

## NORTHPARK CENTRE OFFICE CONDOMINIUMS



**9975 Tamiami Trail N. Suite 1, Naples, FL 34108**

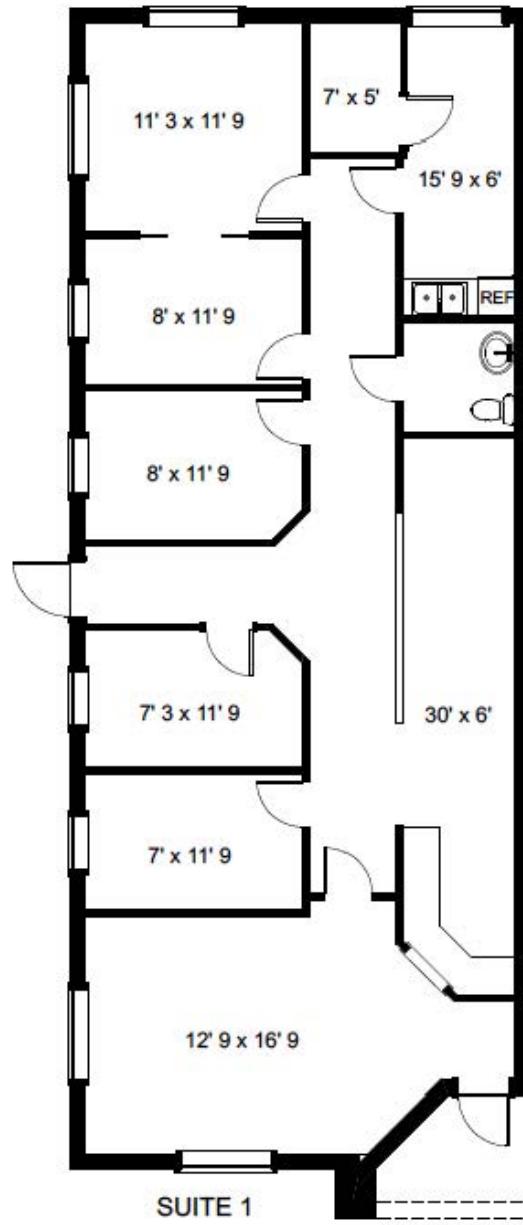
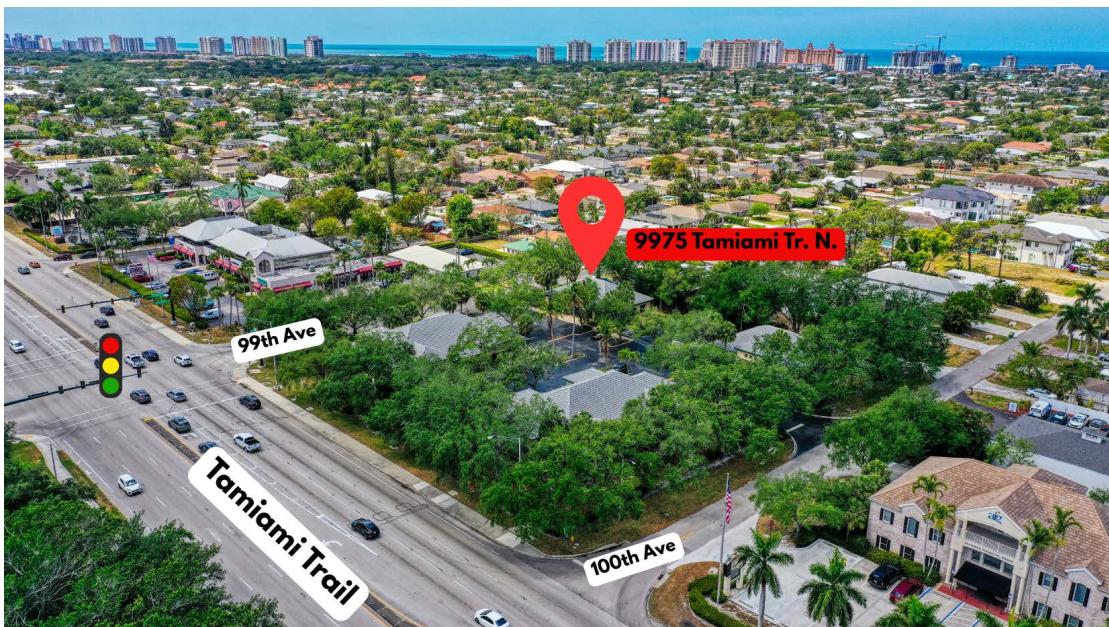
### Property Highlights

- 1,500 SF Available for Lease - Currently a Medspa
- 5 Medical offices - exam or doctor's offices
- Excellent visibility and pylon signage on Tamiami Trail/US Highway 41
- Lighted intersection located between 99th and 100th Ave N. in North Naples
- Strong traffic counts. Approx. 48,400 ADT
- New roof in 2025; New exterior paint in Sept. 2025

SUITE	SIZE	BASE RENT	EST. CAM	GROSS RENT	EST. MONTHLY TOTAL
1	1,500 SF	\$25.00/SF NNN	\$9.25/SF	\$34.25/SF	\$4,281.25

Demographics	1 Mile	3 Mile	5 Mile
Total Population 2024	7,457	47,995	105,907
Median HH Income Annual	\$73,394	\$91,955	\$87,399
Population Growth 2024-2029	+14.70%	+14.83%	+14.85%

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