

21,888 Square Feet
For Sale

FOR SALE

Class B Office Space

2500 AIRPORT ROAD S NAPLES, FLORIDA | 34112

ASKING PRICE **\$4,000,000**

PRICE PER SF	OCCUPANCY	CAP RATE	ANNUAL NOI
\$182.75	~81%	6.0%	\$239k

LOT SIZE 1.48 AC • BUILT 1983 • RENOV. 2020 • ZONING C-3 • 3 STORIES



Property Overview

2500 Airport Road S is a 21,888 square-foot, three-story Class B office building on 1.48 acres along the East Naples professional corridor. The building is 80.9% leased across 14 tenants and anchored by the Florida Department of Corrections, a government-credit tenant on a lease through 2031. A 2020 capital program delivered a new roof, new HVAC units, a resurfaced parking lot, fresh exterior paint and interior improvements. Two vacant suits give a new owner immediate lease-up upside.

Address	2500 Airport Road S, Naples, FL 34112	Occupancy	80.9% (14/16 suites)
Property Type	Class B Office	Elevator	Full Service
Building Size	21,888 SF	Parking	104 Spaces
Stories	3	HVAC	Individual units per suite
Lot Size	1.48 Acres	Fire Safety	Active Monitoring Contract
Year Built	1983	Certified Floorplans	Precision Floorplans
Year Renovated	2020	Property Manage	RE1 Advisor LLC, since march 2025

INCOME & EXPENSES (ANNUALIZED)

LINE ITEM	AMOUNT
Annualized base rent	\$417,426
Gross rental income	\$419,685
CAM / other income	\$11,513
Effective gross income	\$431,197
Total operating expenses (44.5% ratio)	(\$191,884)
Net operating income	\$239,313

Figures per operating statement provided by ownership.

TAXES & ASSESSMENT

County just value (2025)	\$2,497,722
Current annual tax	\$26,241
Est. tax at sale price	~\$35,930
Property taxes reset to approximately \$35,930 based on the sale price upon transfer.	

LOCATION & ACCESS

Airport Road S (Airport - Pulling Road) is a primary six-lane north-south arterial connecting Us-41 (Tamiami Trail) and David Boulevard (Sr-84), with direct access to 1-75. The site sits next to the Collier County Courthouse and government complex, within a dense retail corridor that includes Walmart, CVS, Starbucks and Dunkin Donuts.

FRONTAGE	TRAFFIC COUNT	INTERSTATE ACCESS
Airport Road S	31,500 (3 MILES)	1-75 nearby

Rent Roll & Occupancy

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OCCUPANCY	OCCUPIED SF	VACANT SF	SUITES	LEASED	VACANT UNITS
80.9%	17,704	4,184	16	14	2

SUITE	TENANT	SF	MONTHLY TOTAL
106 / 112 / 115	Florida Dept. of Corrections	8,034	\$21,910
105	Nextep Counseling	2,103	\$3,449
207	Felix Morales	680	\$1,346
208	R&C Investment Advisors	634	\$1,125
209	Law Office of Michael Schneider	680	\$1,073
210	JNS Tax & Services	877	\$1,384
211	Joe Randall, LMHC	883	\$1,432
215	Mark B. Cohn, PA	371	\$733
307	Caldarone Law Group	637	\$1,351
308	London Foster (Jack Spring)	637	\$922
309	Jillian Yanes, PA	678	\$695
310	Rapha Training Center LLC	1,136	\$1,893
311	Halcyon Management Group	620	\$1,172
315	Athena M2GV Services LLC	371	\$642
205 / 206	Available for lease	1,748	-
305 / 306	Available for lease	2,436	-

Rent roll provided by ownership. Suite areas as measured by Precision Floorplans (16.17% common-area load factor); building occupied and vacant totals may differ slightly from the sum of individual suite areas. Monthly amounts per rent roll.



Floorplan

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FL 01



1st Floor Lobby	509 sq. ft.
Rest Rooms	301 sq. ft.
Mechanical Rooms	152 sq. ft.
Stair Hallways	221 sq. ft.

TOTAL COMMON AREA	1183 sq. ft.
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Elevator	46 sq. ft.
Stairs	163 sq. ft.

VERTICAL PENETRATION 209 sq. ft.

TOTAL USABLE AREA 8726 sq. ft.

GROSS USABLE AREA 9552 sq. ft



FL 02

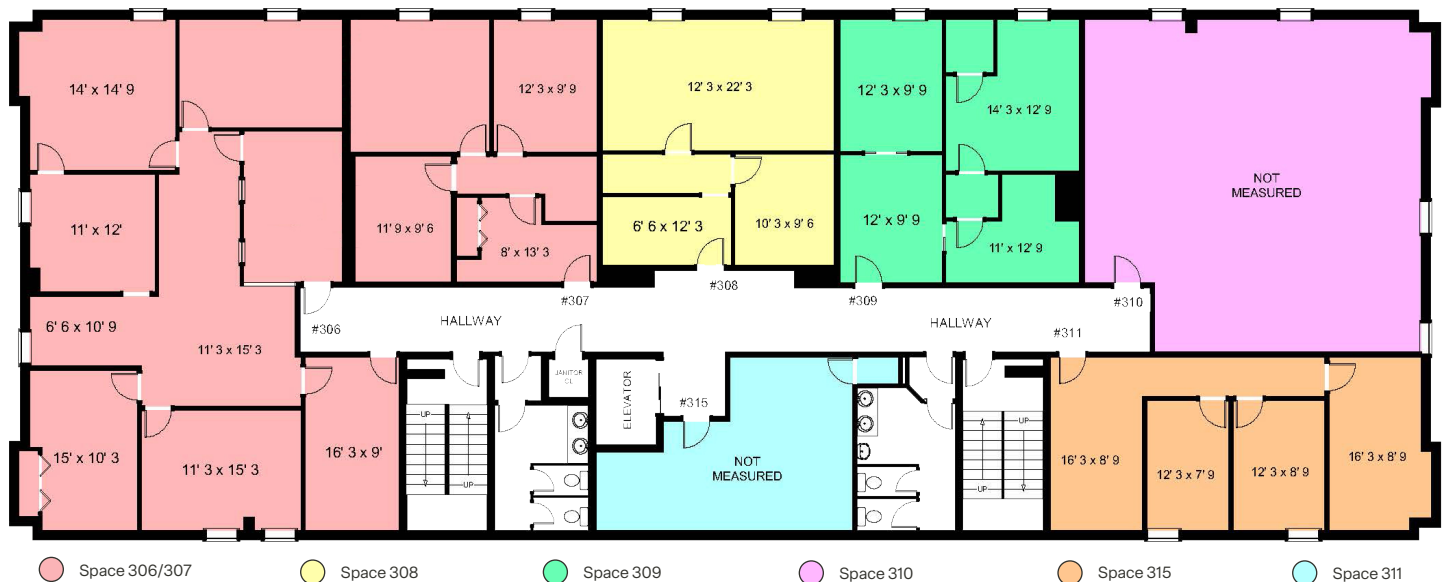
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Hallway	630 sq. ft.	Elevator	64 sq. ft.
Rest Rooms	280 sq. ft.	Stairs	296 sq. ft.
Janitor Closet	21 sq. ft.		
TOTAL COMMON AREA	931 sq. ft.	VERTICAL PENETRATION	360 sq. ft.

GROSS USABLE AREA 6168 sq. ft

FL 03



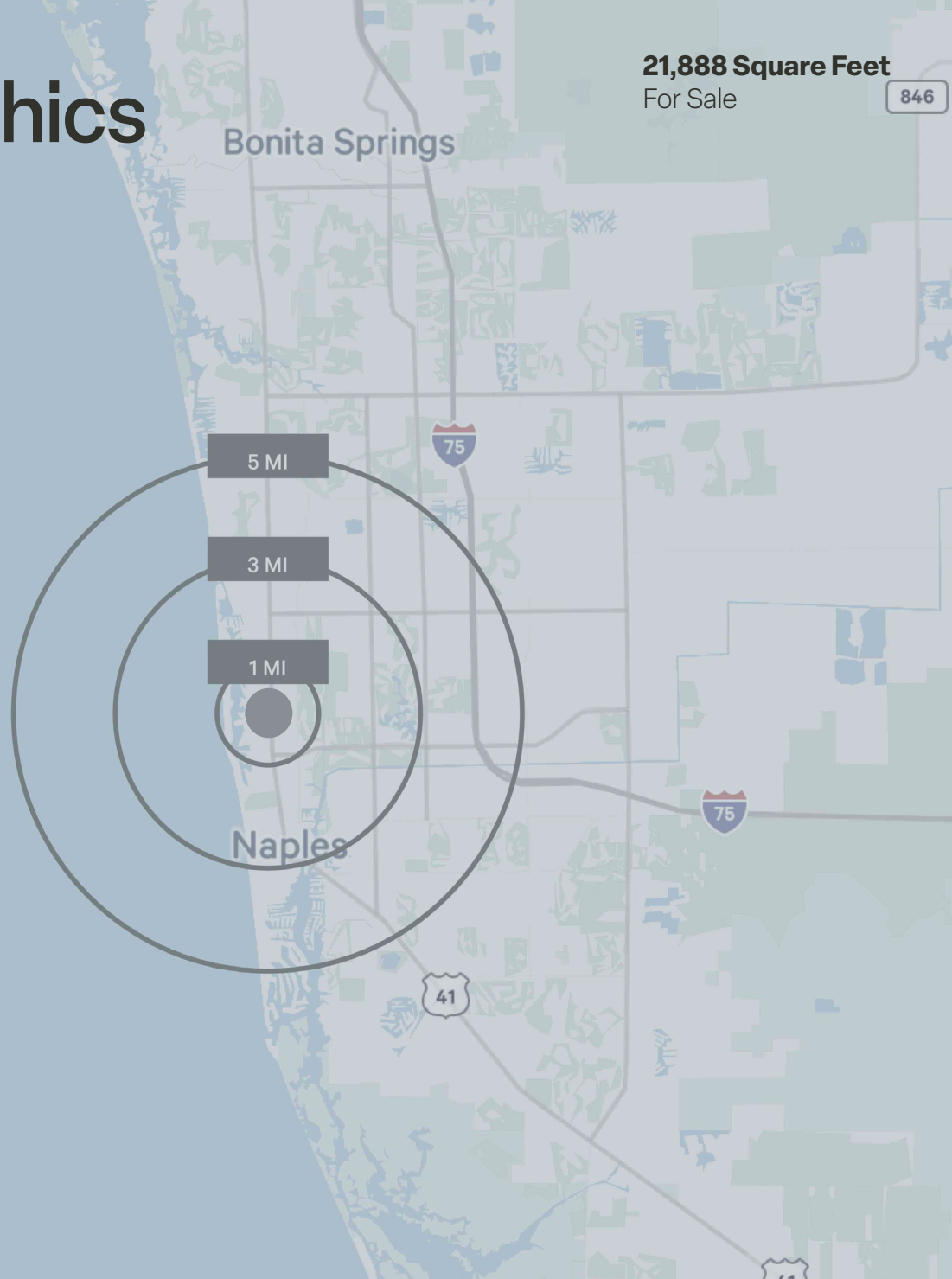
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Demographics

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846



Avg. HH Income

\$149,280



Daytime Population

128,843



Total Population

107,017



Of Homes

50,479



2500 AIRPORT ROAD S

NAPLES, FLORIDA 34112

CONTACT

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