

# COMMONS V

MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH  
NAPLES, FL 34102

Premier Medical Office Space for Lease



**CUSHMAN &  
WAKEFIELD**

5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

COMMERCIAL  
PROPERTY  
**SOUTHWEST FLORIDA**

Building owned and managed by  
**HEALTHCARE REALTY**

**GARY TASMAN**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com

**VANESSA TYLER**  
Associate Director  
+1 239 489 3600  
vtyler@cpswfl.com



# Opportunity

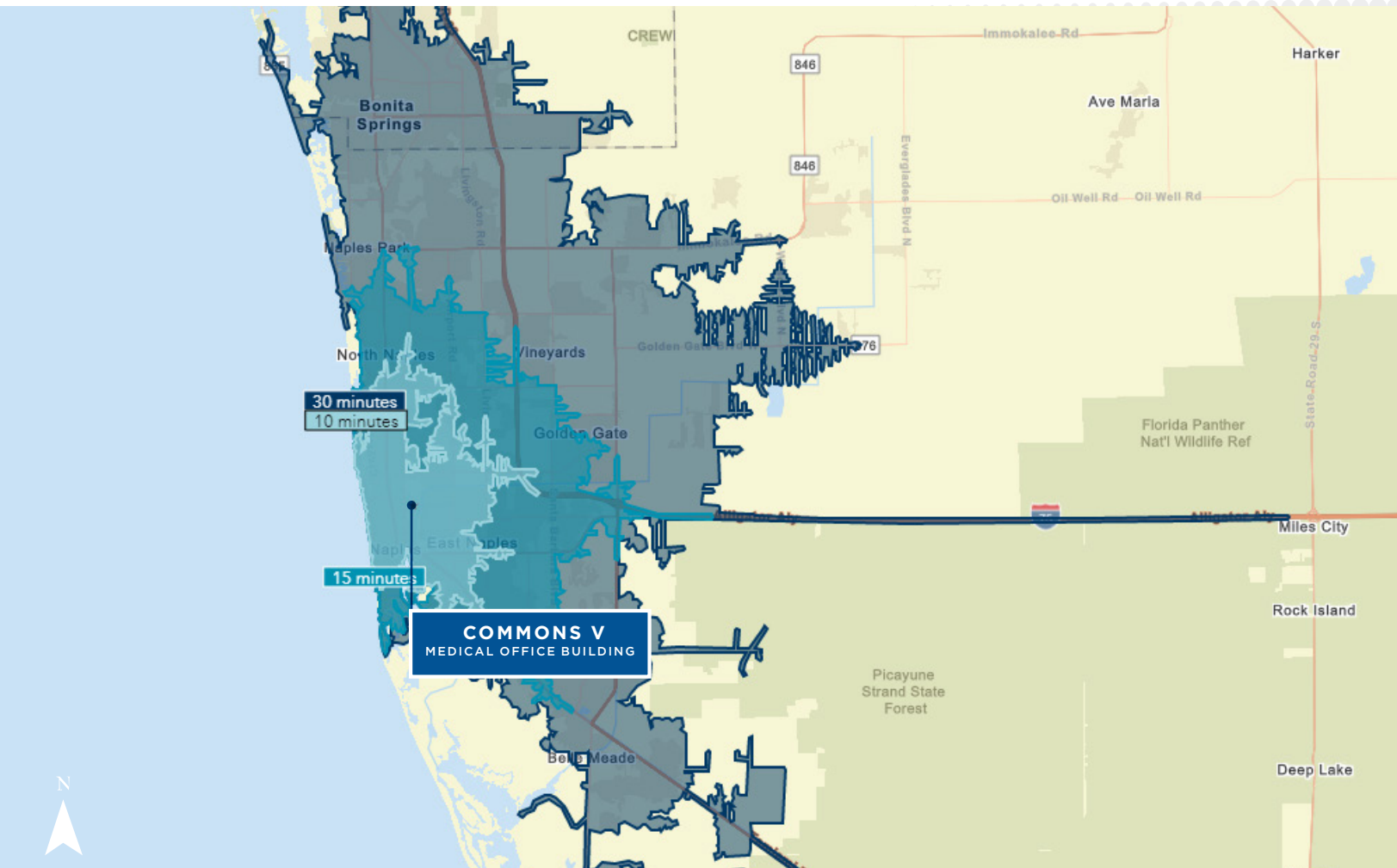
- Three-story medical office building totaling 60,008 RSF
- Located in one of the fastest growing coastal communities in Southwest Florida
- One mile from Naples Community Hospital-Downtown, a 420-bed hospital specializing in cardiology, oncology, surgery, diagnostics, and more
- Referral opportunities from other providers
- Drive up patient pick-up and drop off
- Ample parking
- Non-compete in place, no physical therapy use

## Drive-Time From Property

**SUITE SIZE**  
**298-4,042 SF**

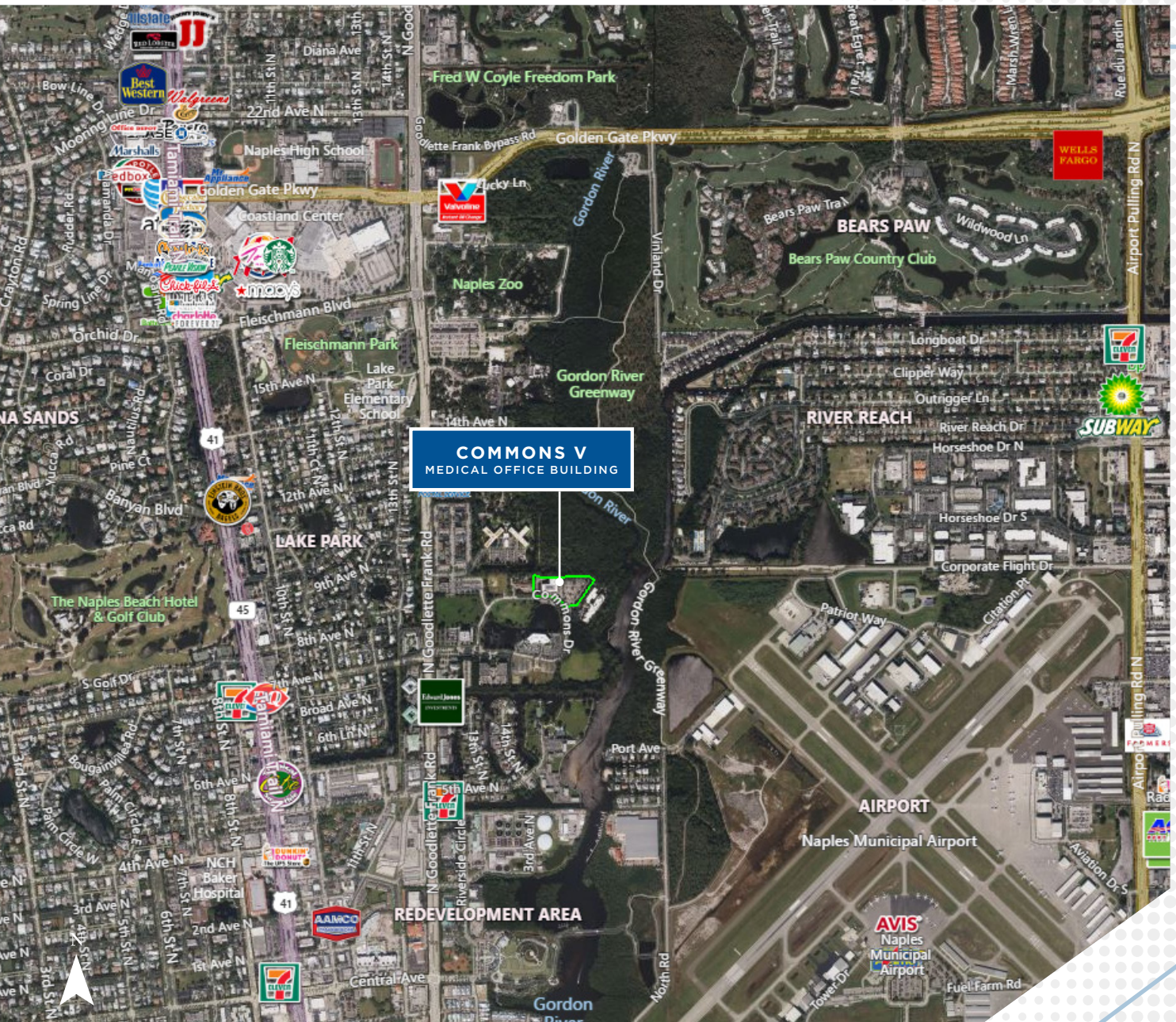
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 TOTAL POPULATION</b>	3,470	42,711	109,476
<b>2023 MEDIAN AGE</b>	49.2 Yrs	57 Yrs	56.6 Yrs
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$100,447	\$112,592	\$107,231
<b>2023 AVERAGE MEDICAL SPENDING</b>	\$1,598	\$1,884	\$1,861





# Nearby Amenities



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Nearby Medical



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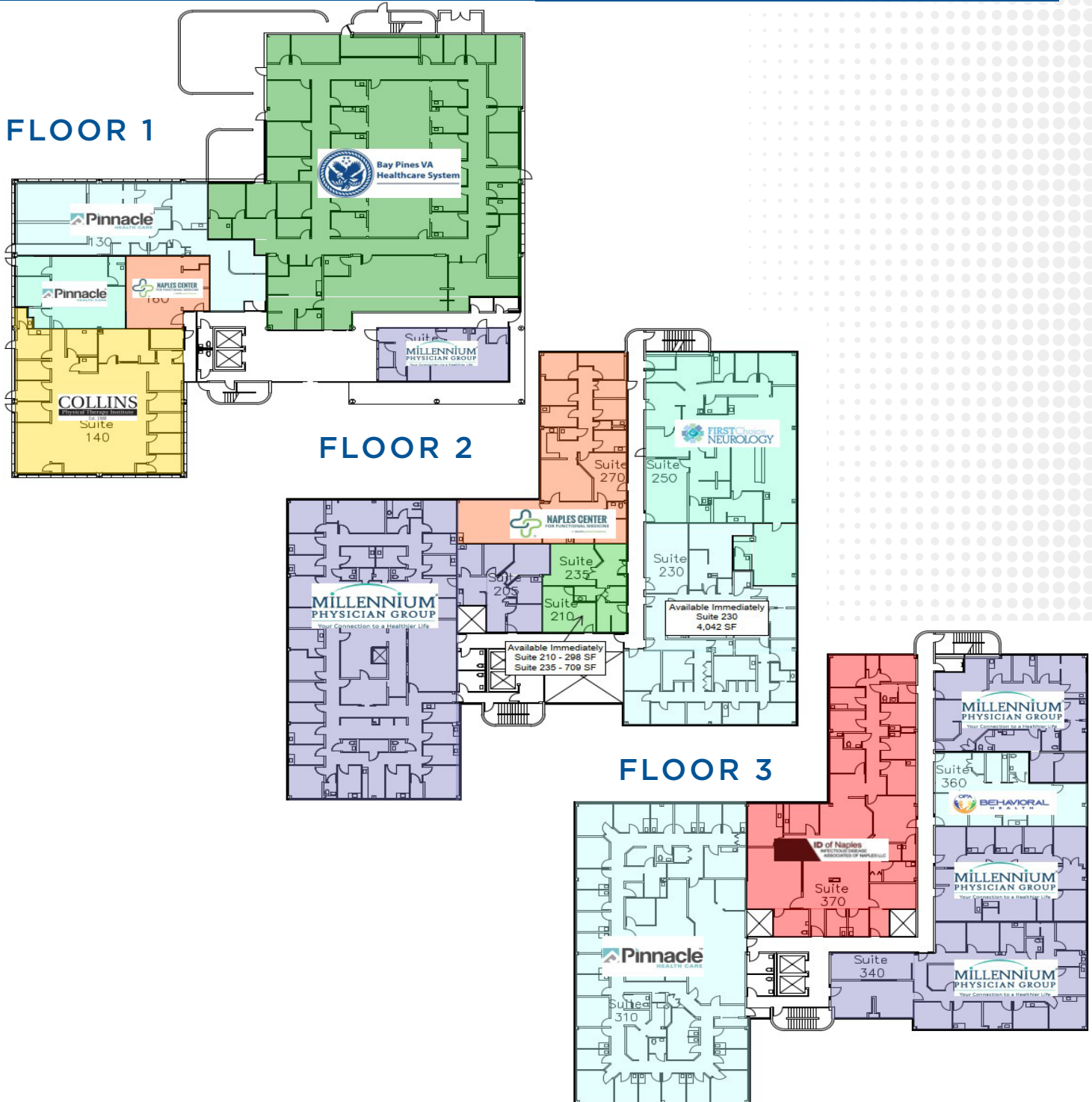
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## MEDICAL OFFICE BUILDING

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Available Suites 298-4,042 SF



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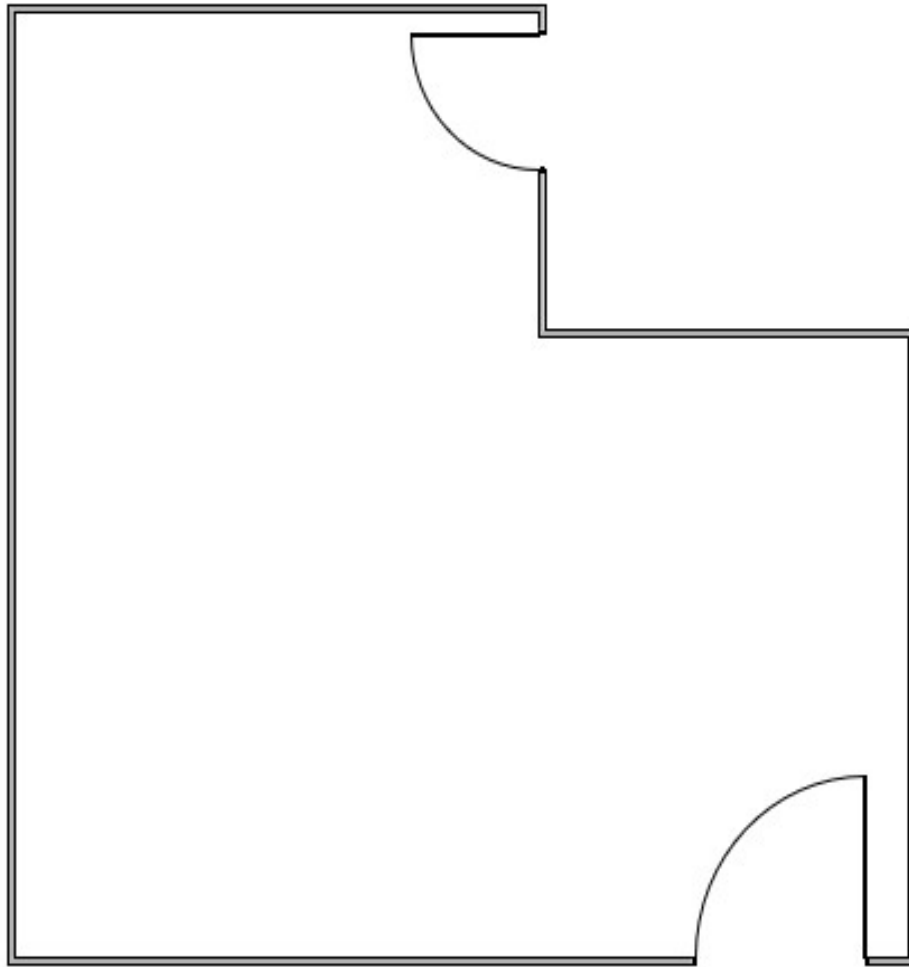
# COMMONS V

MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH  
NAPLES, FL 34102

Suite 210 | 298 SF - Available Immediately

Lease Rate - \$21.00  
CAM - \$13.68



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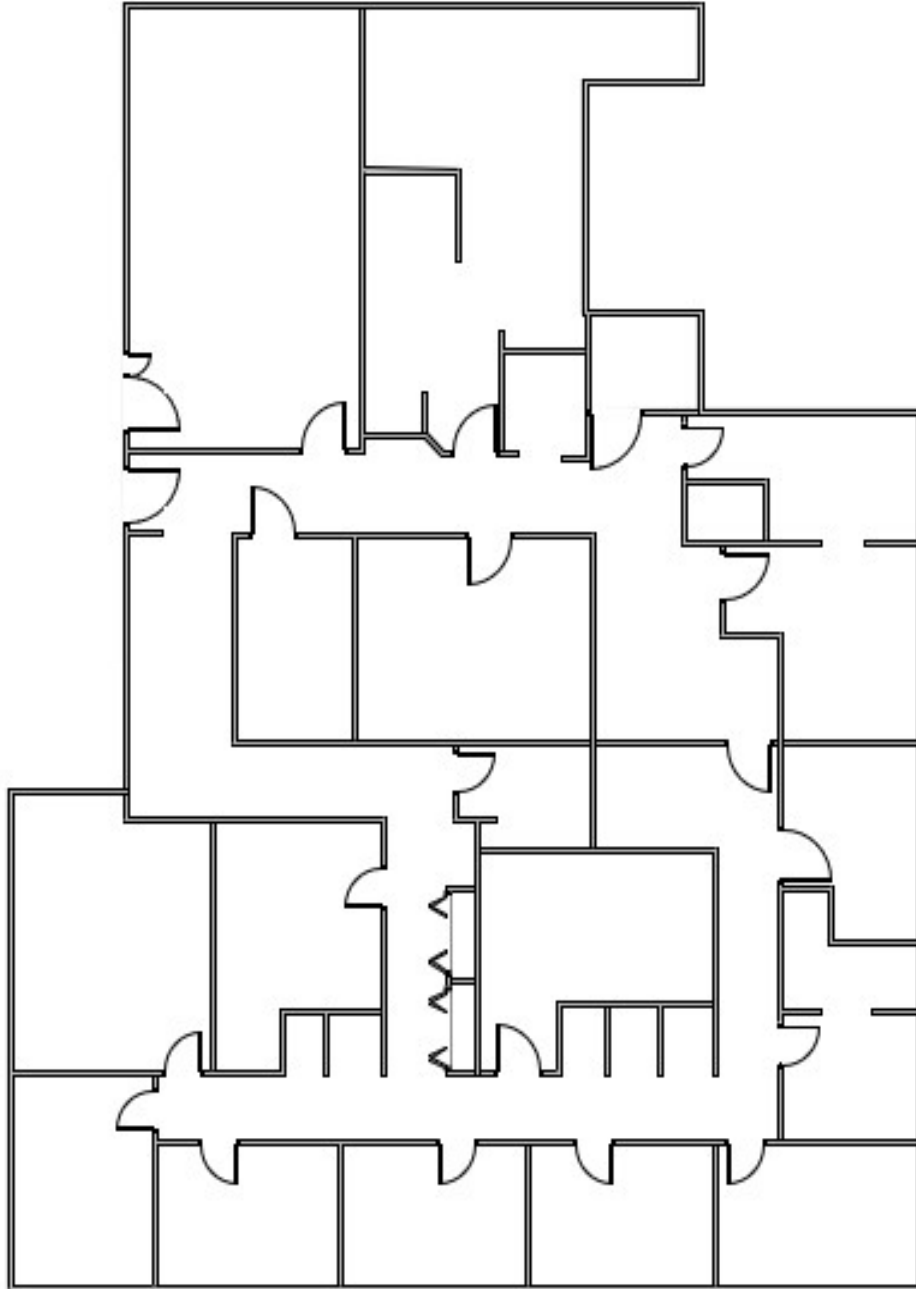
# COMMONS V

MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH  
NAPLES, FL 34102

Suite 230 | 4,042 SF - Available Immediately

Lease Rate - \$21.00  
CAM - \$13.68



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MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH  
NAPLES, FL 34102

Suite 235 | 709 SF - Available Immediately

Lease Rate - \$21.00  
CAM - \$13.68

