



Investment
Properties
Corporation

F O R S A L E

PARAGON PROFESSIONAL CENTER


📍 Located off 9th Street N and 1st Ave N | Downtown Naples

130 9th Street N | Naples, FL 34102



click here! 



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

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

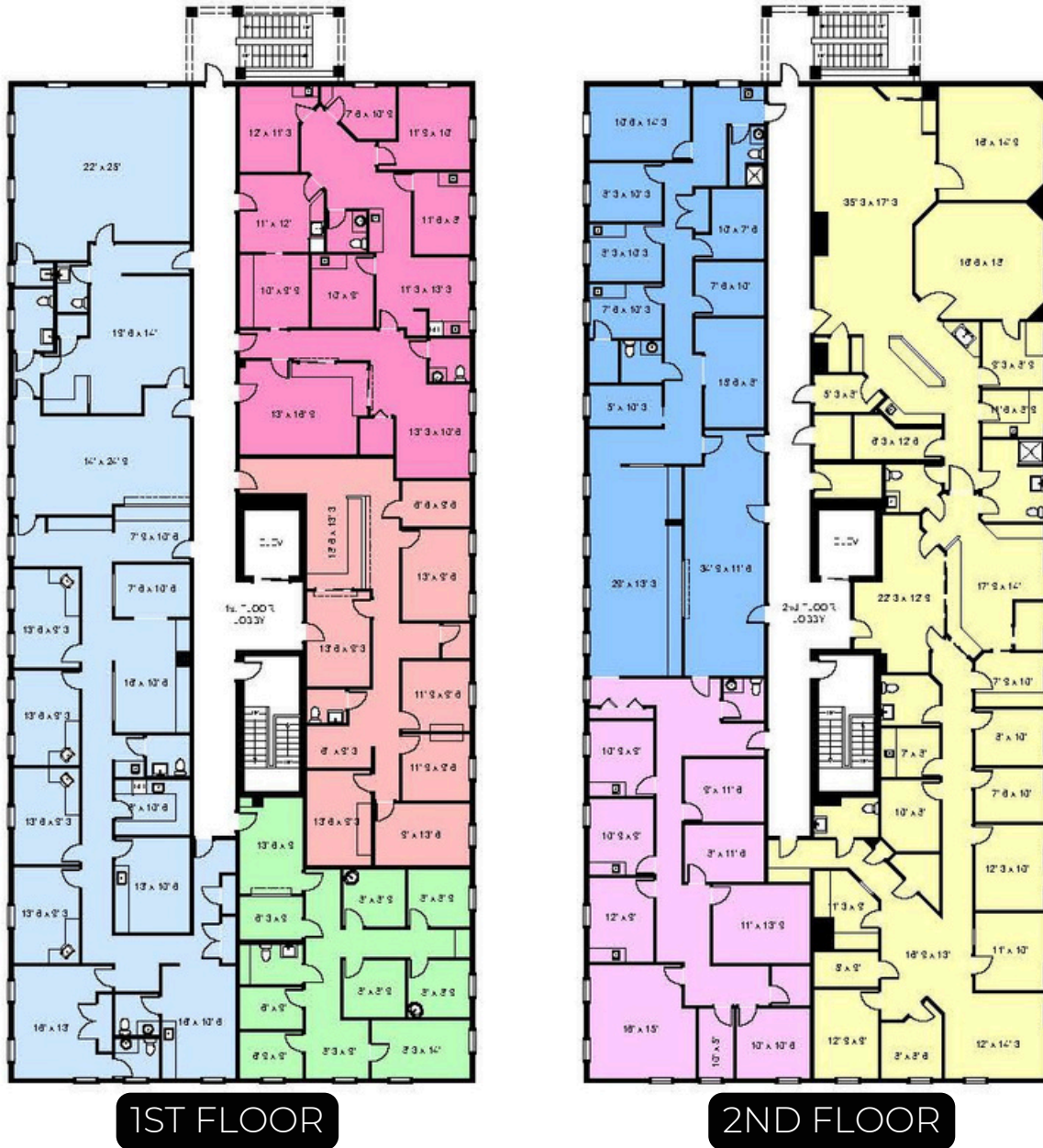
PRICE:	\$15,000,000
LAND SIZE:	.95 ACRES
BUILDING SIZE:	16,491 SF
YEAR BUILT:	1992
TAXES:	\$37,107.14
	(2023)

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1ST FLOOR

2ND FLOOR

Suite 100	1459 sq. ft.
Suite 110	1111 sq. ft.
Suite 120	3836 sq. ft.
Suite 130	1799 sq. ft.
Suites 210 & 250	4447 sq. ft.
Suite 220	1691 sq. ft.
Suite 240	2148 sq. ft.



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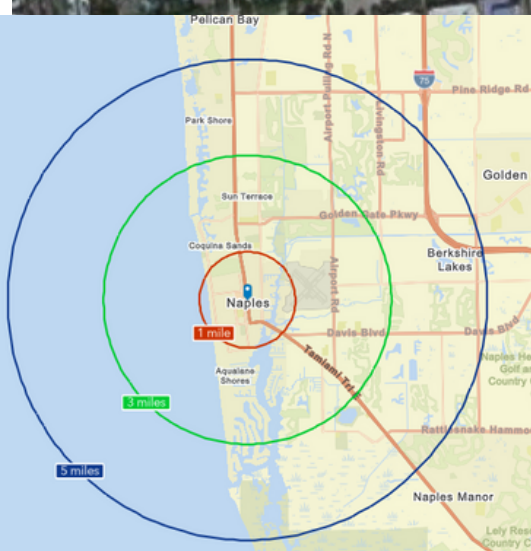
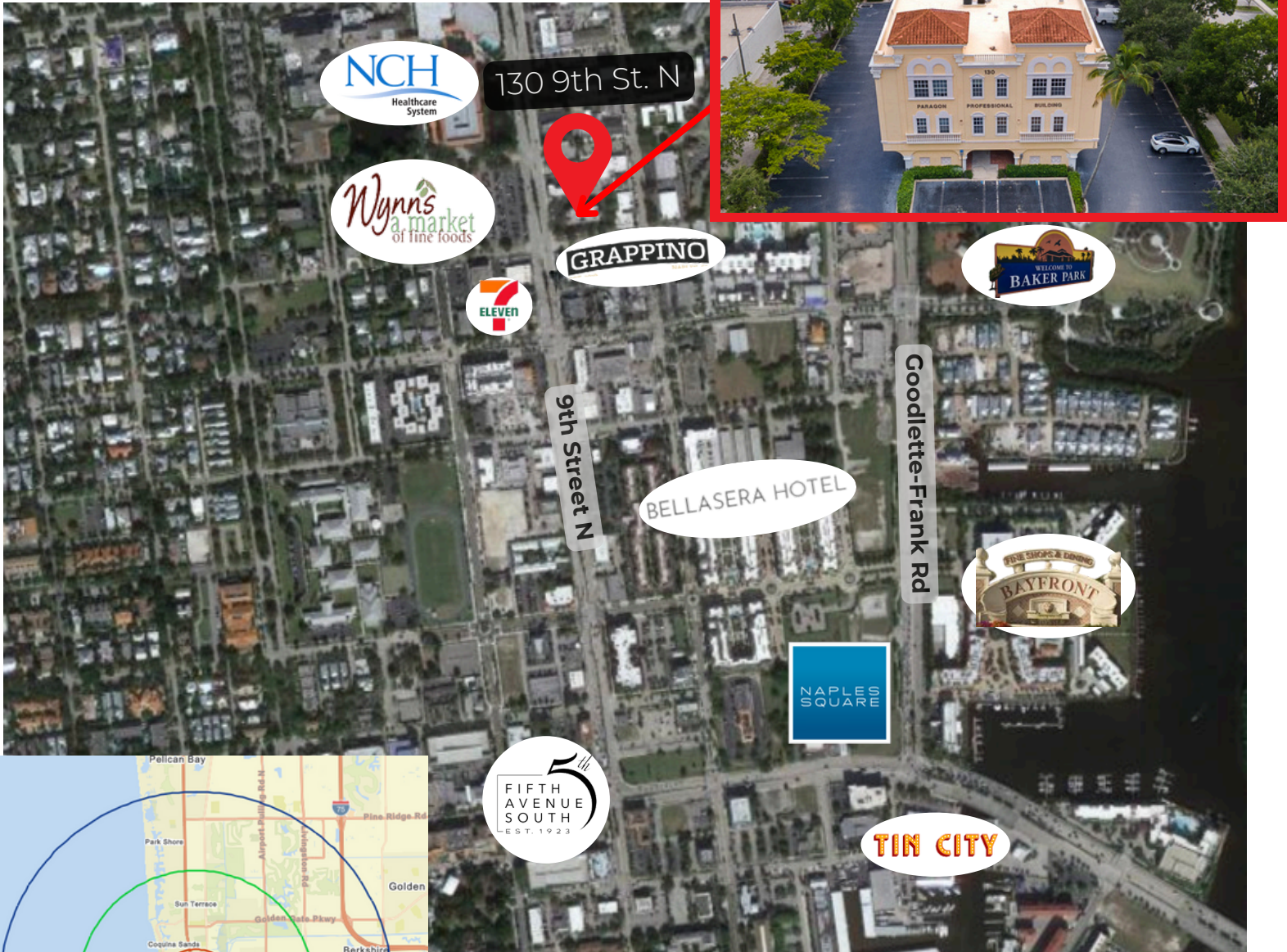
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**LOCATED ONLY 0.5 MILES
(11 MIN WALK) TO NOTABLE
5TH AVENUE SOUTH**



DEMOGRAPHICS 2024	1 mile	3 miles	5 miles
Est. Population	5,154	34,933	87,949
Est. Average H.H. Income	\$171,136	\$146,941	\$141,230
2023 Avg. Daily Traffic Count	36,000 vehicles per day on 9th St. S 42,000 vehicles per day on 5th Ave S		

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