




**Investment
Properties
Corporation**

**F O R S A L E
O R L E A S E**

2-STORY OFFICE/MEDICAL HIGHWAY COMMERCIAL

 Just south of Pine Ridge Road West of US-41 (Tamiami Trail N)

803 Myrtle Terrace | Naples, Florida 34103



*click
here!*



**Google
Maps**

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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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OFFERING SUMMARY

SALE PRICE:	\$1,825,000
BASE RENT:	\$37.00 PSF NNN
BUILDING SIZE:	2,382 SF
LOT SIZE:	7,038 SF
ZONING:	CITY OF NAPLES HIGHWAY COMMERCIAL





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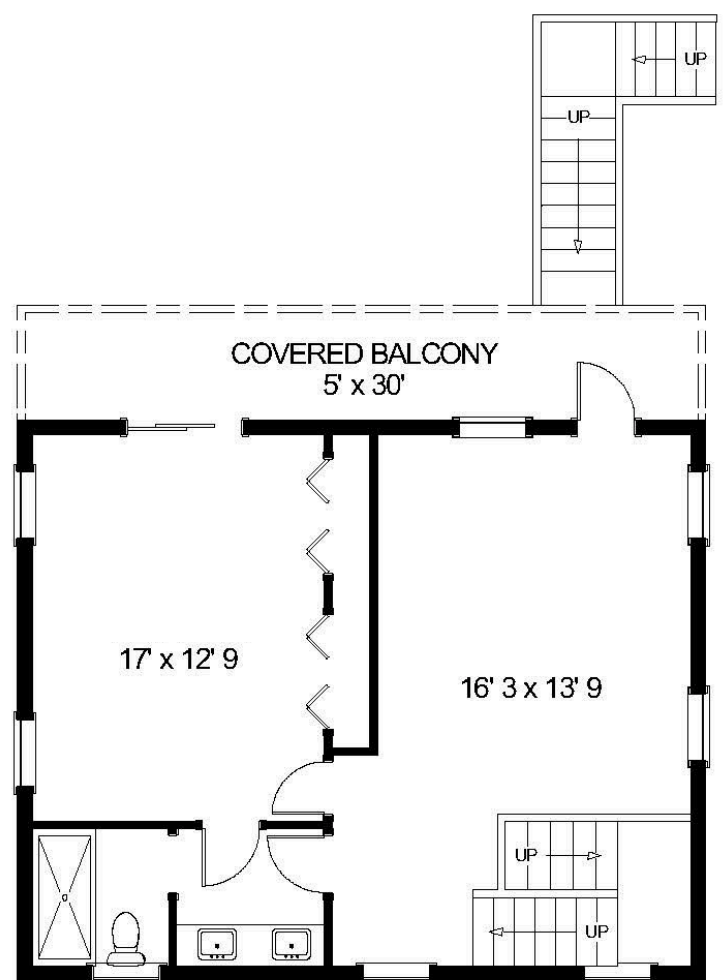
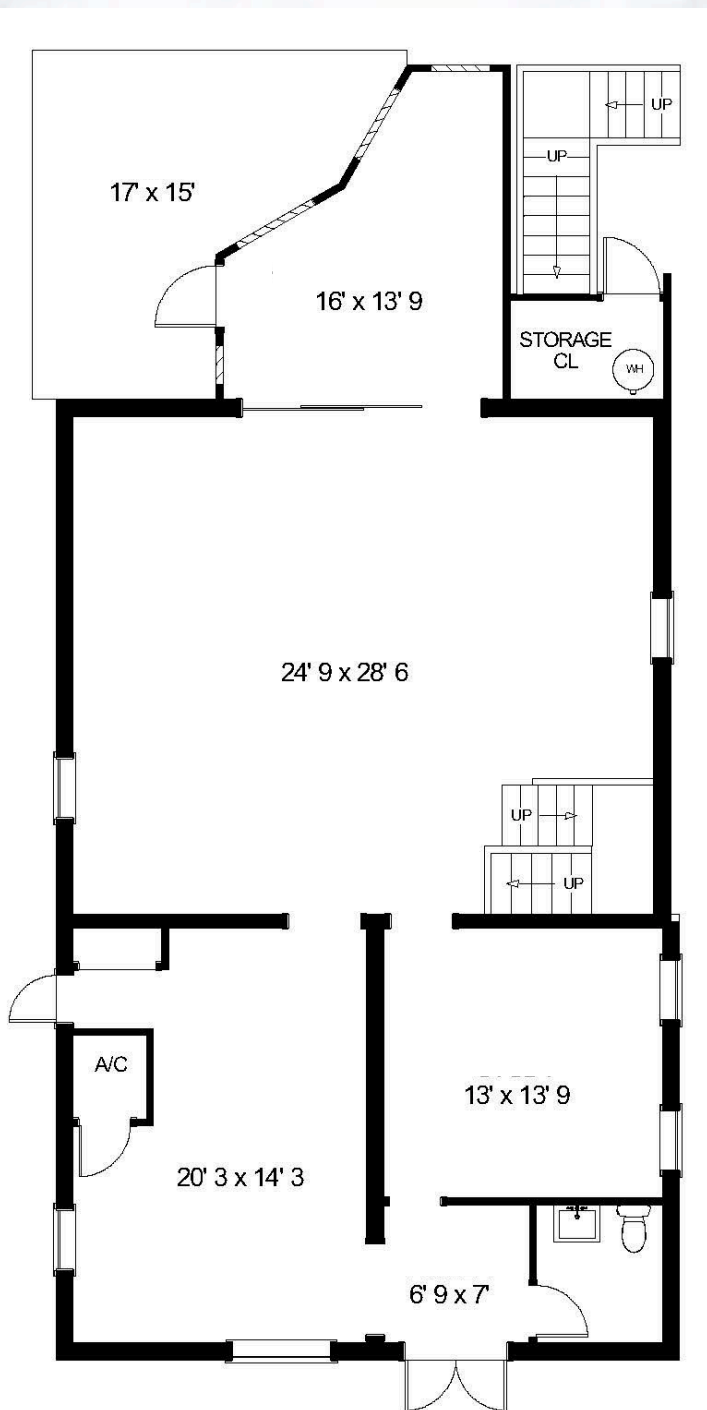
803 Myrtle Terrace | Naples, Florida 34103

FLOORPLAN

Ground Floor: 1,644 SF

2nd Floor: 738 SF


Total Area: 2,382 SF





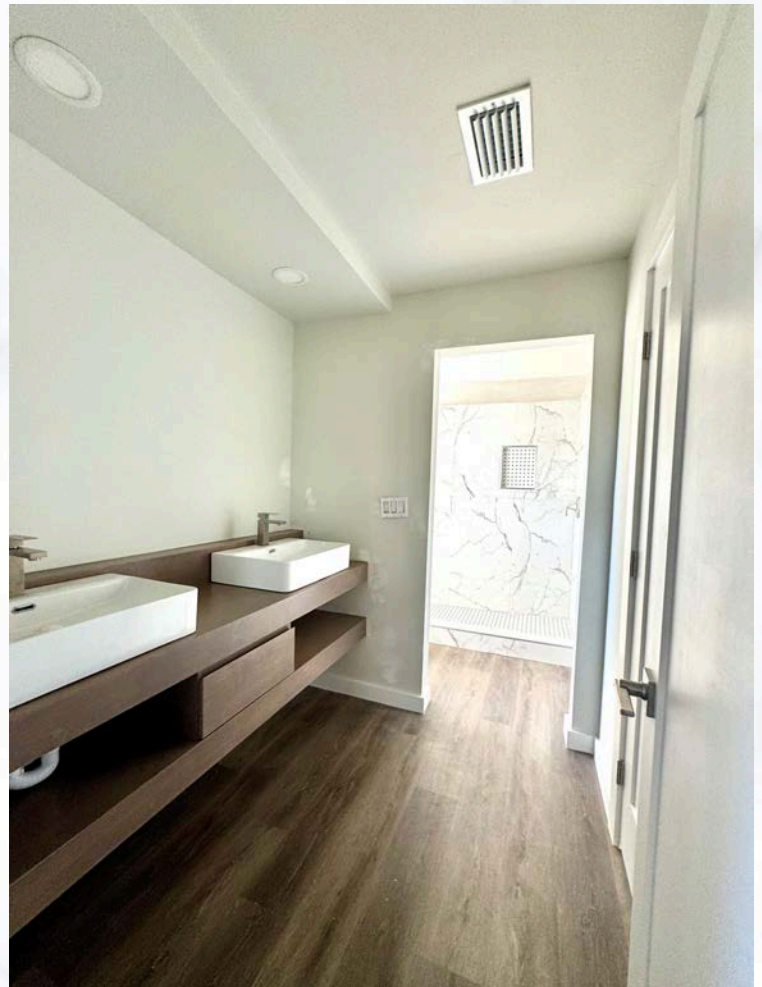
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PHOTOS





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WATERSIDESHOPS

LESS THAN 1 MILE FROM
PROPERTY!



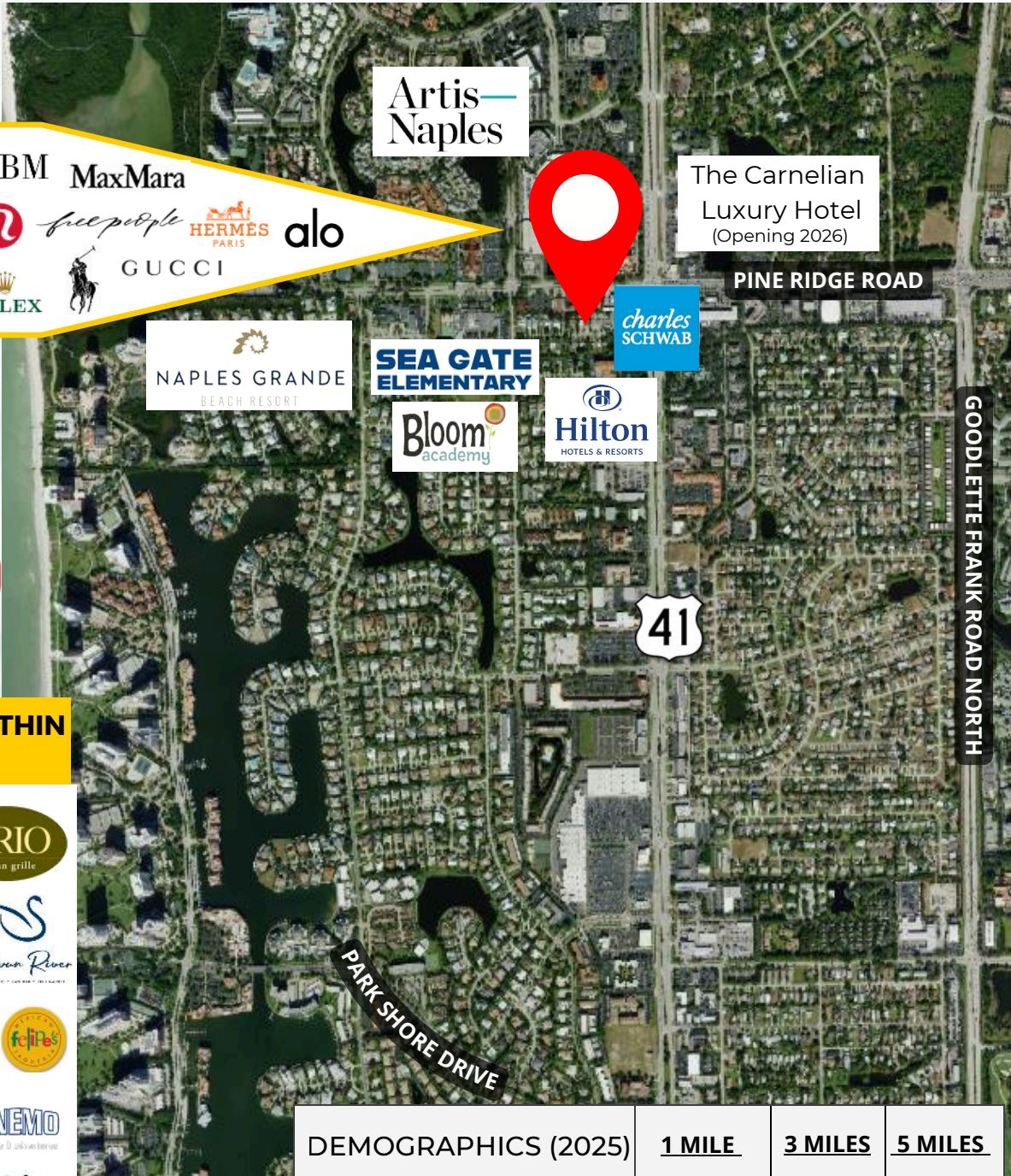
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click
here!



Google
Maps

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	7,268	41,292	86,777
Est. Avg. Household Income	\$209,788	\$214,354	\$197,672
2024 AADT Traffic Count	44,000 Cars on Tamiami Trail N. Daily		

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