

# FOUNTAIN PARK - MEDICAL / OFFICE

7955 Airport Rd N - Suite 100

Naples, FL 34109



FOR LEASE



## INFORMATION

Lease Rate:	\$35.00 SF
Building Size:	23,276 SF
Available SF:	1,337 SF
Year Built:	2003
Zoning:	PUD
Submarket:	North Naples
Traffic Count:	41,523

## OVERVIEW

Located in North Naples, SWC of Airport-Pulling Rd and Vanderbilt Beach Rd. Surrounded by the greatest concentration of Collier County's high net worth residential communities and conveniently located between U.S. 41 and I-75, makes this the place to be! Near prime retail, Publix, Walgreens, CVS, Orange Theory Fitness, Sushi Thai Too, restaurants, shopping and banks.

## FEATURES

- Fully built-out medical / office space, Available to lease.
- Superlative location for a professional office or medical suite
- SW corner of Airport-Pulling and Vanderbilt Beach Rd with excellent signage and traffic visibility
- Near Publix, Walgreens, CVS, Orange Theory, Club Pilates, Lujacks and Food & Thought
- Easily accessible, ample manicured parking space
- Locally owned and professionally managed

### Felipe Arcila

Senior Advisor  
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### Peter Warrick-Marsh

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### KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109  
239.261.2627

[www.kovacg.com](http://www.kovacg.com)

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	1 MILE	3 MILES	5 MILES
Total households	4,808	34,884	77,923
Total persons per hh	1.5	1.6	1.6
Average hh income	\$99,935	\$87,748	\$95,296
Average house value	\$397,960	\$537,798	\$608,892

	1 MILE	3 MILES	5 MILES
Total population	7,028	54,119	121,447
Median age	57.9	55.0	54.2
Median age (male)	56.9	53.5	53.2
Median age (female)	58.9	54.3	53.9



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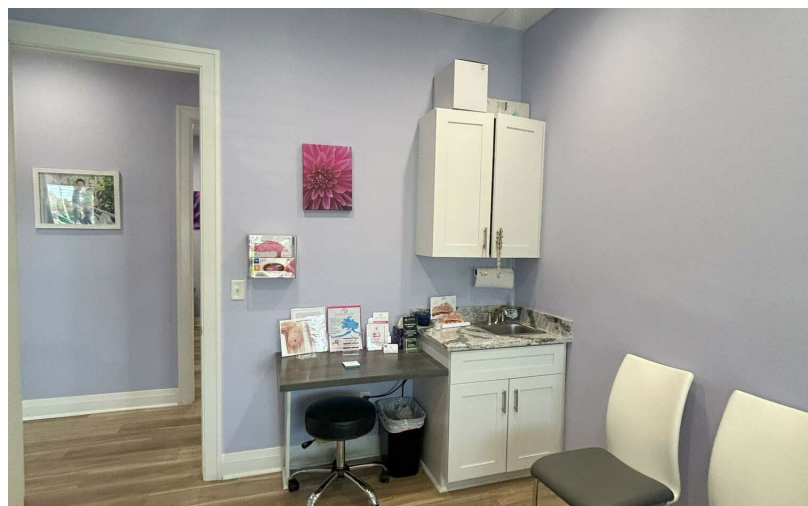
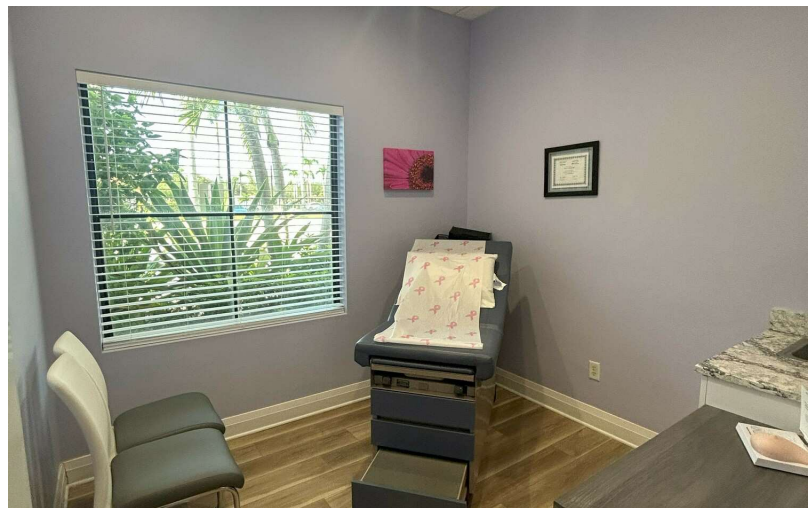
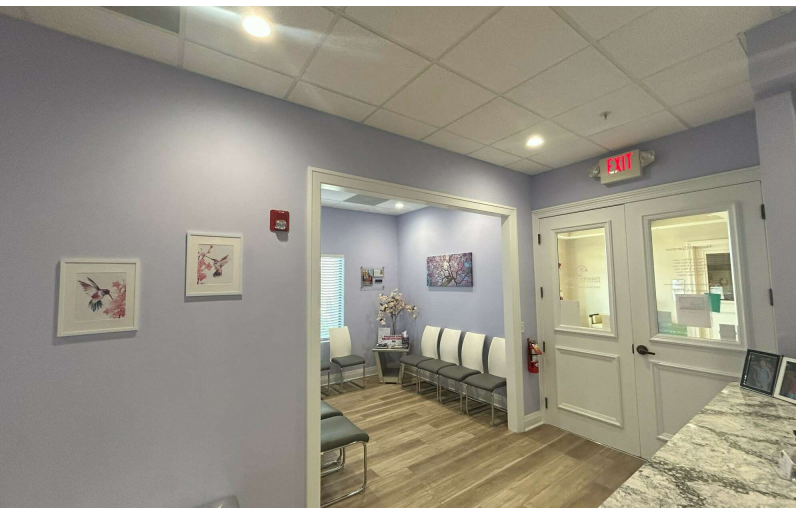
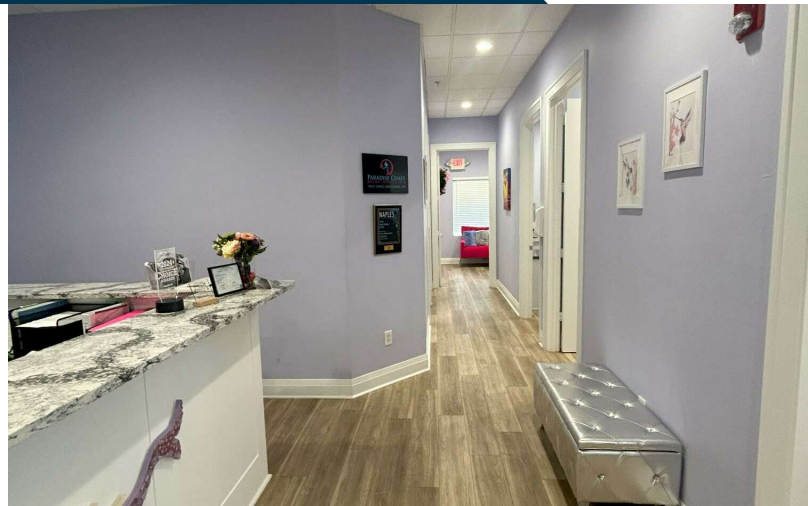
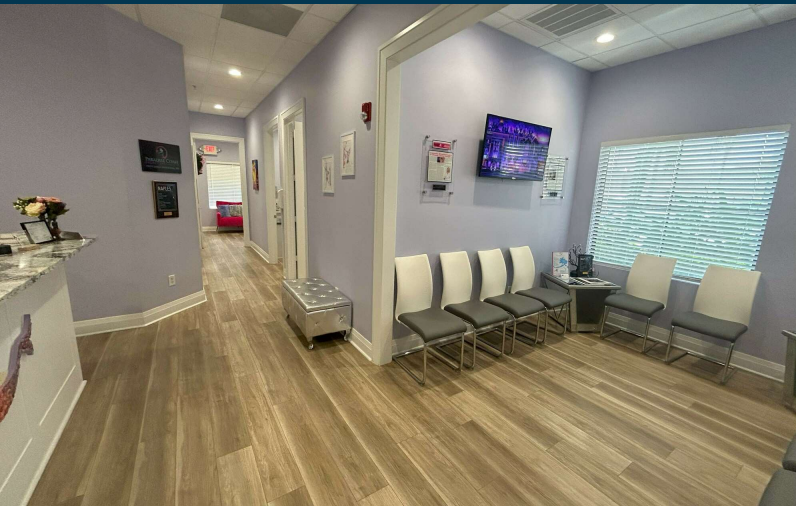
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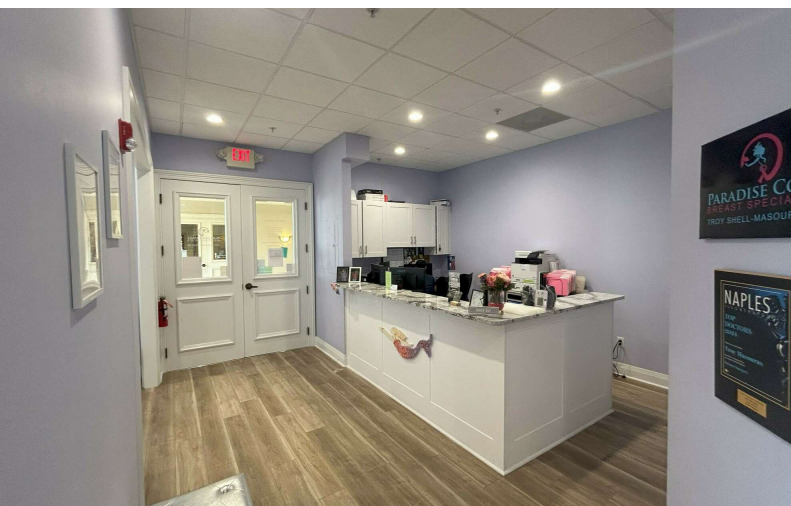
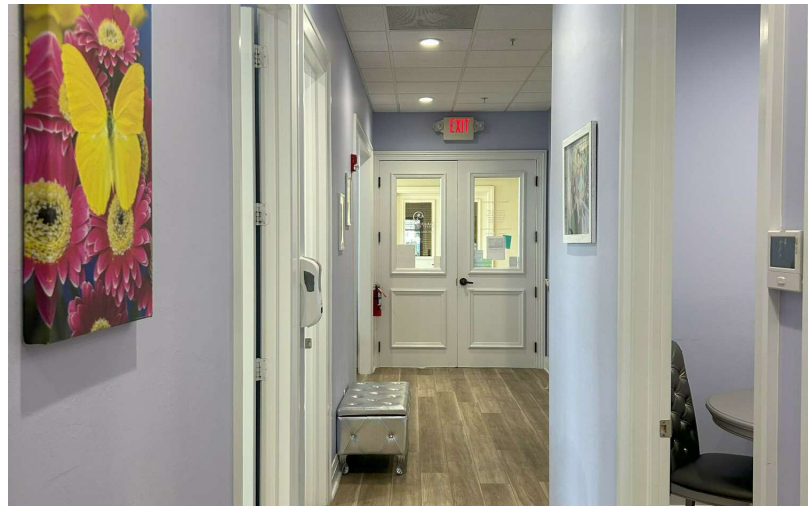
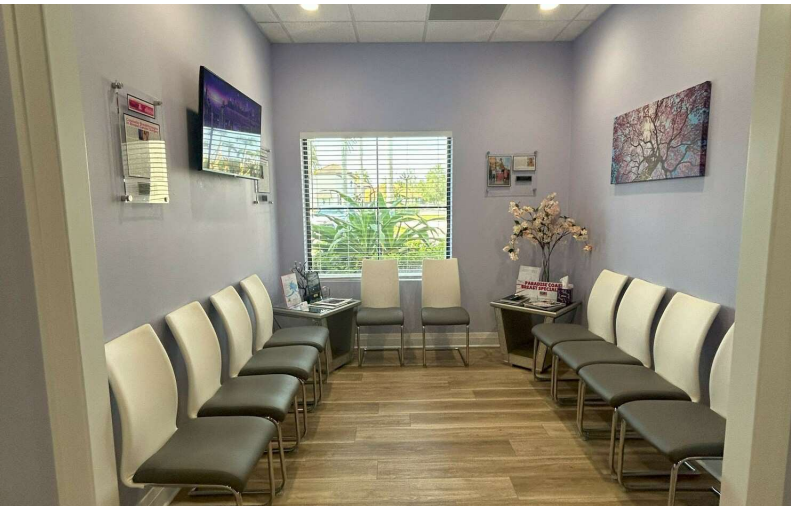
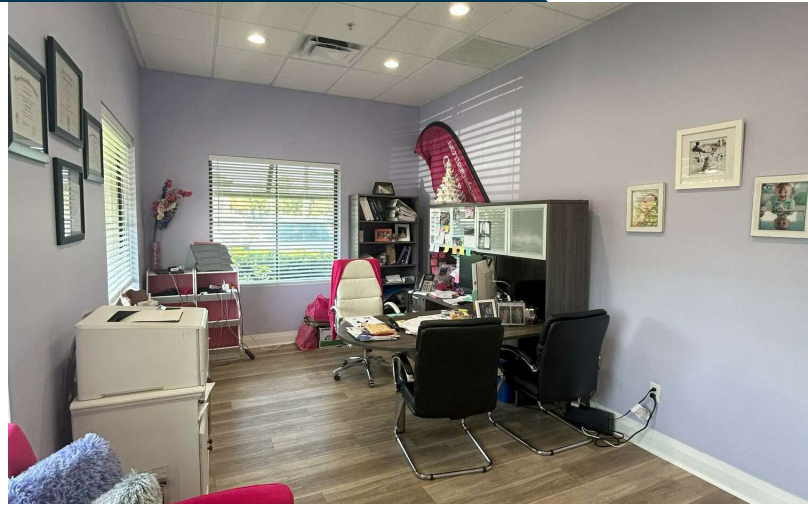
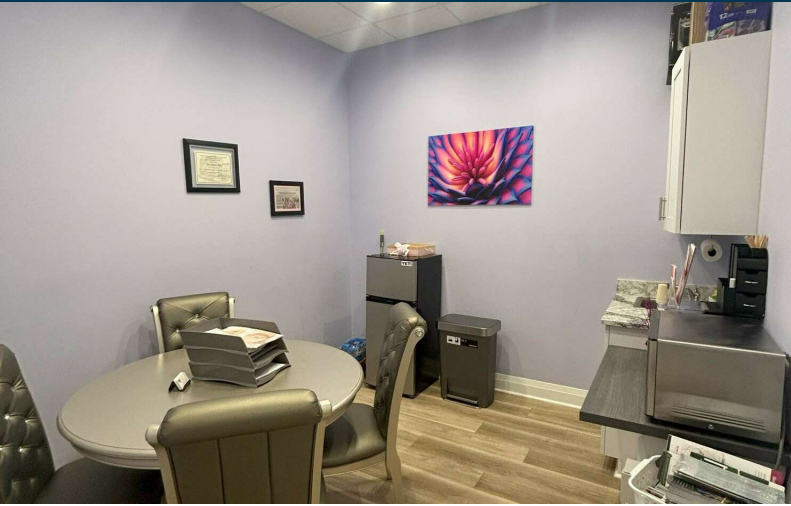
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## FELIPE ARCILA

Senior Advisor

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Direct: **239.315.7097** | Cell: **239.692.1097**

FL #SL3199905

## PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

## CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida and Puerto Rico
- Habitat for Humanity volunteer

## MEMBERSHIPS

- NABOR® Member
- CCIM Member
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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## PETER WARRICK-MARSH

Advisor

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Direct: 239.315.7096 | Cell: 239.404.5552

FL #SL3310464

## PROFESSIONAL BACKGROUND

Peter Warrick-Marsh is a dedicated Commercial Real Estate Advisor with deep roots in Southwest Florida. A Naples resident since the age of five, he brings nearly 30 years of local market knowledge to his clients. His background as a successful retail business owner instilled a strong commitment to client service, strategic problem-solving, and market insight—key assets in commercial real estate. Specializing in investment properties, retail spaces, and development opportunities, Peter leverages his expertise to guide buyers, sellers, and investors through complex transactions. His professionalism, integrity, and determination ensure clients receive exceptional service and tailored real estate solutions.

## MEMBERSHIPS

NABOR® Member

The National Association of REALTORS®

The Florida Association of REALTORS®

CCIM Member

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