



**Investment
Properties
Corporation**

OFFICE FOR SALE



9015 STRADA STELL COURT #105 | NAPLES 34109

Located in a highly desirable Class “A” office park located in North Naples on Vanderbilt Beach Road close to the intersection of Airport Road. Within walking distance of fitness, retail and many restaurants.

OFFERING SUMMARY

PRICE:	\$879,000	ASSOCIATION DUES:	\$5,508.13
		(2024)	(Quarterly)
UNIT SIZE:	2,113 SF	R.E. TAXES:	\$7,097.06
		(2024)	

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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

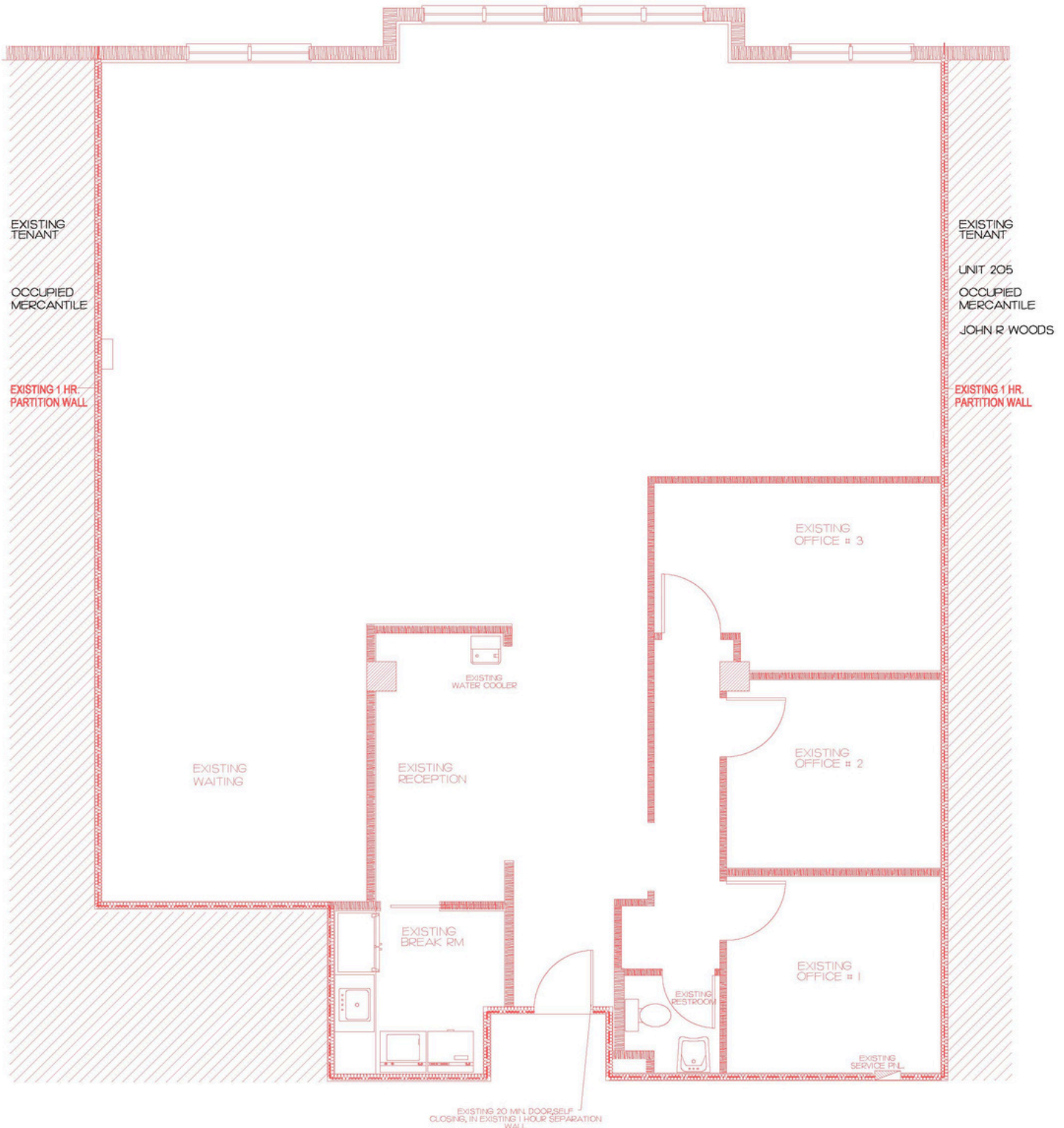
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FLOOR PLAN

SUITES #105: 2,113 +/- RSF



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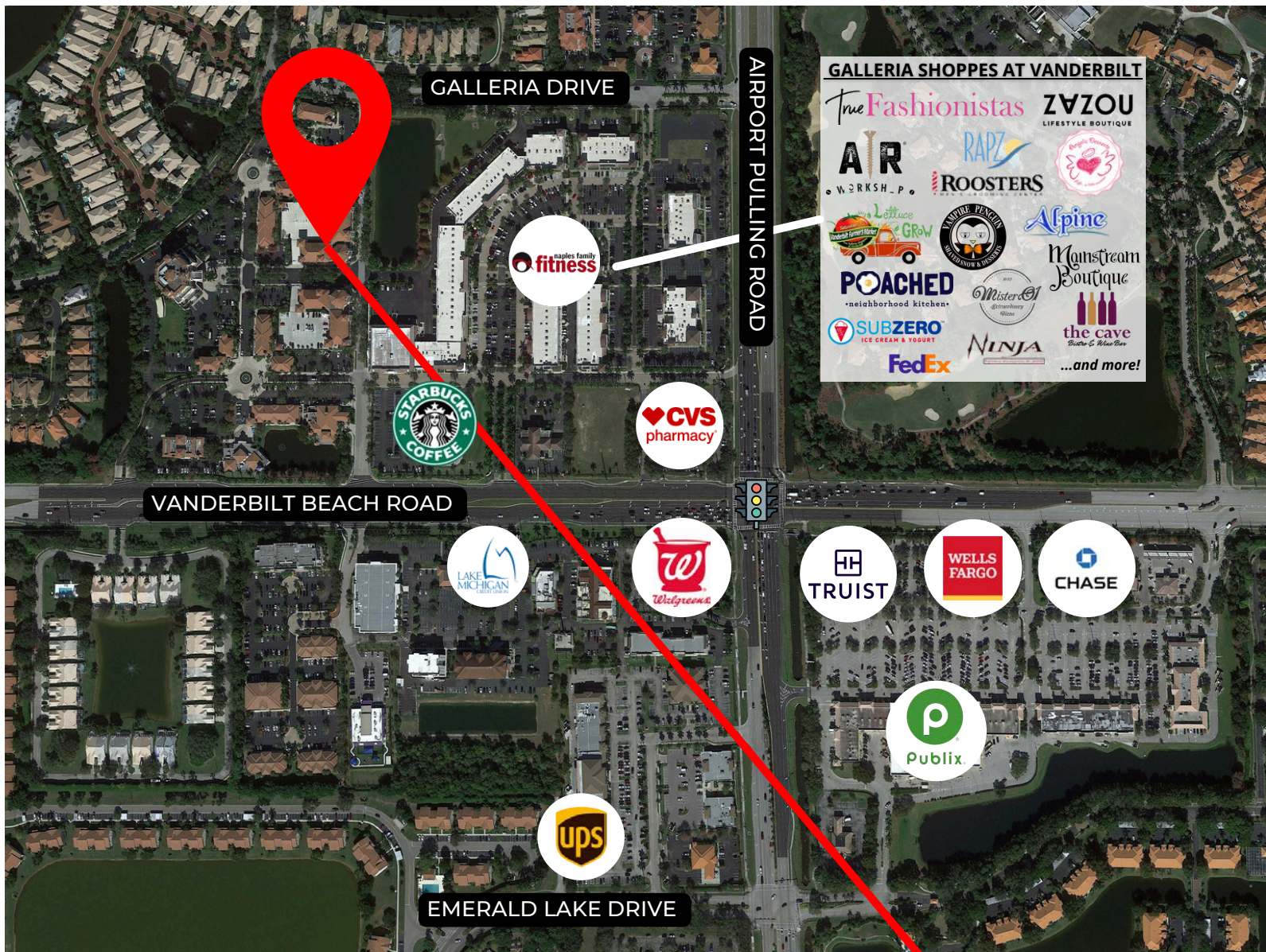
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LOCATOR MAP

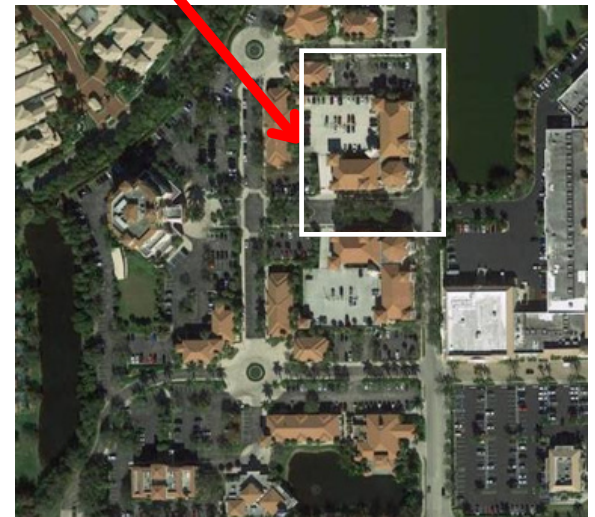


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Google
Maps

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Est. Population	6,796	54,064	119,632
Est. Household Income	\$204,310	\$169,882	\$180,981
Avg. Daily Traffic Count (2025)	30,500 Cars Average Daily on Vanderbilt Beach Road 45,000 Airport Rd.		



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