

# MEDICAL/PROFESSIONAL OFFICE CONDO MISSION SQUARE

1575 PINE RIDGE ROAD, SUITE 19, NAPLES, FL 34109

## FOR SALE



■ Exceptional opportunity to own a fully remodeled 2,410 SF medical office condominium in one of Naples' most desirable commercial corridors. Renovated in 2023, this move-in-ready suite features high ceilings, modern LED lighting, and a clean, contemporary build-out designed for efficiency and professionalism. The layout is ideal for medical, wellness, or professional office use, offering flexibility for a wide range of permitted uses. Located within a well-maintained mixed-use center with a strong tenant mix of medical, retail, and office users, the property benefits from built-in synergy and consistent activity. Suite 19 is competitively positioned relative to recent Naples medical office sales, particularly for renovated, fully built-out space along major corridors. Comparable medical condominiums in prime locations routinely trade at a premium due to the high cost of construction, permitting, and specialized medical build-outs—often exceeding \$150–\$250+ PSF. With the renovation complete, a strong 10/1,000 parking ratio, reserved spaces, and prominent signage already in place, a buyer can avoid construction timelines, rising material costs, and operational downtime. Additionally, no other units are currently available for sale within the property, creating a scarcity premium in this tightly held submarket.

- PRICE:** \$1,329,000 (\$551 PSF)
- SIZE:** 2,410± SF Medical/Professional Office Condo
- ZONING:** PUD – Planned Unit Development (*Collier County*)
- PARKING RATIO:** 10/1,000 SF

### CONTACT:

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Senior Vice President

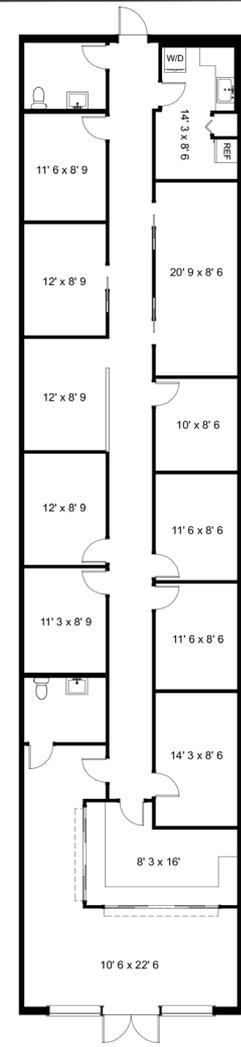
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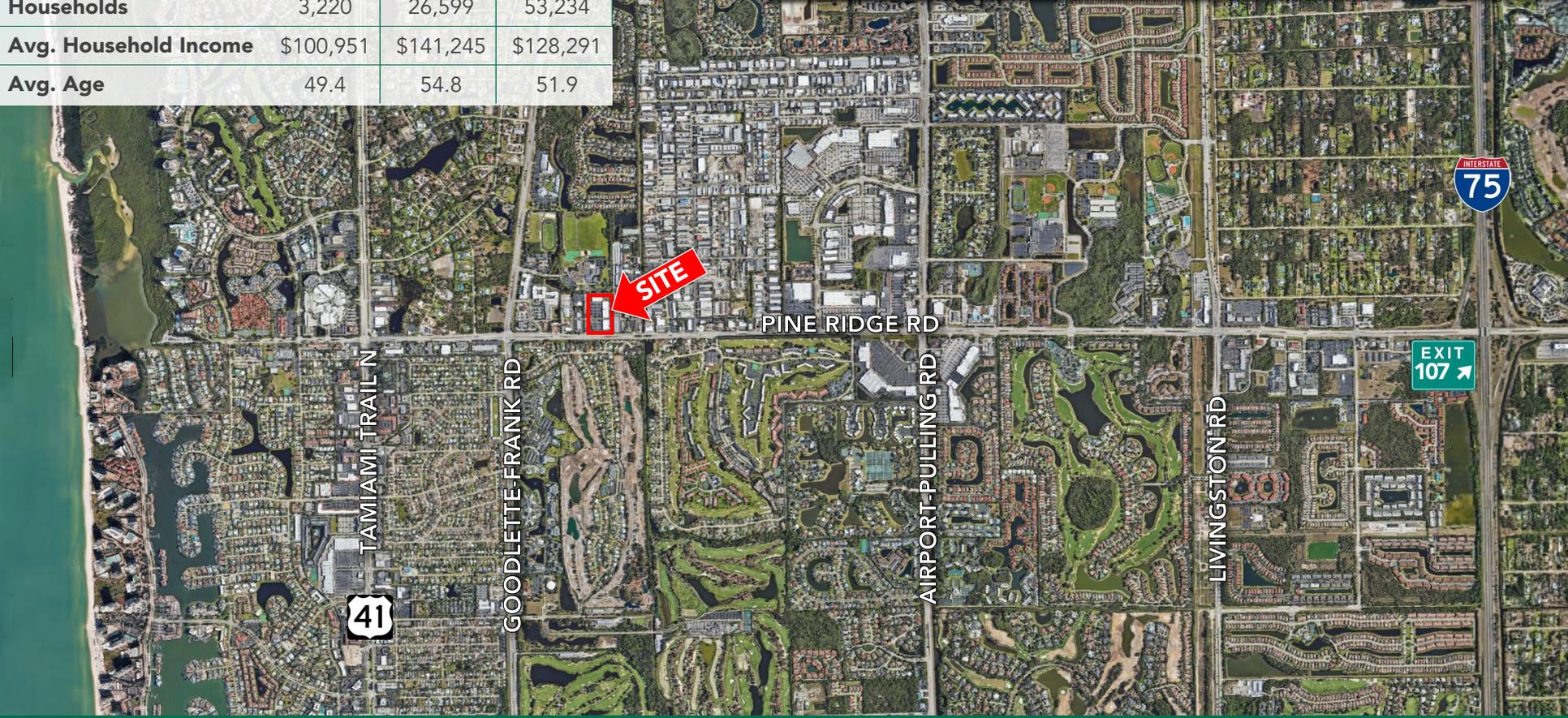
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,813	54,686	115,703
Households	3,220	26,599	53,234
Avg. Household Income	\$100,951	\$141,245	\$128,291
Avg. Age	49.4	54.8	51.9

Strategically positioned near I-75 and surrounded by dense residential and commercial development, the property offers rare ownership along the highly trafficked Pine Ridge Road corridor.

### LOCATION OVERVIEW



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