

FOR SALE - COMMERCIAL UNITS



COMMERCIAL / OFFICE CONDO

**180 9TH STREET S
NAPLES, FLORIDA**

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Lee & Associates | Naples - Ft. Myers LLC



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OFFERING SUMMARY

Lee & Associates is pleased to exclusively offer for sale commercial condo units located in Naples, FL (the “Property”). Built in 2024, the Property consists of an 18,051 SF three-story mixed-use building that sits on an approximate 0.75 acres. The building features commercial/office suites with a fitness center on the first floor, and six (6) high-end residential condos* on the upper levels. The configuration of the property offers an owner long-term flexibility for multiple uses, and features a luxurious design in a prime location in Olde Naples. There is currently 3,633 square feet of commercial/office space available for sale.

Great visibility in excellent location directly off of Tamiami Trail (US 41) in Naples. Beautiful Green Certified building surrounded by hotels just north of 5th Avenue. Within walking distance from local banks, NCH, and other medical and professional offices. Easy north and south bound access as well as rear and side of building private parking. Well lit signage and lots of natural light.

Situated along US 41 with a traffic count of over 33,000 vehicles per day. The property is centrally located just 35 miles to Fort Myers and 125 miles to Miami metropolitan areas. Southwest Florida International Airport is 32 miles to the north.

The Naples commercial real estate market is a substantial investment opportunity characterized by high demand, escalating rental rates, and a positive trajectory in property values. Investors are drawn to Naples for its dynamic economy, demographic growth, and business-friendly climate. Naples, Florida, presents a beautiful landscape for commercial real estate investment, marked by its vibrant and prosperous market. This appeal is primarily driven by the robust local economy, a steadily growing population, and a business-friendly climate. These factors collectively create a fertile ground for investments across various commercial real estate market sectors, including office, retail, industrial, and multifamily properties. Particularly notable is the office sector, where the demand for space has led to historically low vacancy rates, indicating a solid business environment. The retail sector is not far behind, thriving with high demand in urban and suburban locations, a testament to the city's expanding consumer base and economic health.

Investing in Naples' commercial real estate market offers long-term viability and diverse opportunities for investors. Each market sector, whether office, retail, industrial, or multifamily, demonstrates unique strengths and growth prospects. The city's ability to attract a wide range of businesses, its burgeoning tourism industry, and its growing population create a holistic environment conducive to investment. The market trends observed in Naples, from the demand for office spaces to the expansion of the retail and industrial sectors and the strength of the multifamily market, all point towards a resilient and flourishing real estate landscape. This makes Naples an ideal location for investors looking to diversify their portfolios and tap into a market with promising returns and growth potential.

** This Offering is for the first floor only, residential condos on the upper levels are not included.*

PROPERTY DESCRIPTION

Building Type:	A three (3) story, masonry, office/flex condominium	
Building Area:	Approximately 3,294 SF of commercial space and 2,481 SF of garage space totaling 5,850 SF The property also includes a 740 SF fitness center and 3,509 SF of covered parking for a grand total of 11,840 SF	
Land Area:	0.75 Acres (32,670 SF)	<p>■ PROPERTY SIZE: 5,850 SF Under Air 2,481 SF Garages 3,342 SF Covered Parking <u>167 SF</u> Covered Entries 11,840 SF Total</p> <p>■ LIST PRICE: \$3,633,000</p> <p>PROPERTY FEATURES</p> <ul style="list-style-type: none">■ Prime Naples Location■ Class "A" New Construction■ Four (4) Individual Commercial / Office Suites Available for Sale■ White Box Shell Delivery■ Two (2) Garages For Sale
Building Class:	Class "A"	
Building/Frame:	Masonry	
Year Built:	2024	
Units:	Four (4) condominiums	
Amenities:	Fitness Center with Sauna	
Sprinkler System:	Wet	
Parking Spaces:	13 Parking Spaces	

FIRST FLOOR PLAN



Garage 1	254 SF
Garage 2	252 SF
Garage 3	252 SF
Garage 4	256 SF
Garage 5	255 SF
Garage 6	219 SF
Garage 7	630 SF
Garage 8	636 SF



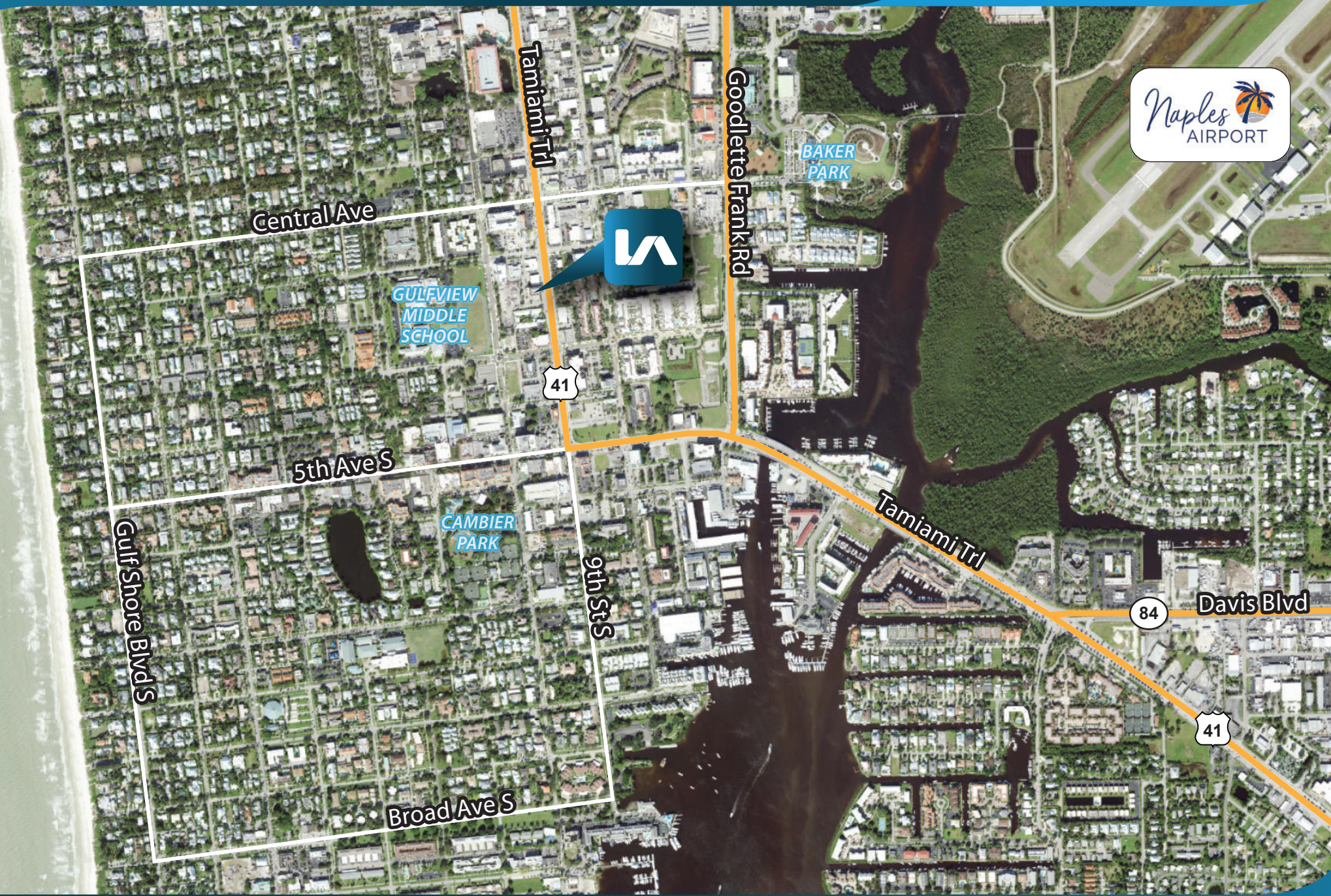
Commercial Suite 1	1,014 SF
Commercial Suite 2	983 SF
Commercial Suite 3	611 SF
Commercial Suite 4	1,025 SF
Fitness	740 SF
Restrooms	102 SF
Elevator	63 SF
Equipment Room	60 SF
Electrical Room	121 SF
Janitor Closet	61 SF
Stairwells	327 SF
Corridors	888 SF

TOTAL UNDER AIR	5,850 SF
Garages	2,481 SF
Covered Entries	167 SF
Covered Parking	3,342 SF

TOTAL AREA	11,840 SF
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BLUEPRINT CONVERSION: Measurements and information derived from blueprints.

PROPERTY LOCATION



PROPERTY PHOTOS



PRESENTED BY



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