



BRENNAN MEDICAL BUILDING

One Mile From Naples Community Hospital - Downtown

FOR LEASE

730 Goodlette- Frank Rd N
Naples, FL 34102

Welcome to our
Lakefront Professional
Medical Office
Conveniently Located in
Downtown Naples, FL.



Contact Agents:

Ryan Paiva

Director of Property
Management / Sales Associate
Rpaiva@welshfl.com
239.248.7154

Rosa Gervasi

Property Manager /
Sales Associate
Rosag@welshfl.com
239.784.6183

Property Overview

- **Availability:** Ste 203: 1,684 SF
- **Rental Rate:** \$27.00 PSF
- **Est. CAM:** \$9.90 PSF
- **Permitted Uses:** Medical, Professional Office
- **Amenities & Features:** Built-out Medical Space, Ample Parking, Drive up Patient Pick-up/Drop off, Signage, Waterfront, Vending



Ryan Paiva

Director of Property
Management / Sales Associate
Rpaiva@welshfl.com
239.248.7154



Rosa Gervasi

Property Manager /
Sales Associate
Rosag@welshfl.com
239.784.6183

Surrounding Area

Approved Downtown Redevelopment Projects

- **Metropolitan Naples** - Mixed-use
<https://www.metropolitannaples.com/>
- **Downtown Naples Redevelopment** - Mixed-use
<https://www.gulfshorebusiness.com/major-redevelopment-project-proposed-in-downtown-naples/>
- **Naples Square** - Mixed use
https://www.gulfshorebusiness.com/gb_daily/construction-underway-on-ac-hotel-by-marriott-at-naples-square/
- **Gulf shore Playhouse** - Commercial
<https://www.gulfshoreplayhouse.org/>

(Highlighted areas - Neighborhood Redevelopment)

Subject Property

2022 Total Population

2022 Median Age

2022 Average Household Income

2022 Average Medical Spending

	1 MILE	3 MILES	5 MILES
2022 Total Population	3,856	44,111	112,092
2022 Median Age	48.8 Yrs	57.7 Yrs	56.8 Yrs
2022 Average Household Income	\$69,207	\$74,300	\$105,262
2022 Average Medical Spending	\$887	\$1,055	\$1,030



Building Exterior

