

# VANDERBILT GALLERIA

## OFFICE FOR SALE

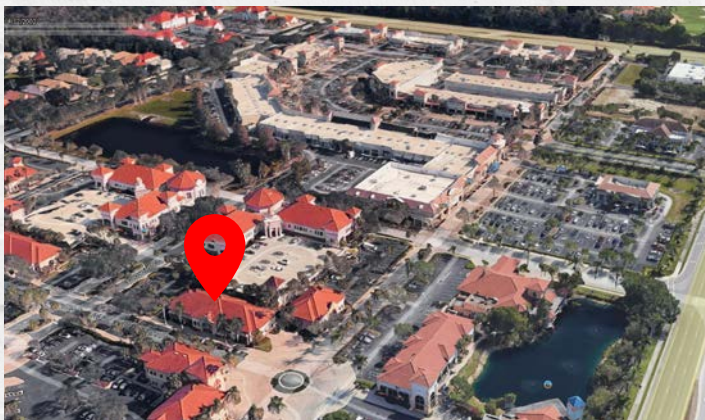


9140 Corsea Del Fontana Way  
Naples, FL 34109

### Improved Professional Office Building

6,000 +/- square foot office building conveniently located off of Vanderbilt Beach Road in The Vanderbilt Galleria.

Divided into three separate units, easily combined.  
Possible partial lease-back from current owner.  
Walking distance to The Shoppes at Vanderbilt.



**PRICE:** \$3,250,000

**SIZE:** 6,000 SF +/-

**ZONING:** PUD

**ASSOC. DUES:** \$8,755.77 / qtr.  
(2025)

**RE TAXES:** \$20,923.06  
(2025)

**YEAR BUILT:** 2002

**AVAILABLE:** Ready for occupancy

Please call for details.

**CONTACT** 📞 (239) 261-3400 x 179

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

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*Licensed Real Estate Broker*

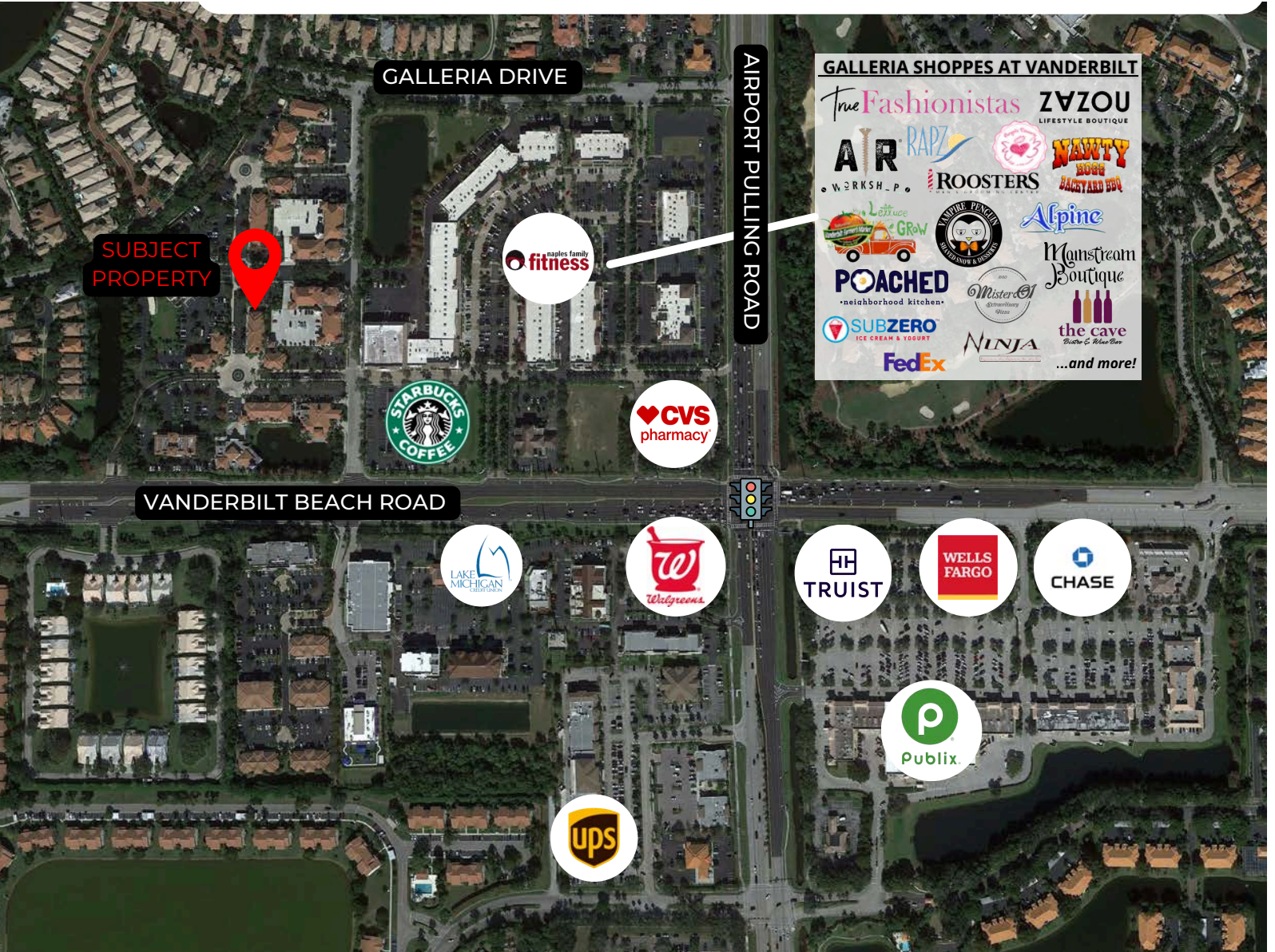
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## L O C A T O R M A P



click here!



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# FLOOR PLAN & DEMOGRAPHICS



Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,258	54,739	117,872
Est. Average Household Income	\$212,486	\$170,096	\$181,547
2024 Avg. Daily Traffic Count on Vanderbilt Beach Road	30,500 cars on average daily		



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