

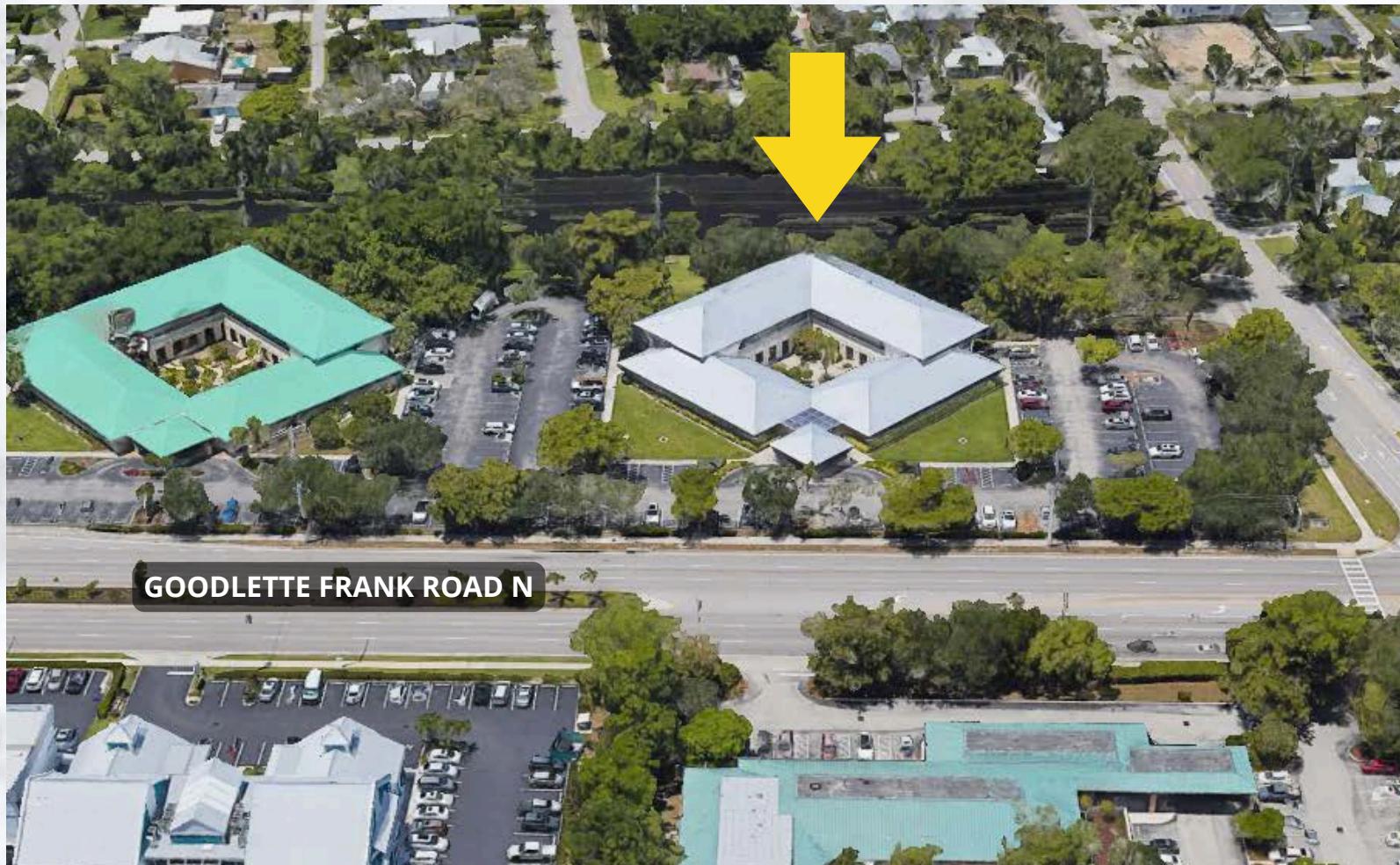


Investment  
Properties  
Corporation

S A L E   O R   L E A S E

# MEDICAL OFFICE SPACE

681 GOODLETTE-FRANK ROAD N | NAPLES, FL. 34102



Located conveniently in Downtown Naples FL, on the west side of Goodlette-Frank Road N between 6th and 7th Avenue North. NCH Hospital and 5th Avenue South are within a short distance from the property.

**CONTACT (239) 261-3400**

**Clint Sherwood, CCIM, ext. 179 [clint@ipcn Naples.com](mailto:clint@ipcn Naples.com)**  
**Rob Carroll, CCIM, MAI ext. 111 [rob@ipcn Naples.com](mailto:rob@ipcn Naples.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.ipcn Naples.com](http://www.ipcn Naples.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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MEDICAL OFFICE SPACE

**681 GOODLETTE-FRANK RD N**

## **OFFERING SUMMARY**

**UNITS:**

**130 & 140**

*\*Currently together or can be sold separately*

**YEAR BUILT:**

**1992**

**SALE PRICE:**  
*(Both Units)*

**\$1,600,000**

**LEASE RATE**

**\$25.00 PSF NNN**

**RENTABLE SF:**

**Suite 130 2,068 +/- SF**

**Suite 140 1,870 +/- SF**

**Total 3,938 +/- SF**

**AVAILABILITY:**

**IMMEDIATELY**

**2024 R.E. TAXES:**

**#130 - \$4,488.35**

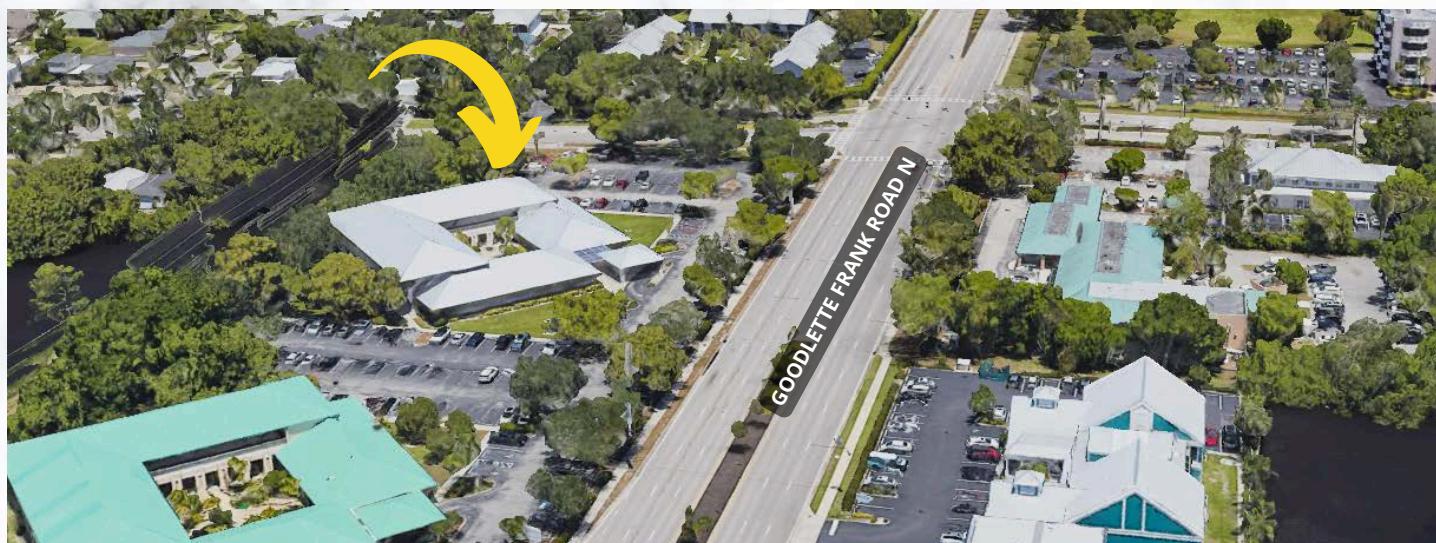
**#140 - \$4,058.64**

**2025 ASSOC. FEES:**

**#130 \$4,179.89**

*(Quarterly)*

**#140 \$3,779.32**



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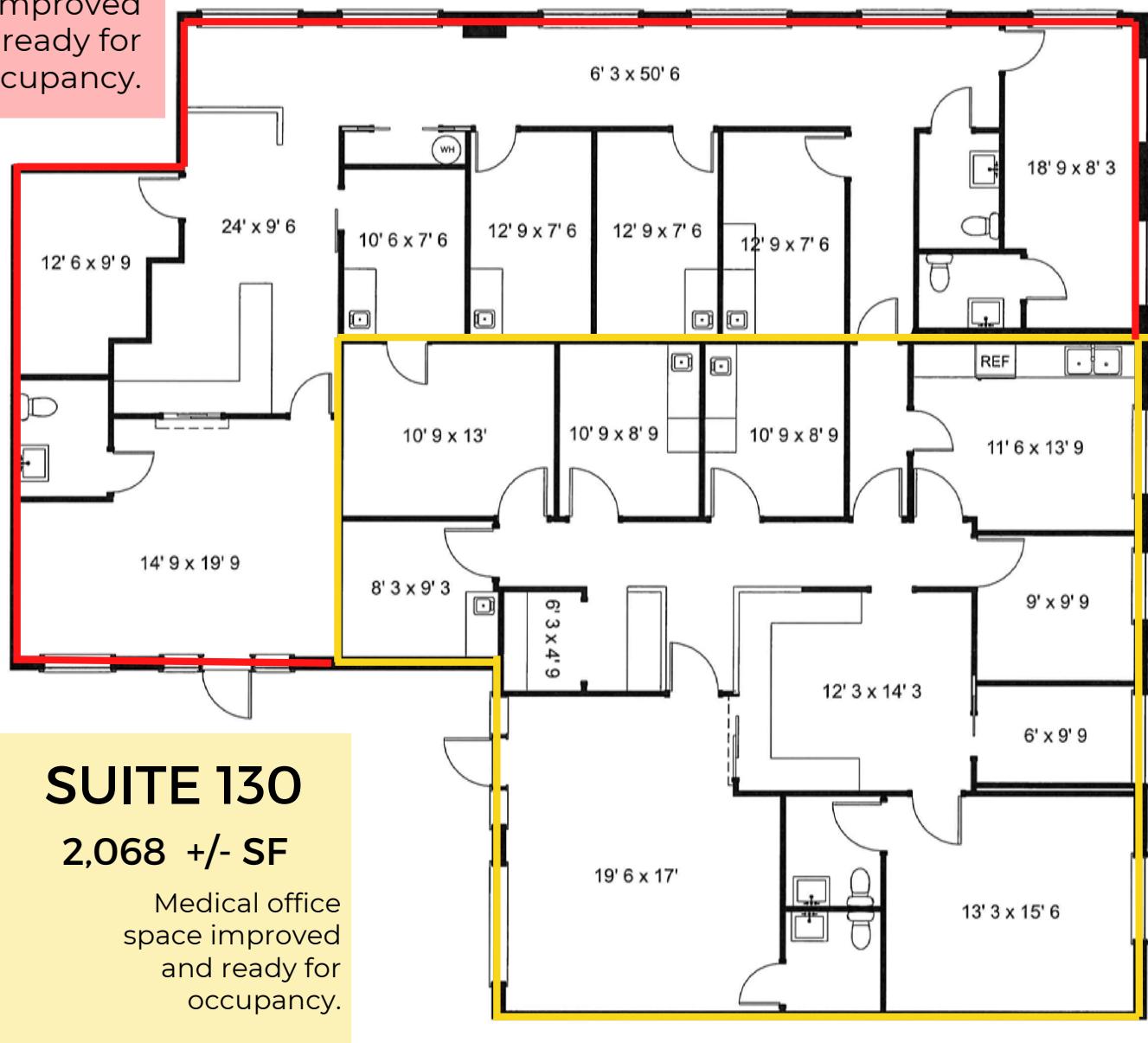
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MEDICAL OFFICE SPACE

681 GOODLETTE-FRANK RD N

## SUITE 140 1,870 +/- SF

Medical office  
space improved  
and ready for  
occupancy.



## SUITE 130 2,068 +/- SF

Medical office  
space improved  
and ready for  
occupancy.

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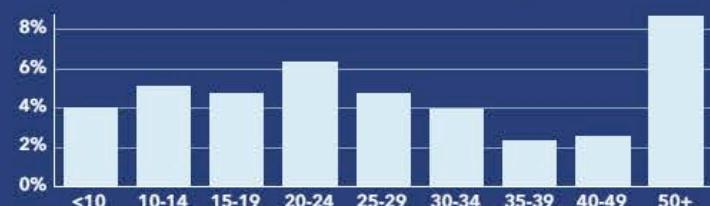
## COMMUNITY SUMMARY

681 Goodlette-Frank Rd N, Naples, Florida, 34102 2  
Ring of 5 miles

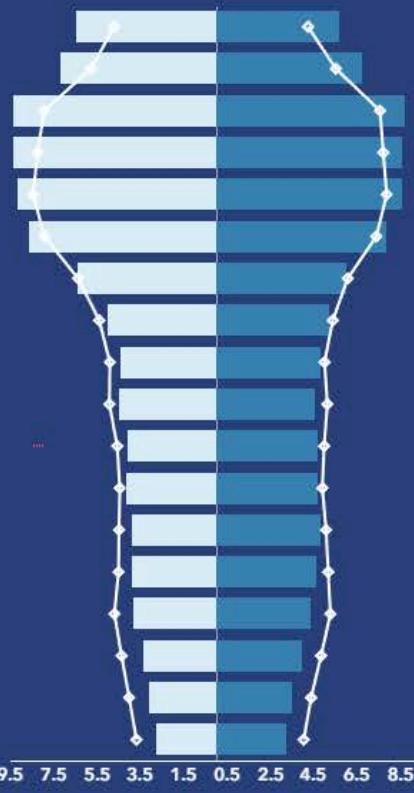
97,874	0.65%	2.02	62.1	58.6	\$91,309	\$660,575	\$504,242	12.4%	47.6%	40.0%	21.9%	15.2%	63.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	Services	Blue Collar	White Collar



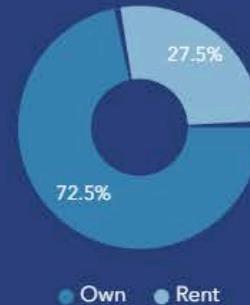
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



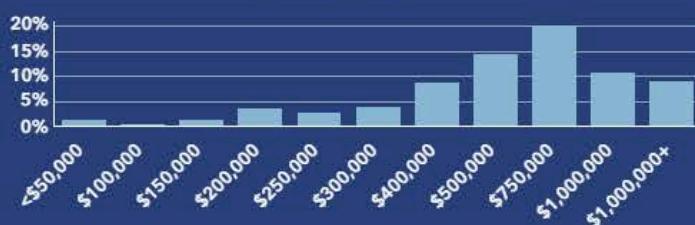
Home Ownership



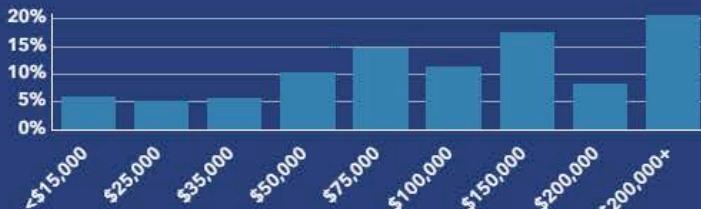
Housing: Year Built



Home Value



Household Income



Educational Attainment



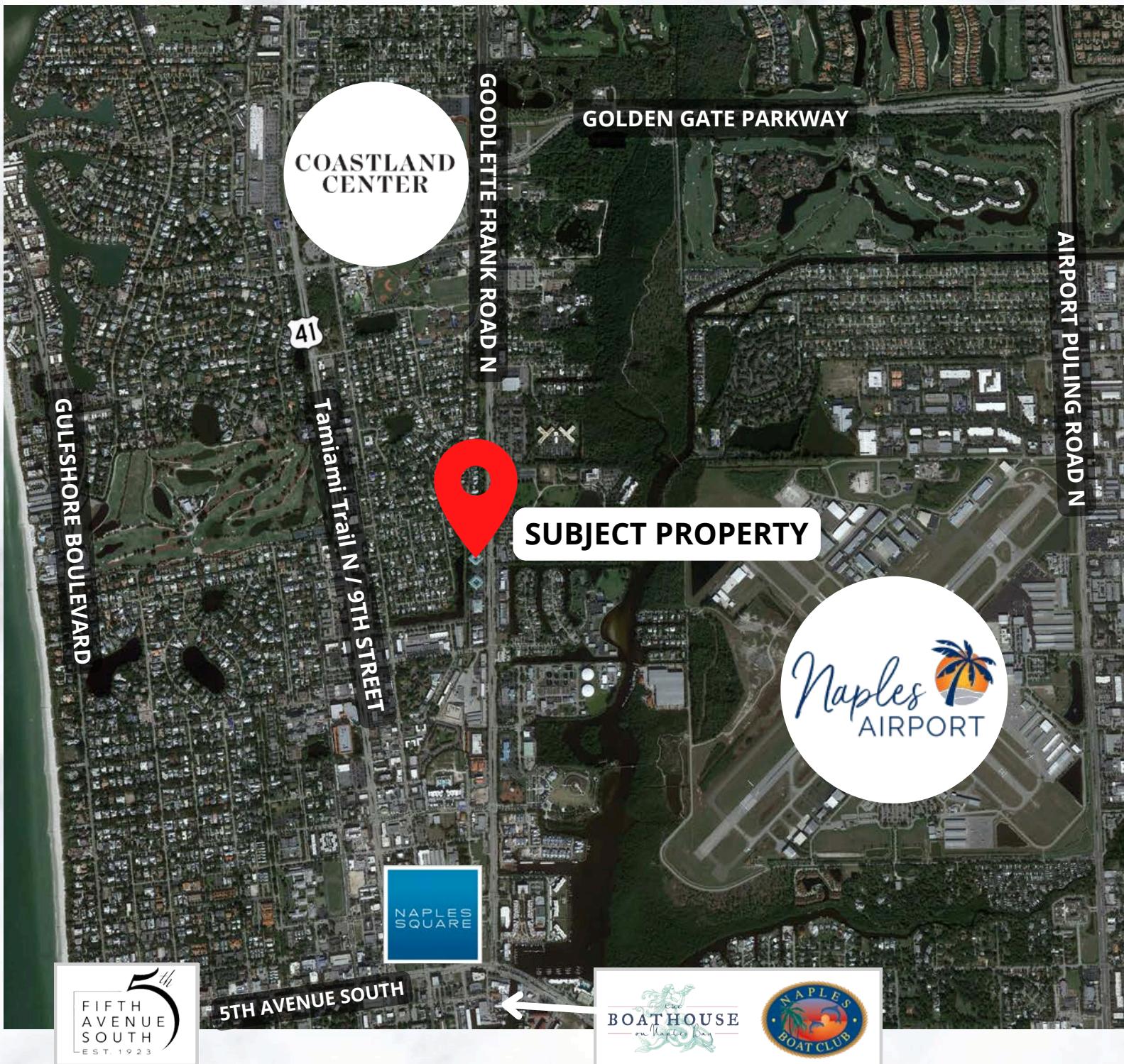
Commute Time: Minutes





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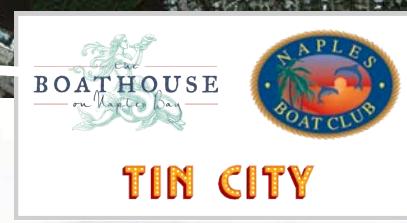
# 681 GOODLETTE-FRANK RD N LOCATOR MAP



click  
here!



Google  
Maps



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