

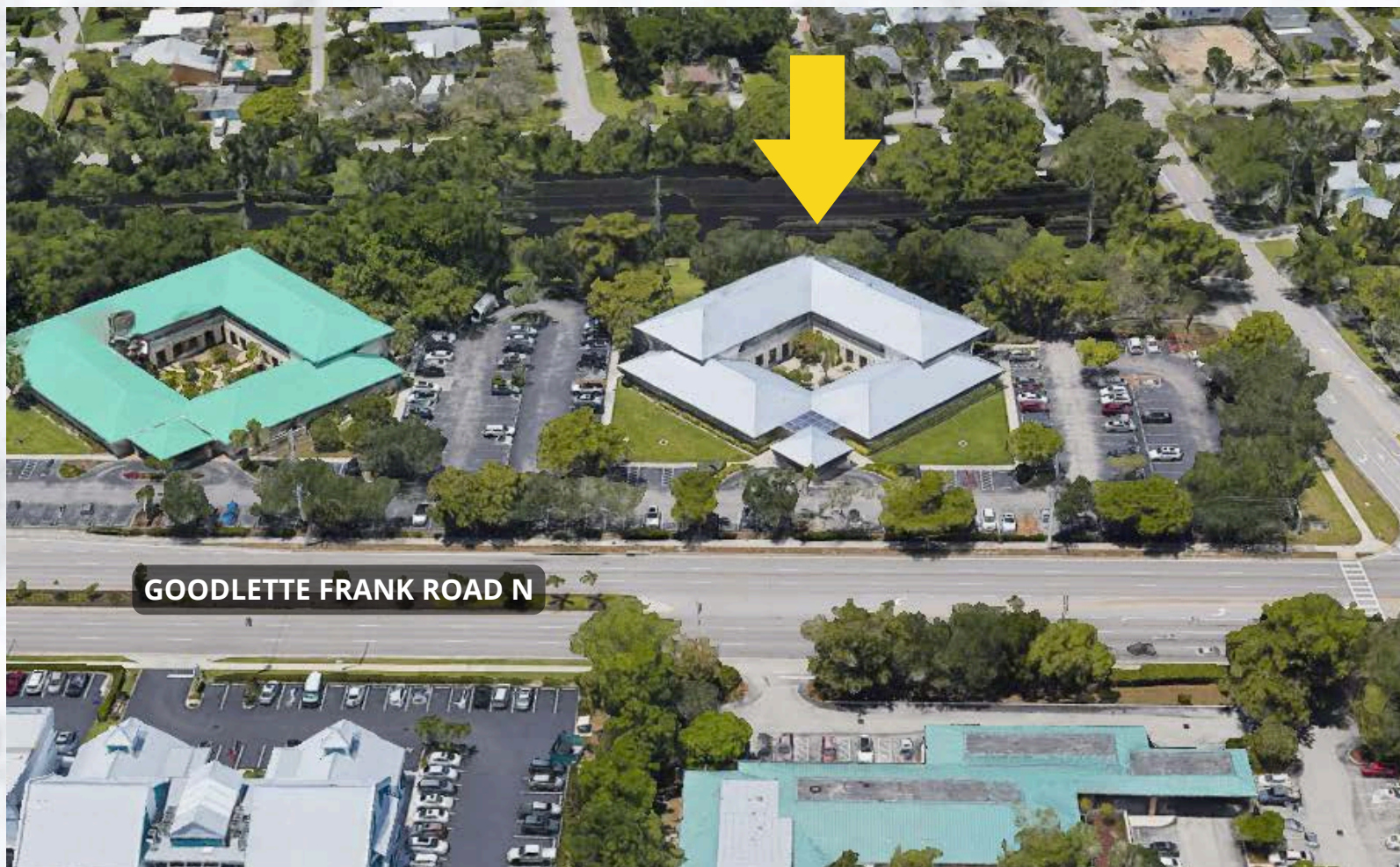


**Investment
Properties
Corporation**

S A L E O R L E A S E

MEDICAL OFFICE SPACE

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



GOODLETTE FRANK ROAD N

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.

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Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

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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.

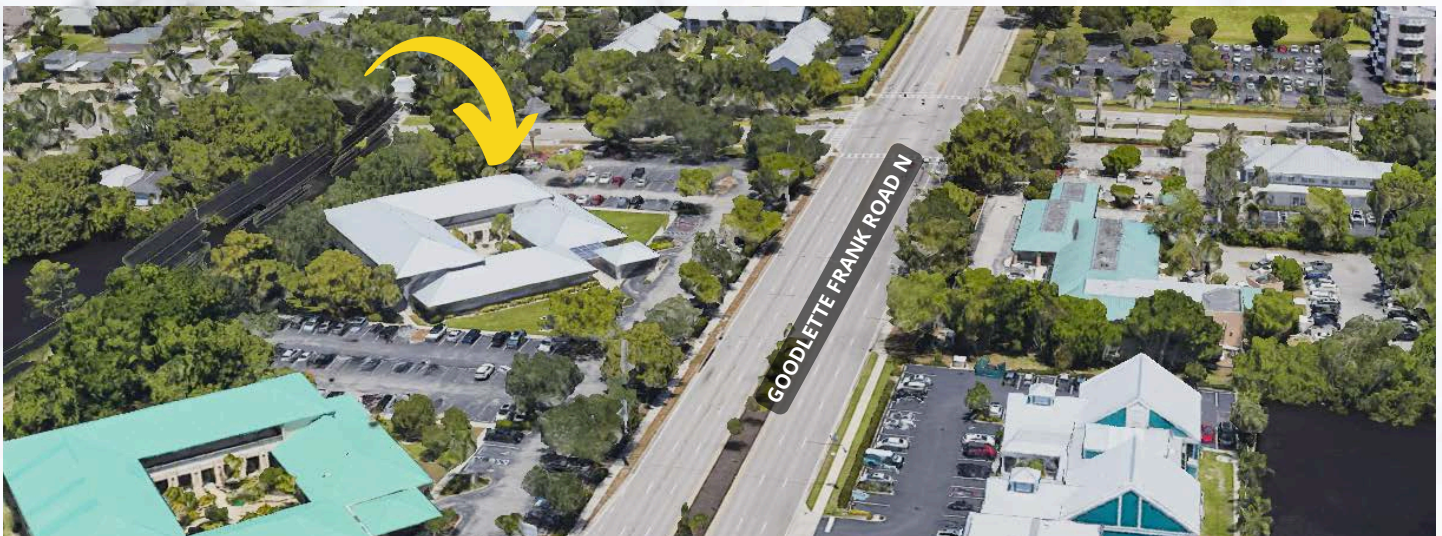


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MEDICAL OFFICE SPACE 681 GOODLETTE-FRANK RD N

OFFERING SUMMARY

UNITS:	130 & 140 <i>*Currently together or can be sold separately</i>
YEAR BUILT:	1992
SALE PRICE: <i>(Both Units)</i>	\$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: <i>(Quarterly)</i>	#130 \$4,179.89 #140 \$3,779.32



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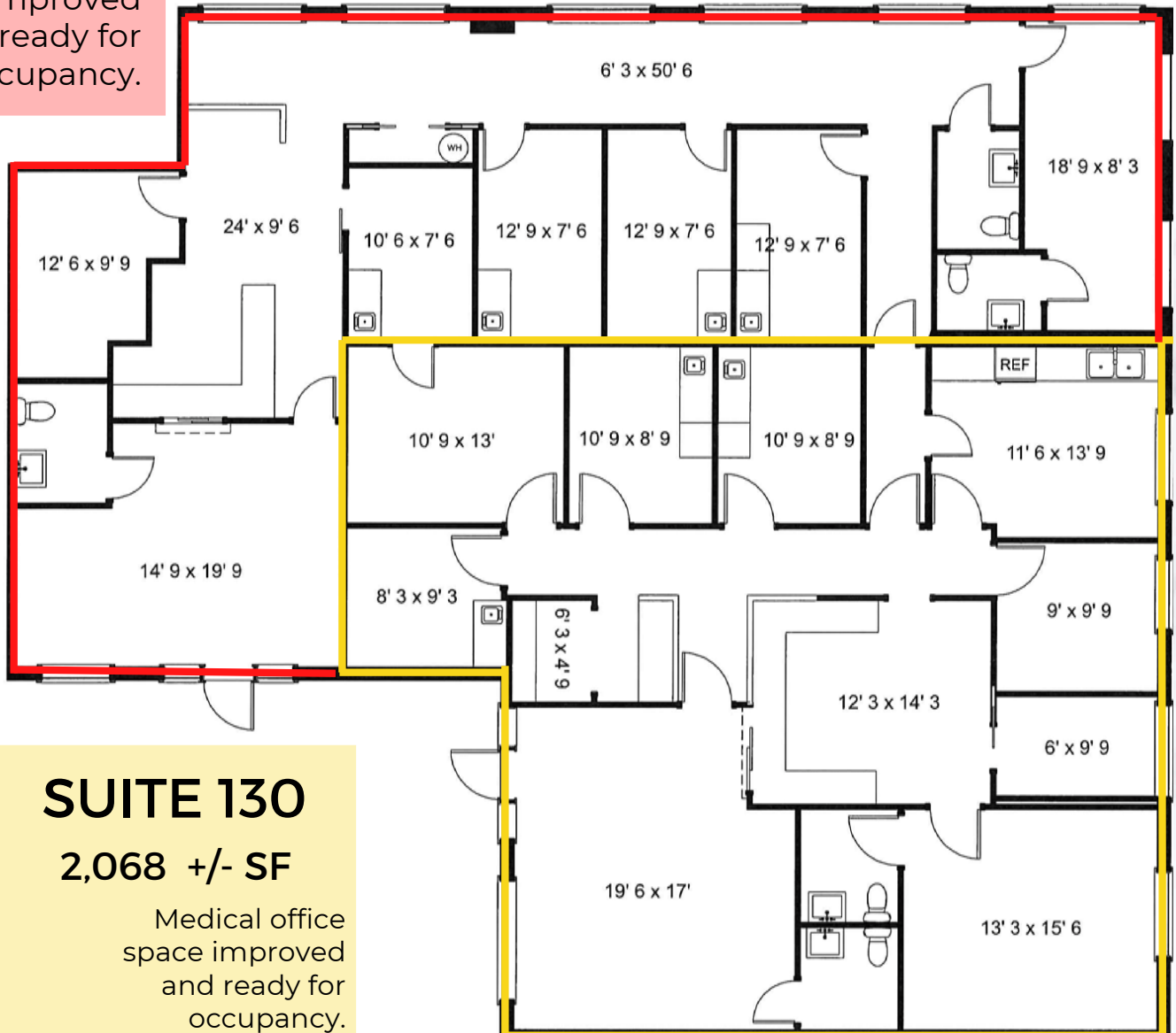


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MEDICAL OFFICE SPACE 681 GOODLETTE-FRANK RD N

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.



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%
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+



21.9%
Services

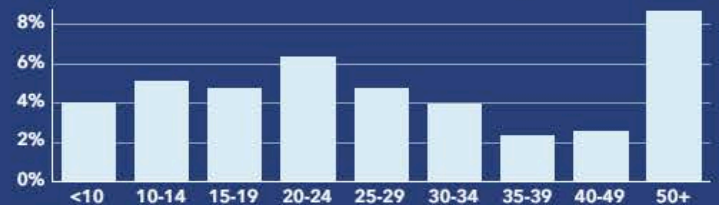


15.2%
Blue Collar

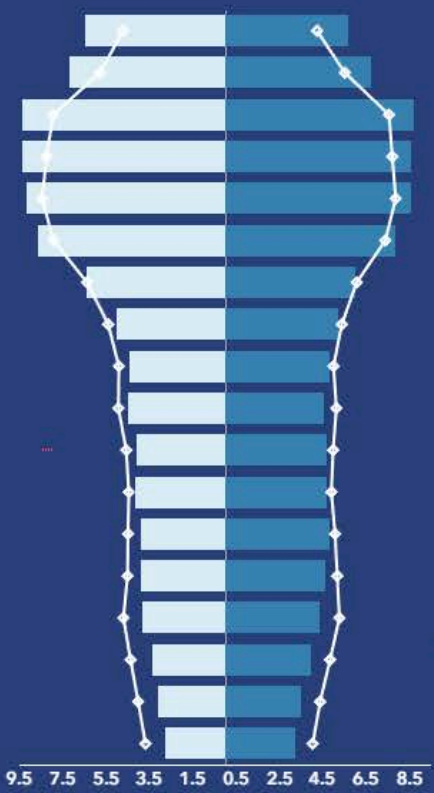


63.0%
White Collar

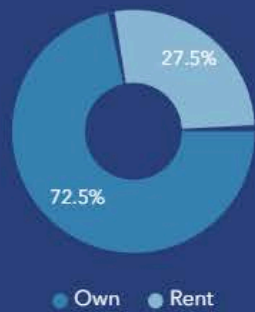
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



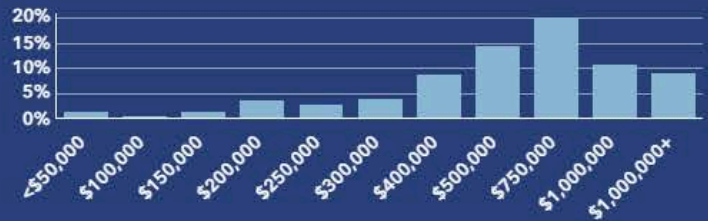
Home Ownership



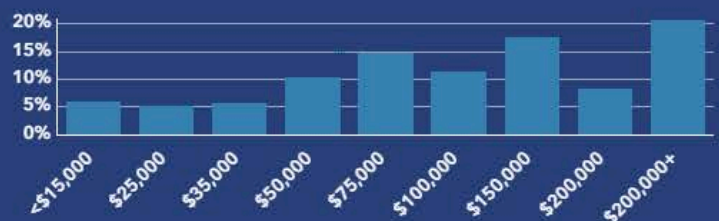
Housing: Year Built



Home Value



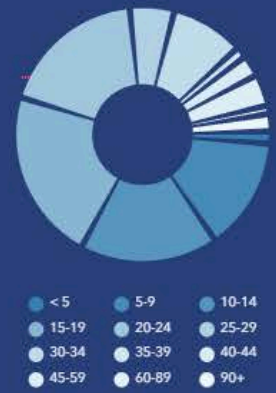
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

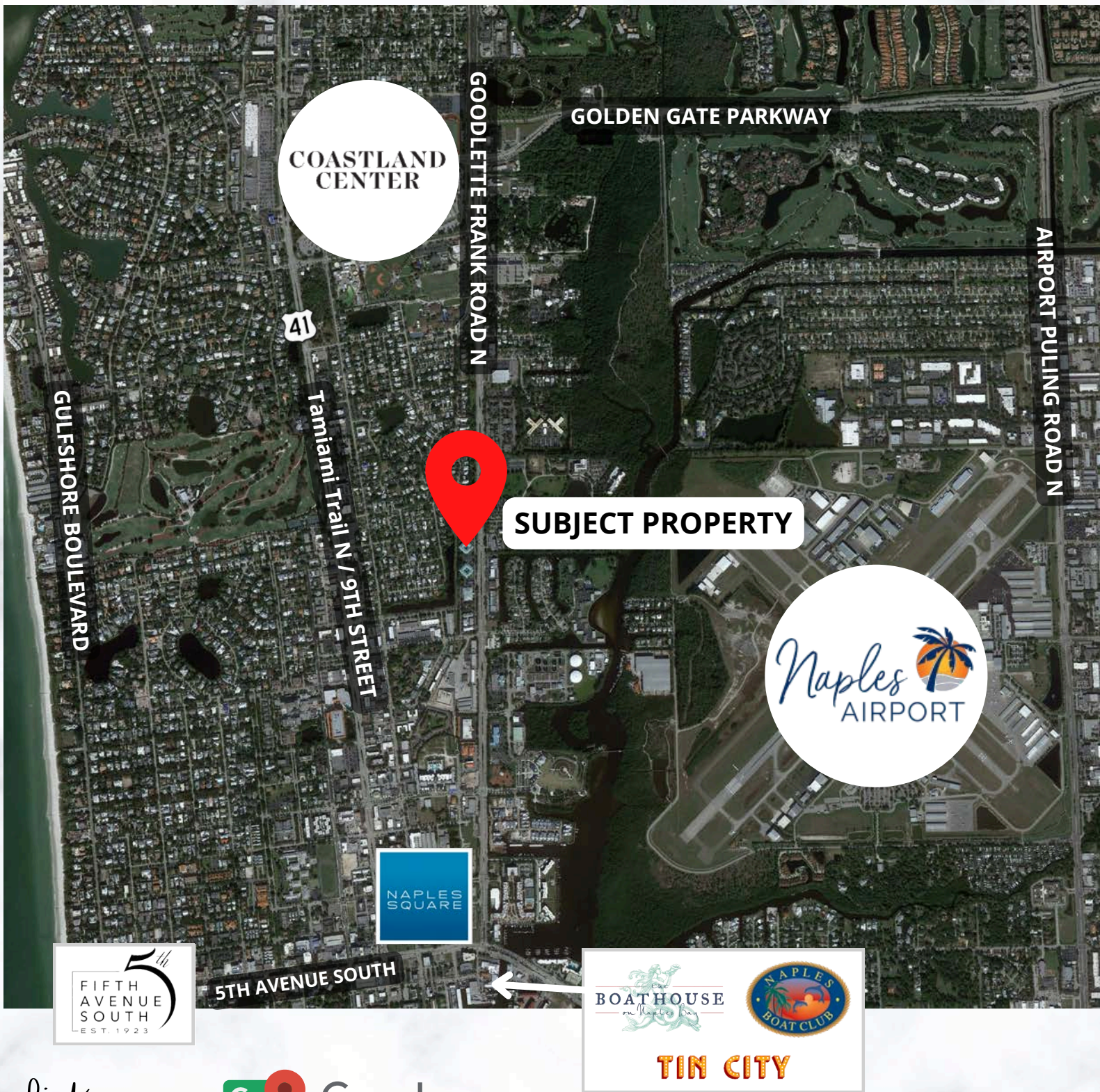
Dots show comparison to Collier Co...



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681 GOODLETTE-FRANK RD N

LOCATOR MAP



click
here!



Google
Maps

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