



Investment  
Properties  
Corporation

**F O R S A L E**

# 2-STORY OFFICE/MEDICAL HIGHWAY COMMERCIAL

 Just south of Pine Ridge Road West of US-41 (Tamiami Trail N)

803 Myrtle Terrace | Naples, Florida 34103



*click here!*



Google  
Maps

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*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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## OFFERING SUMMARY

**PRICE:** \$2,000,000

**BUILDING SIZE:** 2,382 SF

**LOT SIZE:** 7,038 SF

**ZONING:** CITY OF NAPLES  
HIGHWAY COMMERCIAL





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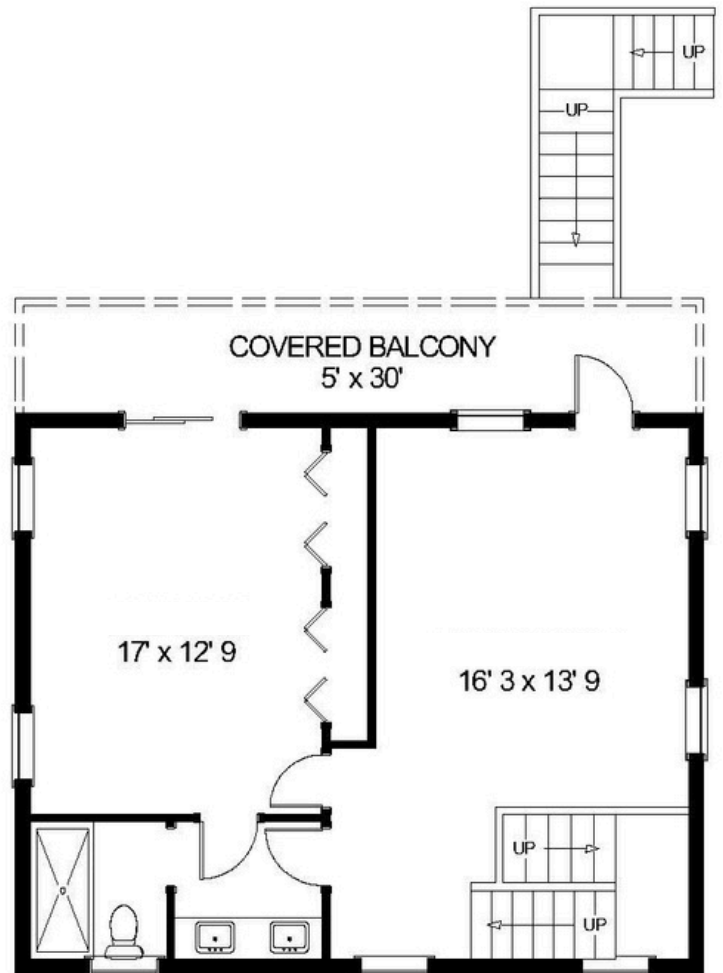
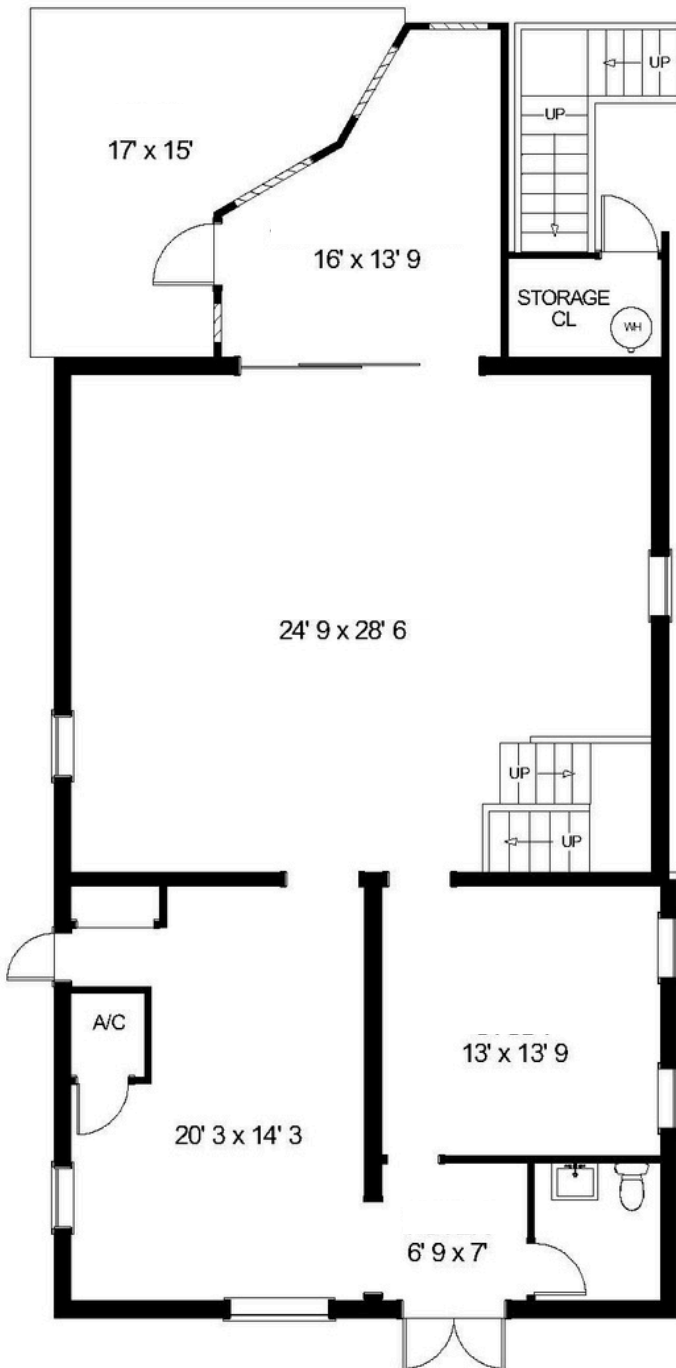
# 2-STORY OFFICE/MEDICAL

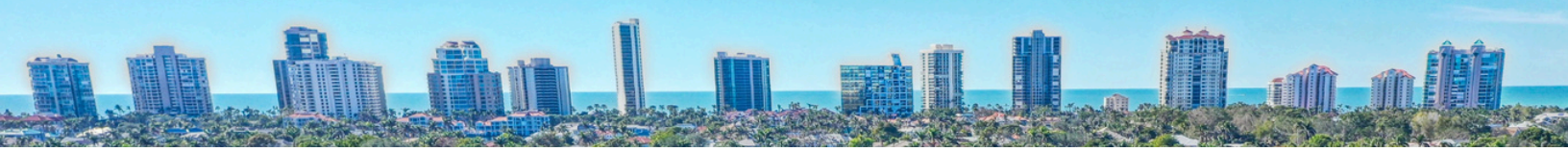
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## FLOORPLAN

Ground Floor: 1,644 SF  
2nd Floor: 738 SF  
Total Area: 2,382 SF





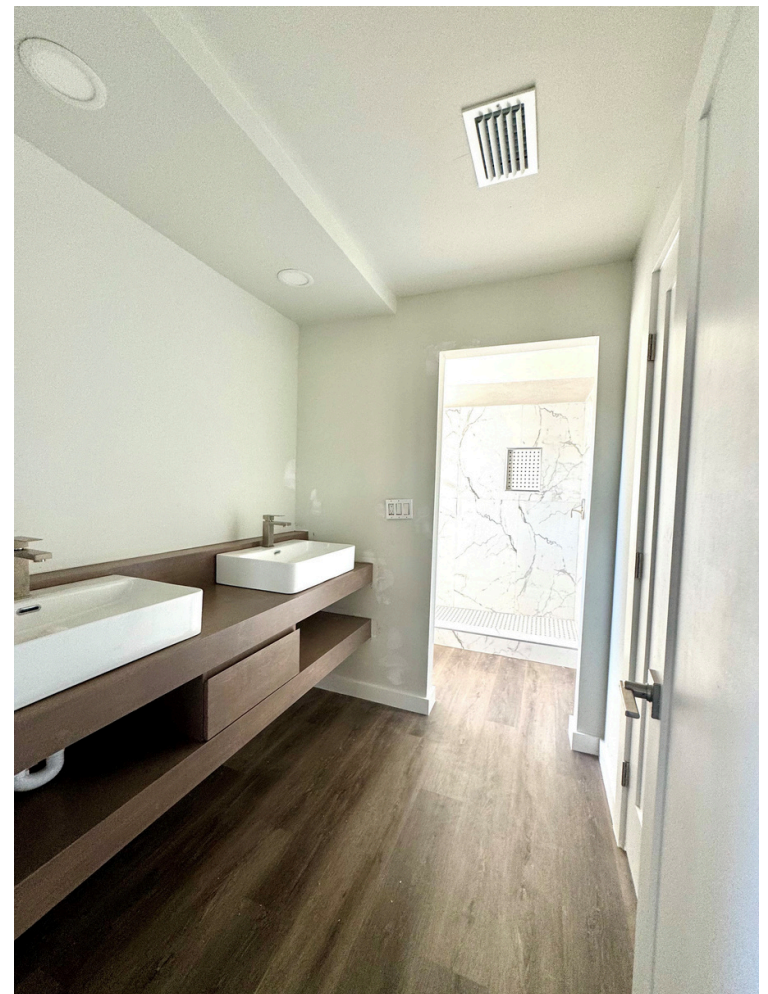
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## PHOTOS





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## WATERSIDESHOPS

LESS THAN 1 MILE FROM  
PROPERTY!



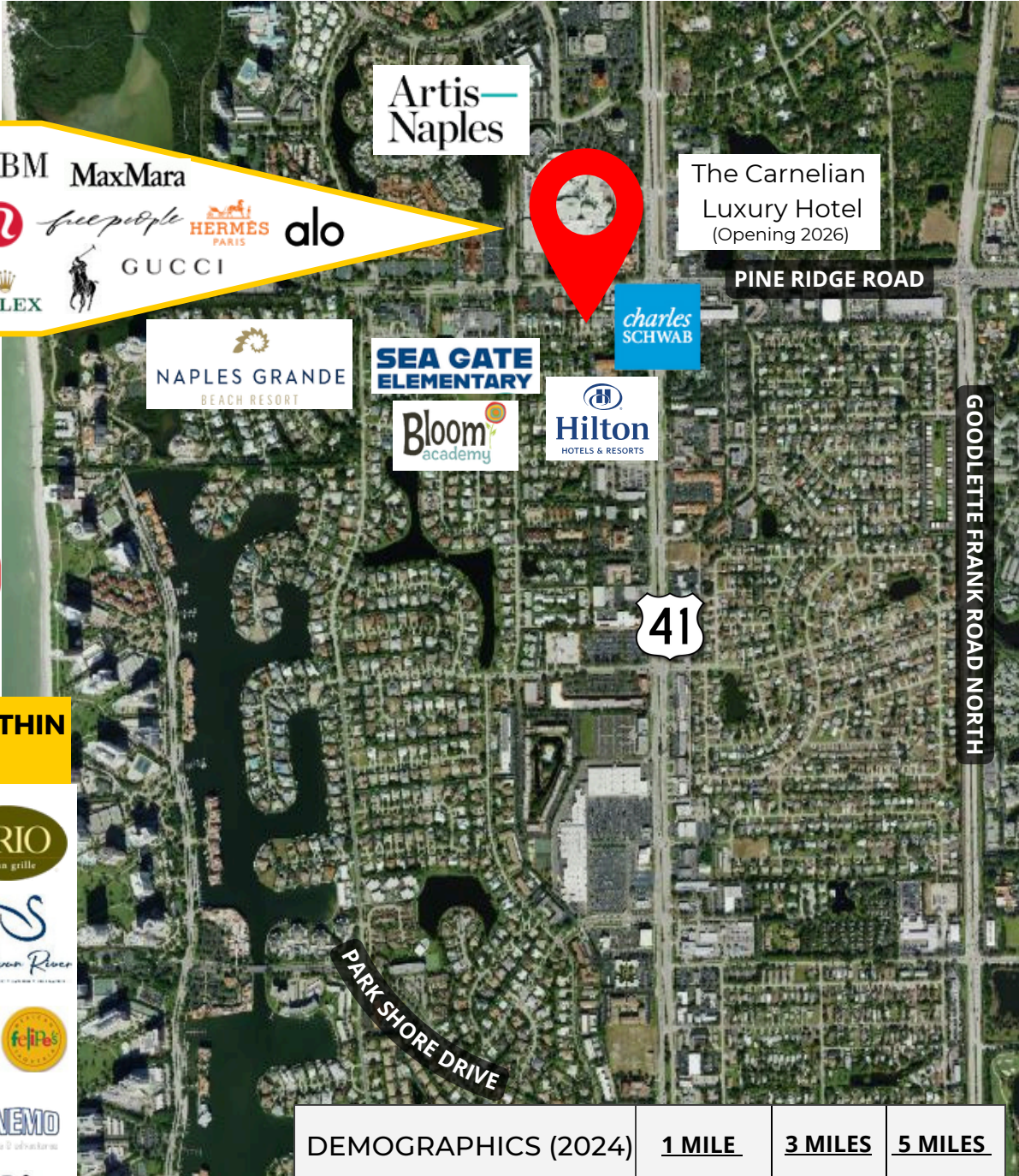
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click here!



Google  
Maps

DEMOGRAPHICS (2024)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	7,035	42,315	89,730
Est. Avg. Household Income	\$163,918	\$178,562	\$159,251
2023 AADT Traffic Count	49,396 Cars on Tamiami Trail N. Daily		

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