

VANDERBILT GALLERIA

OFFICE FOR SALE

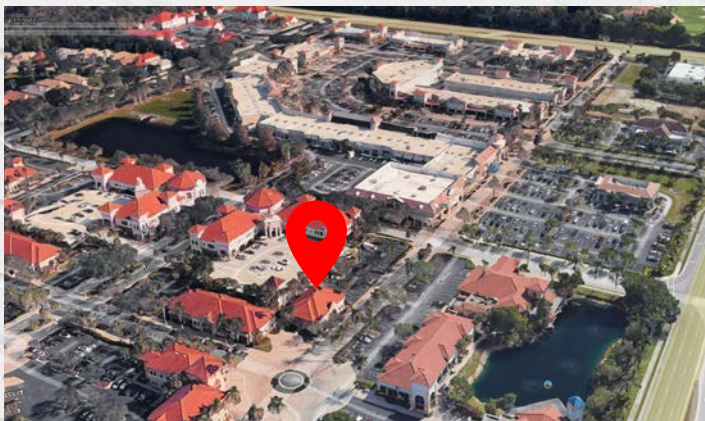


8985 Fontana Del Sol Way
Naples, FL 34109

Improved Professional Office Building

3,008 +/- square foot office building conveniently located off of Vanderbilt Beach Road in The Vanderbilt Galleria.

Nicely improved, free-standing building.
Walking distance to The Shoppes at Vanderbilt.



PRICE:

\$1,625,000

SIZE:

3,008 SF +/-

ZONING:

PUD

ASSOC. DUES:

(2025)

\$5,405.20 / qtr.

RE TAXES:

(2025)

\$10,150.70

YEAR BUILT:

2001

LEASE:

**Lease in place through
July 2028**

Please call for details.

CONTACT ☎ (239) 261-3400

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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

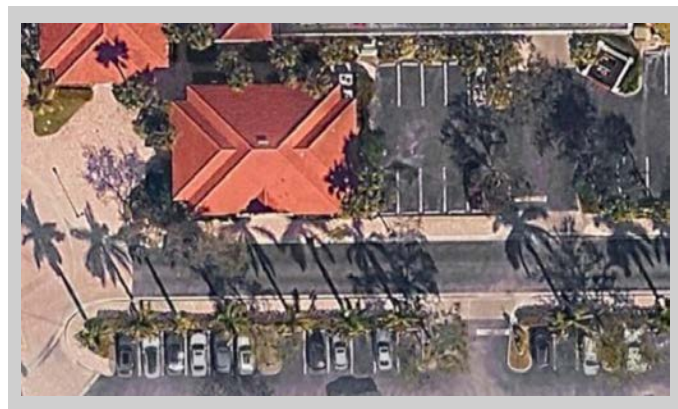
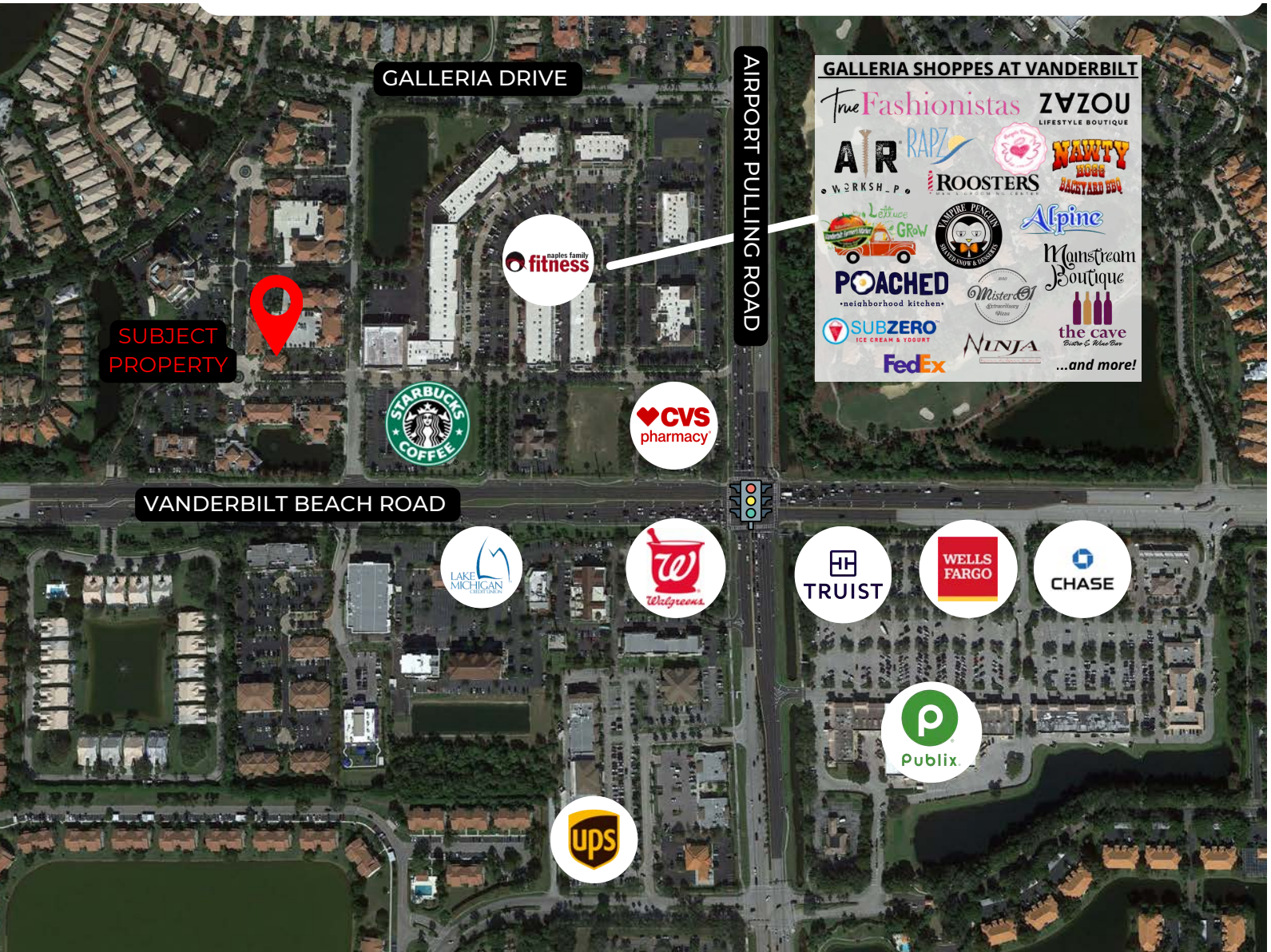
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8985 Fontana Del Sol Way

LOCATOR MAP



click
here!



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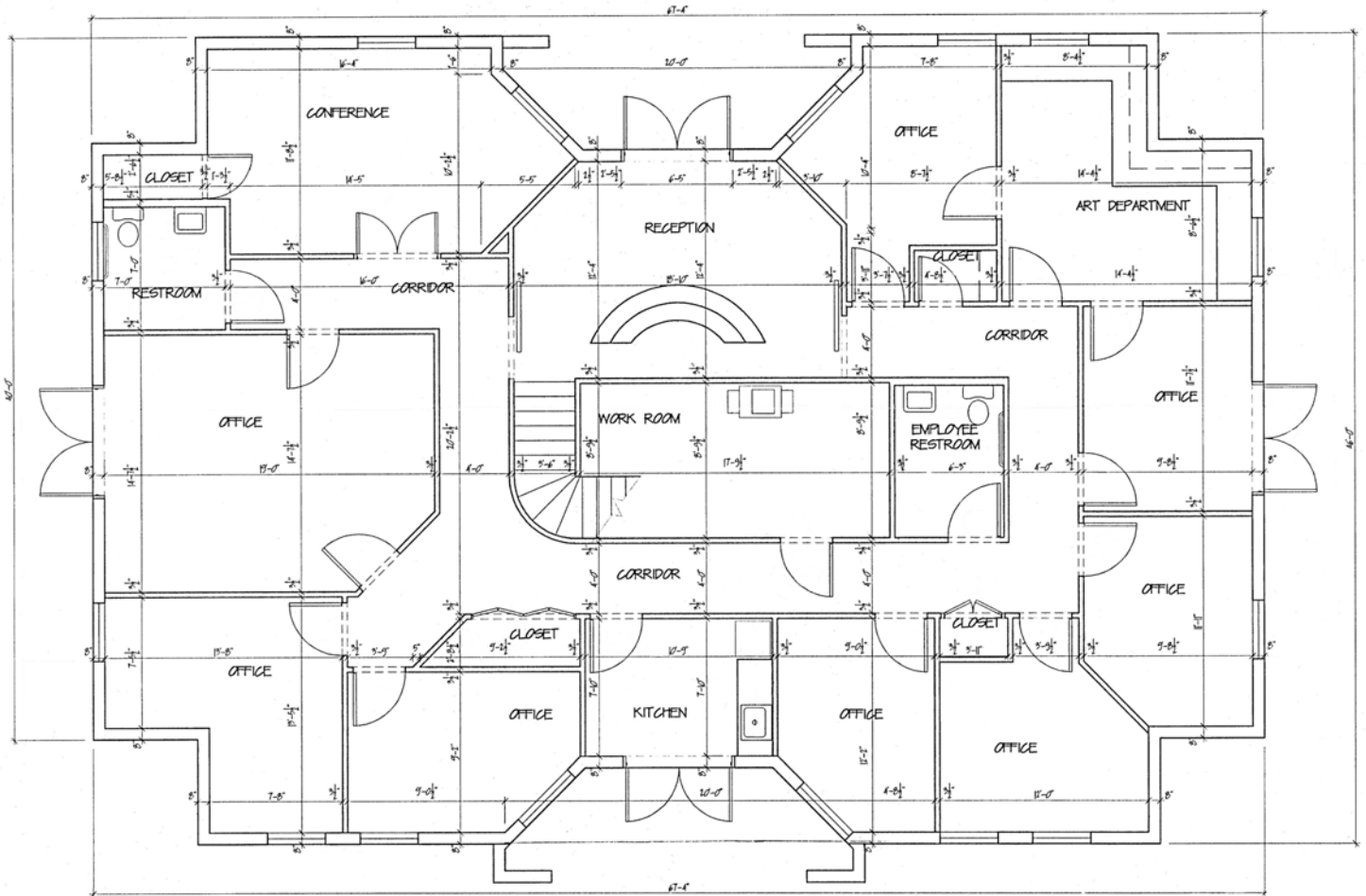
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FLOOR PLAN & DEMOGRAPHICS



Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,258	54,804	119,149
Est. Average Household Income	\$196,991	\$170,154	\$181,582
2024 Avg. Daily Traffic Count on Vanderbilt Beach Road	30,500 cars on average daily		



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