

VANDERBILT GALLERIA

OFFICE FOR SALE

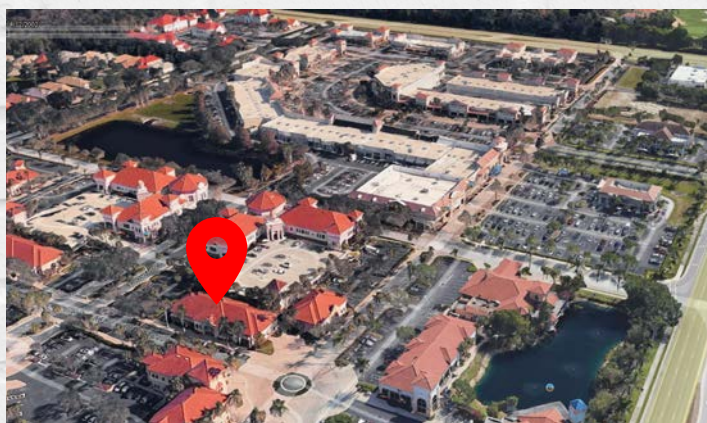


9140 Corsea Del Fontana Way
Naples, FL 34109

Improved Professional Office Building

6,581 +/- square foot office building conveniently located off of Vanderbilt Beach Road in The Vanderbilt Galleria.

Divided into three separate units, easily combined.
Possible partial lease-back from current owner.
Walking distance to The Shoppes at Vanderbilt.



<u>PRICE:</u>	\$3,250,000
<u>SIZE:</u>	6,581 SF +/-
<u>ZONING:</u>	PUD
<u>ASSOC. DUES:</u> (2025)	\$8,755.77 / qtr.
<u>RE TAXES:</u> (2025)	\$20,923.06
<u>YEAR BUILT:</u>	2002
<u>AVAILABLE:</u>	Ready for occupancy

Please call for details.

CONTACT 📞 **(239) 261-3400**

Rob Carroll, CCIM, MAI ext. 111, rob@ipcnaples.com
Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com

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

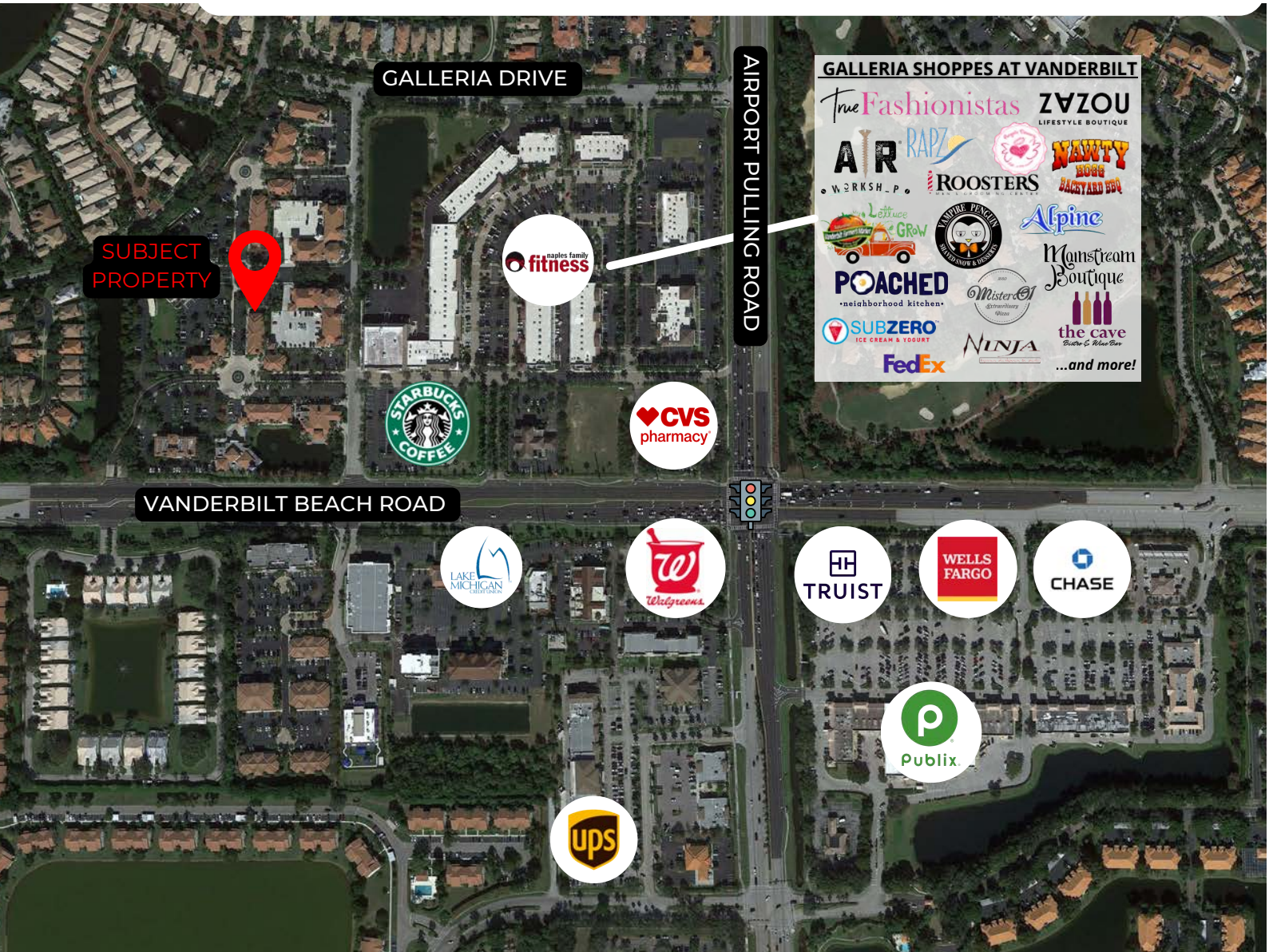
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LOCATOR MAP



click
here!



Google
Maps

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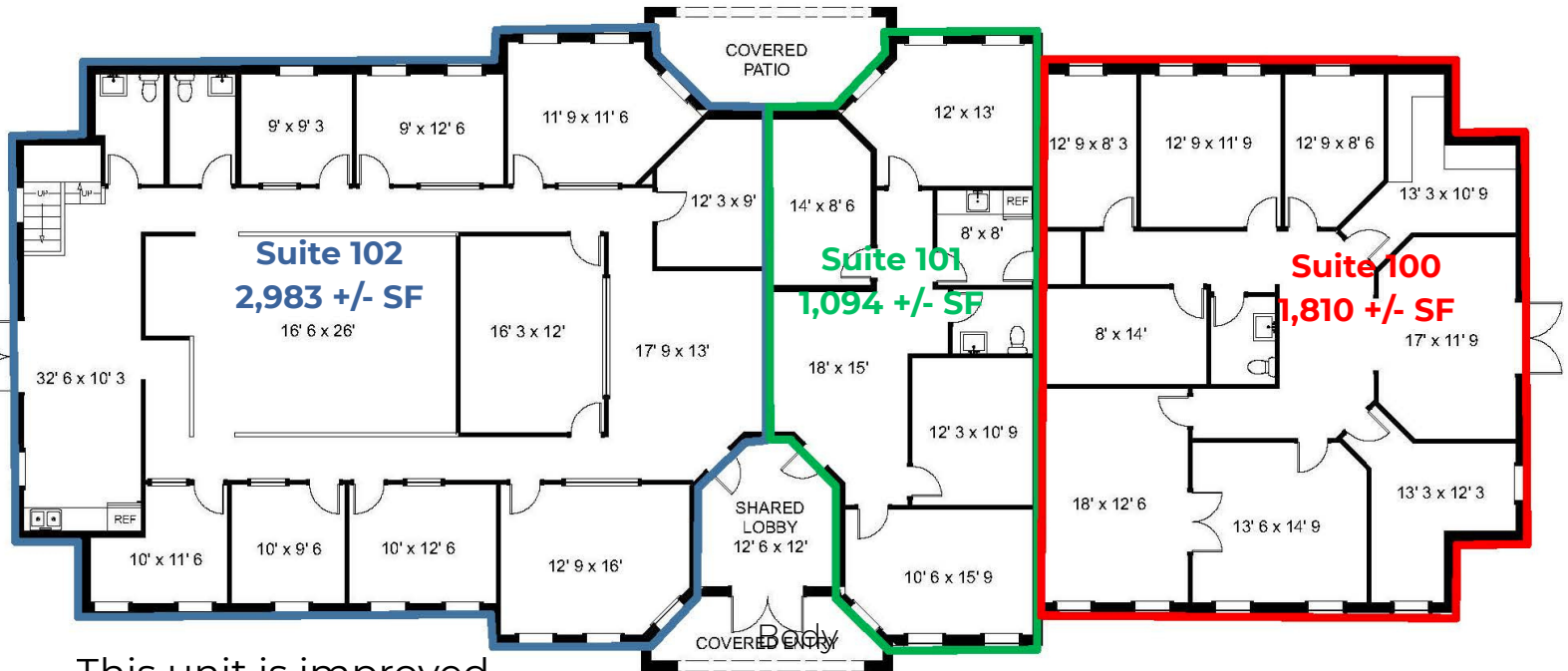
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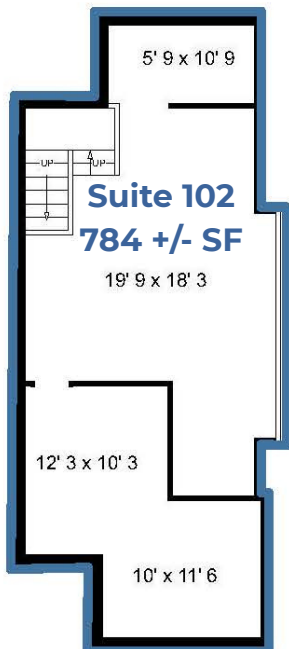
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FLOOR PLAN & DEMOGRAPHICS



This unit is improved
office space.



Mezzanine is
for storage use only

Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,258	54,739	117,872
Est. Average Household Income	\$212,486	\$170,096	\$181,547
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		



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