today, Christine works as a team with her father, Bill Gonnering and her husband Shawn McManus. They specialize in industrial and commercial properties, site selection, and investment properties. Christine married her husband, Shawn, in 2009. They have two sons, Chase and Andrew. In her free time, she enjoys boating and cycling with her family.