



**Investment  
Properties  
Corporation**

# PLAZA AT THE GALLERIA

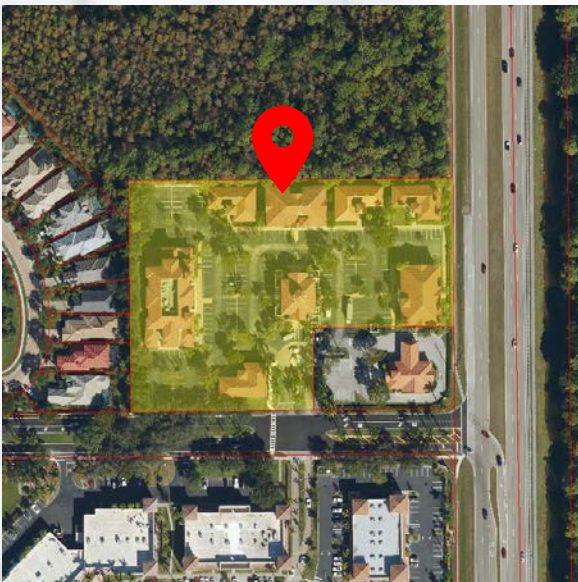
**OFFICE FOR SALE**

9150 Galleria Court, Naples, FL 34109



**Improved Professional Office Building**

Conveniently located off Vanderbilt Beach Road in The Plaza at the Galleria, this 10,352± square foot office building is fully improved. The first floor is fully leased. Unit 201 (6,150± SF) is currently vacant, making this property ideal for an investor or owner/user seeking immediate occupancy. Walking distance to The Shoppes at Vanderbilt and surrounded by medical, retail, and residential communities. Please call for details.



- PRICE:** **\$4,250,000**
- BUILDING SIZE:** **10,352 RSF +/-**
- VACANCY:** **#201 6,150 SF**
- ZONING:** **PUD**
- ASSOC. DUES:** **\$7,309.69 / qtr.**
- RE TAXES:** **\$36,073.97**  
(2025)
- YEAR BUILT:** **2000**
- PARKING:** **2 assigned spaces**

**CONTACT** **(239) 261-3400**

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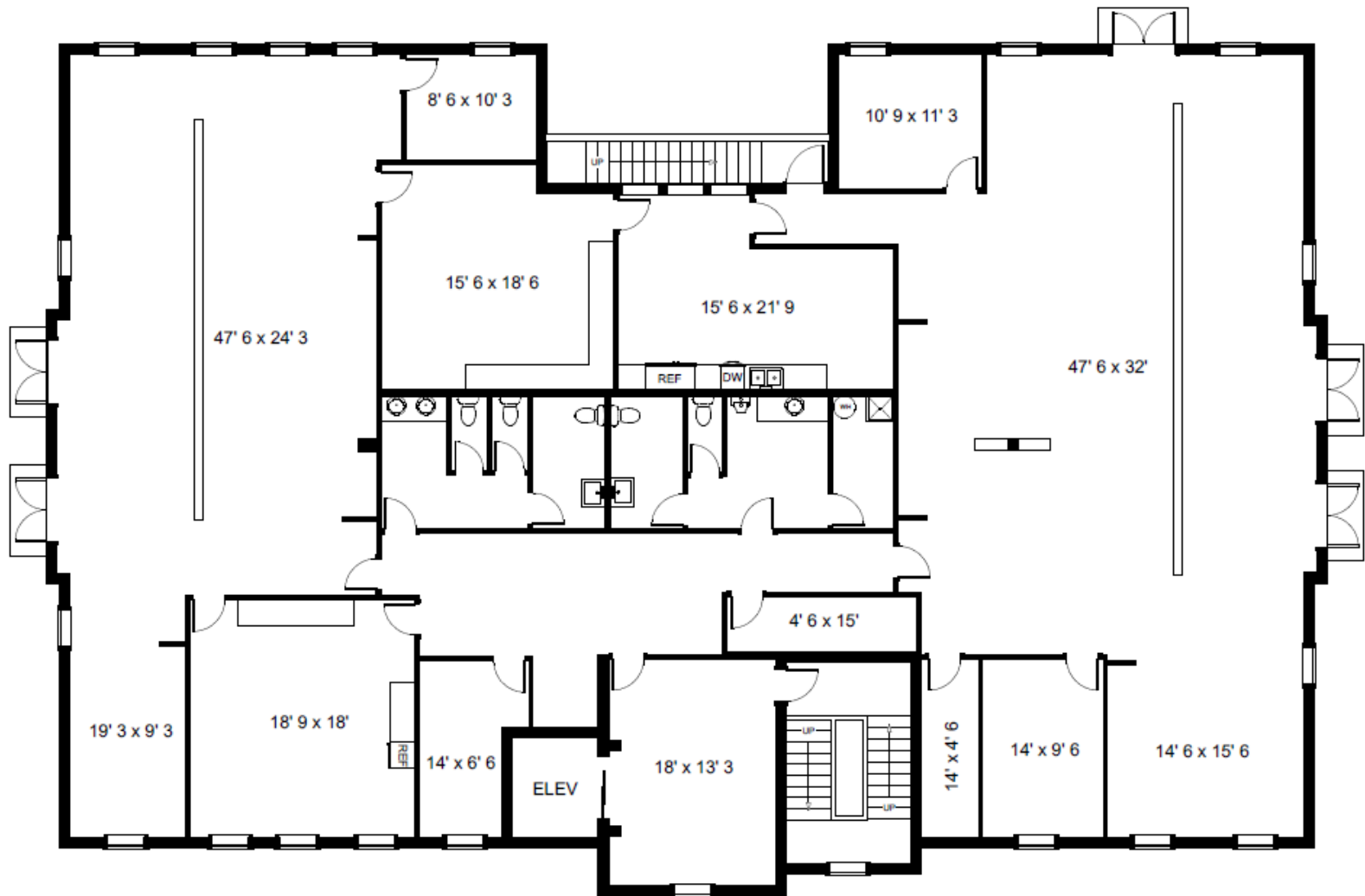
*Licensed Real Estate Broker*

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# FLOORPLAN

## SUITE 201 6,150 +/- SF



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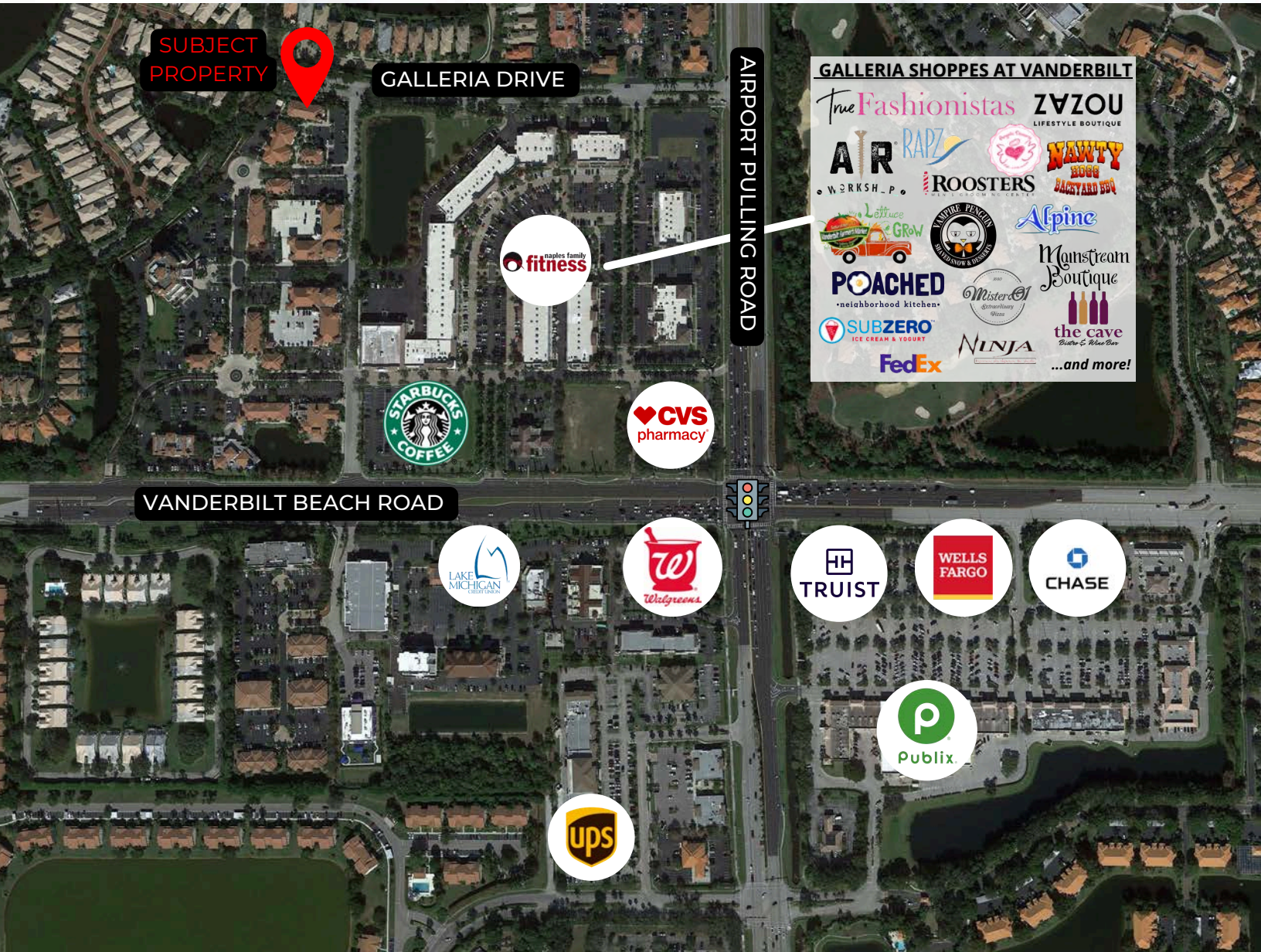
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Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,052	54,488	121,023
Est. Average Household Income	\$207,426	\$169,676	\$179,223
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		

*click here!*



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