



**Investment
Properties
Corporation**

PLAZA AT THE GALLERIA

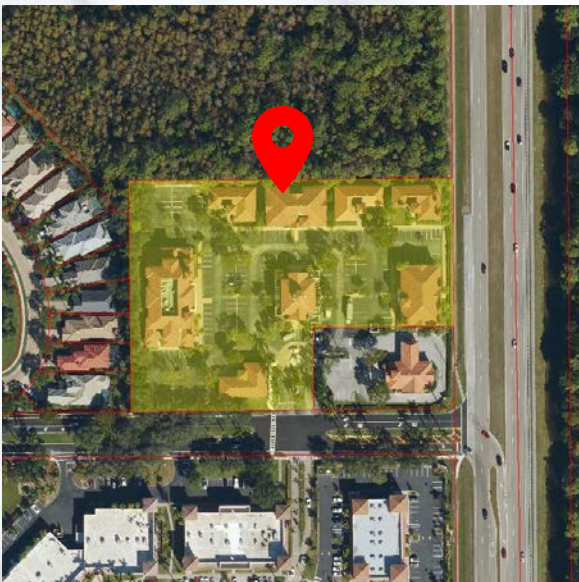
OFFICE FOR SALE

 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
YEAR BUILT:	2000
PARKING:	2 assigned spaces

CONTACT  **(239) 261-3400**

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

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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.



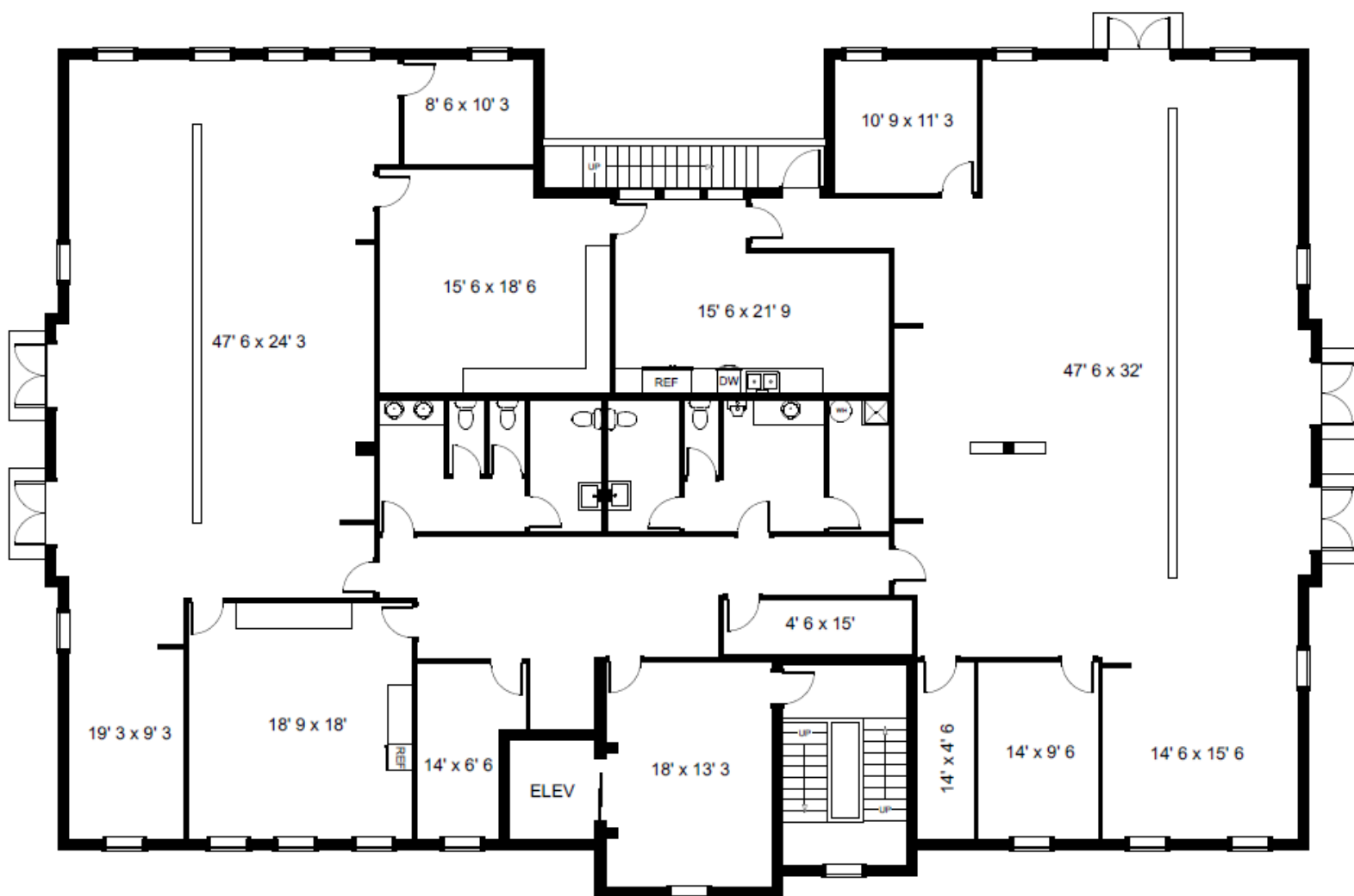
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FLOORPLAN

SUITE 201 6,150 +/- SF



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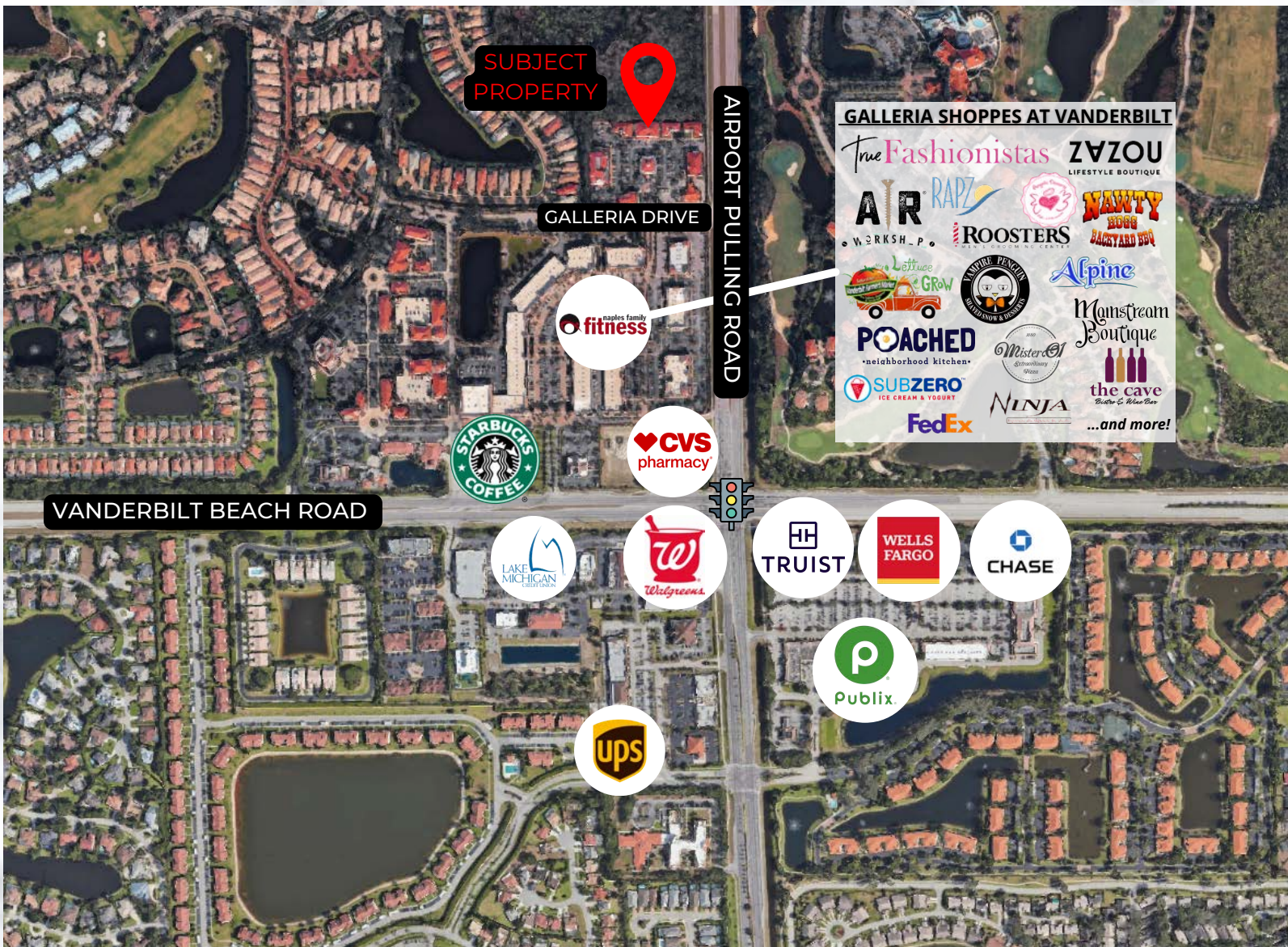
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Demographics (2026)	1 MILE	3 MILES	5 MILES
Est. Population	6,059	54,253	125,196
Est. Average Household Income	\$202,967	\$168,911	\$181,253
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		

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