

**12336 Tamiami Trail East #C**  
**Naples, FL 34113**

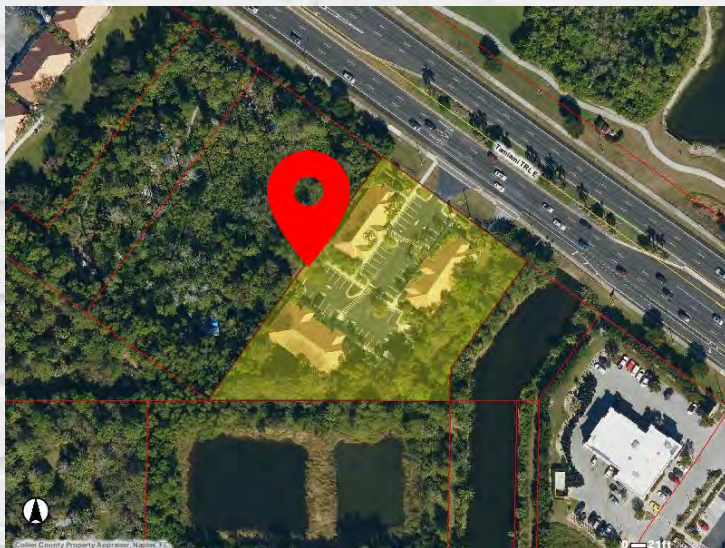
## Improved Professional Office Building

5,001 +/- square feet office building conveniently located on Tamiami Trail East in Naples, FL.

Fully improved and ready for occupancy.

Easily accessible to Collier Boulevard and Restaurant Row.  
Surrounded by medical, retail, and residential communities.

Please call for details.



**PRICE:** **\$1,395,000**

**SIZE:** **5,001 SF +/-**

**ZONING:** **C-3**

**ASSOC. DUES:** **\$8,345.61/qtr.**

**YEAR BUILT:** **2004**

**CONTACT** 📞 **(239) 261-3400 x 179** **Clint Sherwood, CCIM ext. 179, [clint@ipcnaples.com](mailto: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](http://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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# LOCATOR MAP



click  
here!



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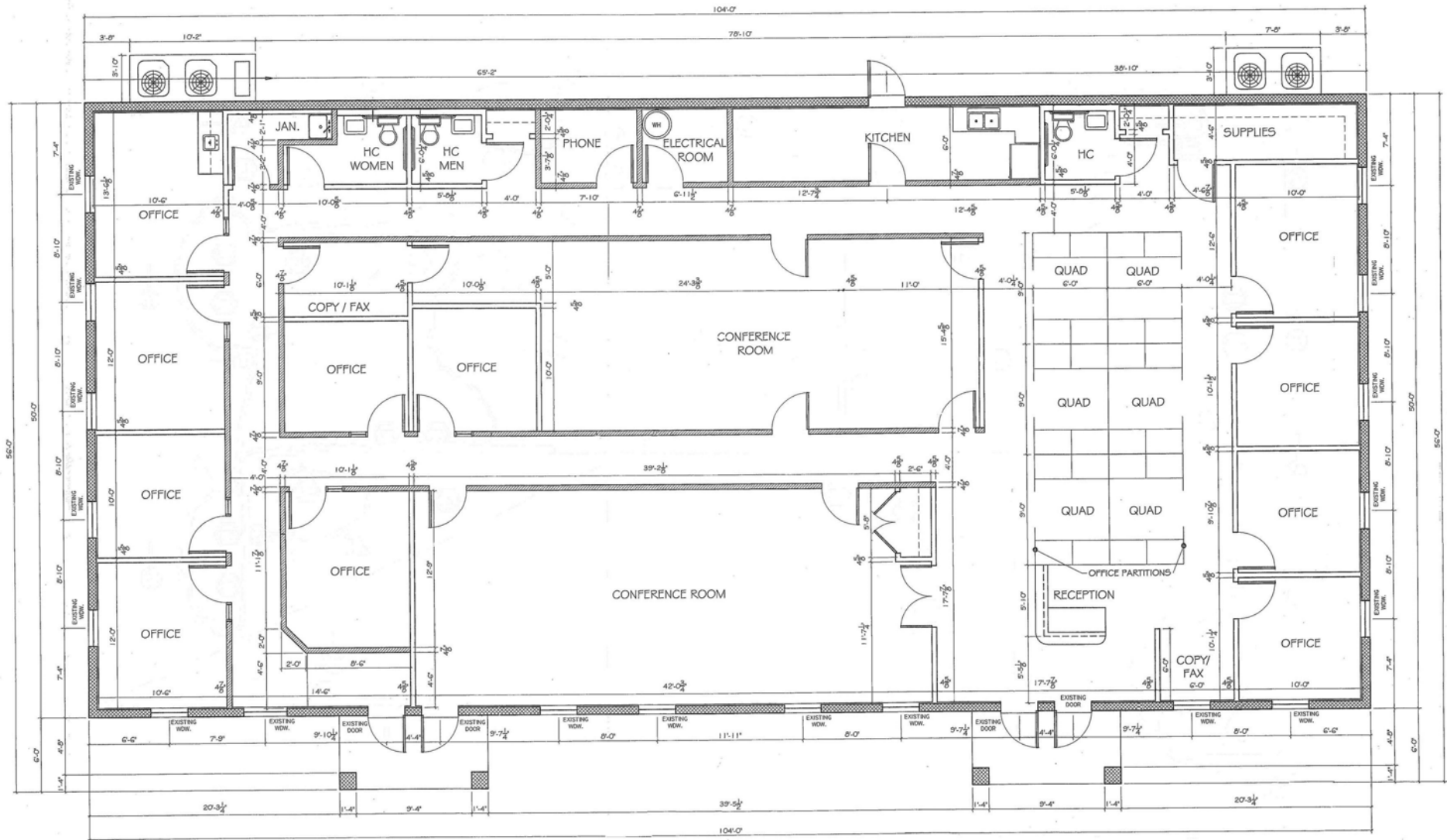




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## FLOOR PLAN



Clint Sherwood, CCIM ext. 179, [clint@ipcnaples.com](mailto:clint@ipcnaples.com)

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## PHOTOS & DEMOGRAPHICS



Demographics (2025)	1 MILE	3 MILE	5 MILE
Est. Population	4,472	31,074	61,339
Est. Average Household Income	\$137,982	\$133,497	\$133,686
2024 Avg. Daily Traffic Count on Tamiami Trail East	40,500 cars on average daily		

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