



**Investment
Properties
Corporation**

REGAL POINT

O F F I C E F O R S A L E



**1110 Pine Ridge Road / Suite #200
Naples, FL 34108**

Improved Professional Office Condo

8,454 +/- rentable square foot office condo conveniently located on Pine Ridge Road in Regal Point.
Fully improved and ready for occupancy Summer 2026
Surrounded by office, retail, and residential communities.
Please call for details.

PRICE:

\$3,495,000

SIZE:

8,454 +/- RSF

6,940 +/- USF

ZONING:

MPUD

ASSOC. DUES:
(2025)

\$8,935.29 / qtr.

YEAR BUILT:

2011

**PARKING: 10 covered, reserved
spaces included**



CONTACT 📞 (239) 261-3400 x 179

Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

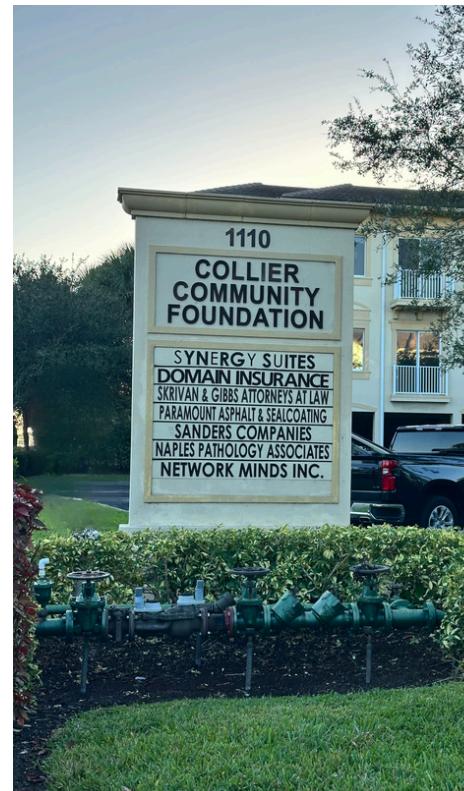
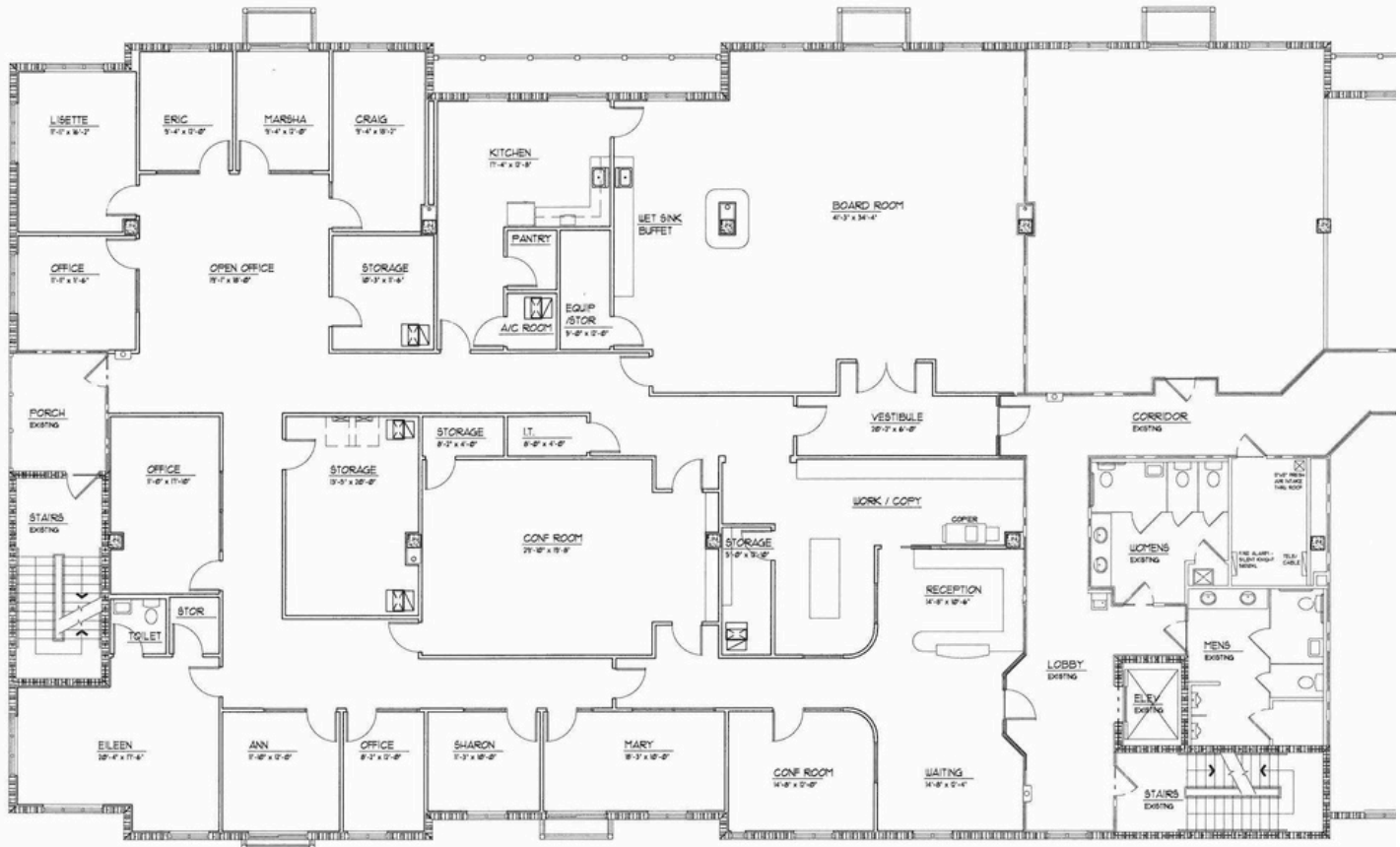
Licensed Real Estate Broker

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.



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📍 Located off of Pine Ridge Road just east of Tamiami Trail North

REGAL POINT

1110 Pine Ridge Road, Suite 206-211 | Naples, Florida 34108

WATERSIDESHOPS

LESS THAN 1 MILE FROM
PROPERTY!



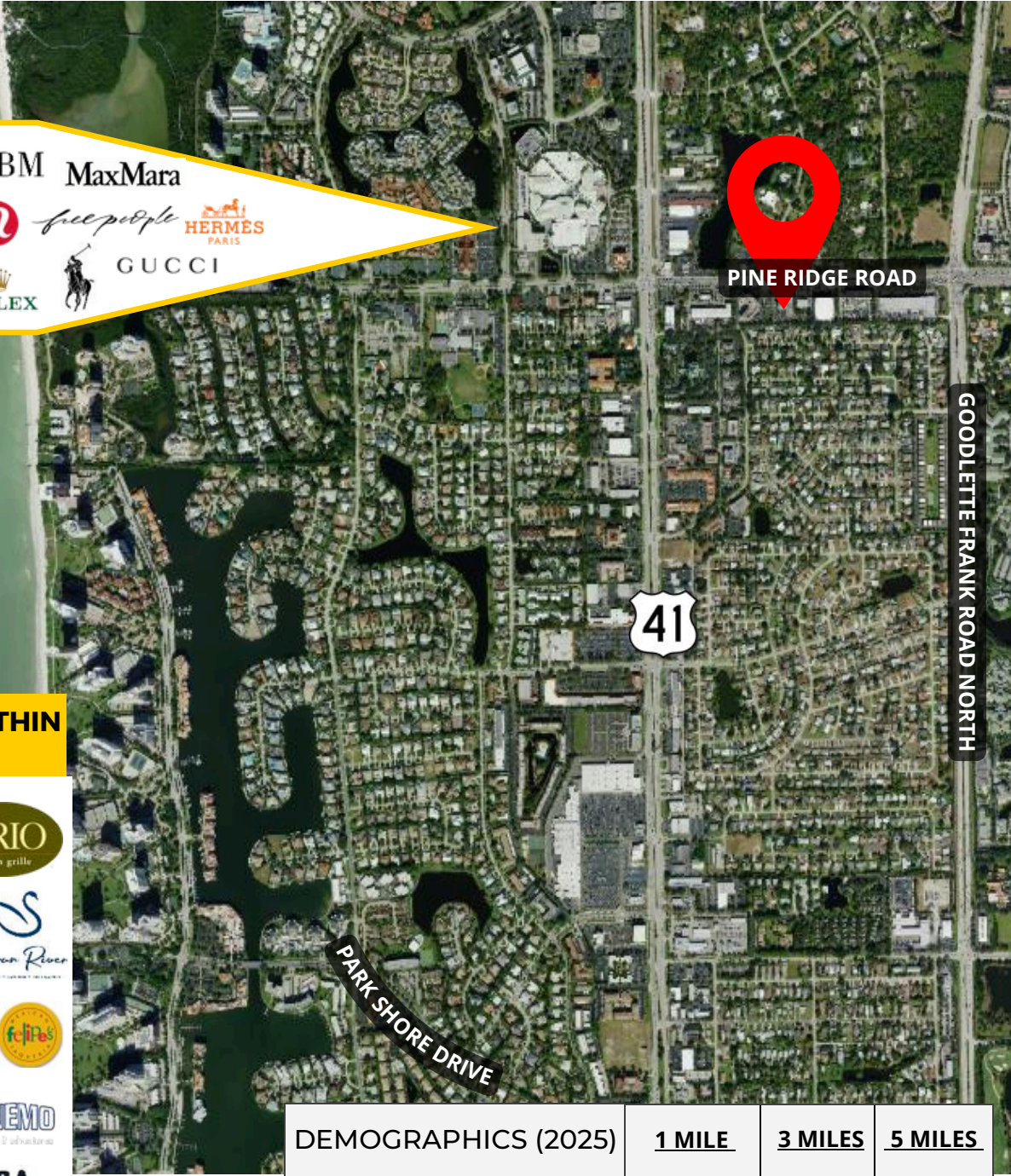
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click
here!



Google
Maps

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	7,021	43,318	92,893
Est. Avg. Household Income	\$208,532	\$214,633	\$192,933
2024 AADT Traffic Count	37,500 Cars on Pine Ridge Road Daily		

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