

PROFESSIONAL/MEDICAL OFFICE UPSCALE BUILDING IN PRIME LOCATION



FOR SALE

599 9TH STREET N, SUITE 311, NAPLES, FL 34102



- PRICE:** \$375,000 @ \$642.12 PSF
- SIZE:** 584± SF
- LOCATION:** Frontage on 9th Street N (US 41), just north of the 5th Avenue N intersection
- ZONING:** PD - Planned Development (City of Naples)
- YEAR BUILT:** 2002
- PARKING:** 3.5/1,000 SF (Includes Deeded Garage Parking Space)
- RE TAXES:** \$2,084.30 (2023)
- PARCEL ID:** 20440000569

PROFESSIONAL/MEDICAL OFFICE CONDO

This office condo is ideal for a professional or medical office user looking for well-appointed space in downtown Naples. Situated within a Class A building on 9th Street N (US 41) in downtown Naples, this space offers easy access to a variety of amenities, including restaurants, shops, and other businesses. The proximity to NCH (Naples Community Hospital) is also a plus for medical professionals who need to be near the hospital. The combination of the prime location and the approved medical use make this office condo an attractive option for professionals looking for a top-tier office space in Naples.

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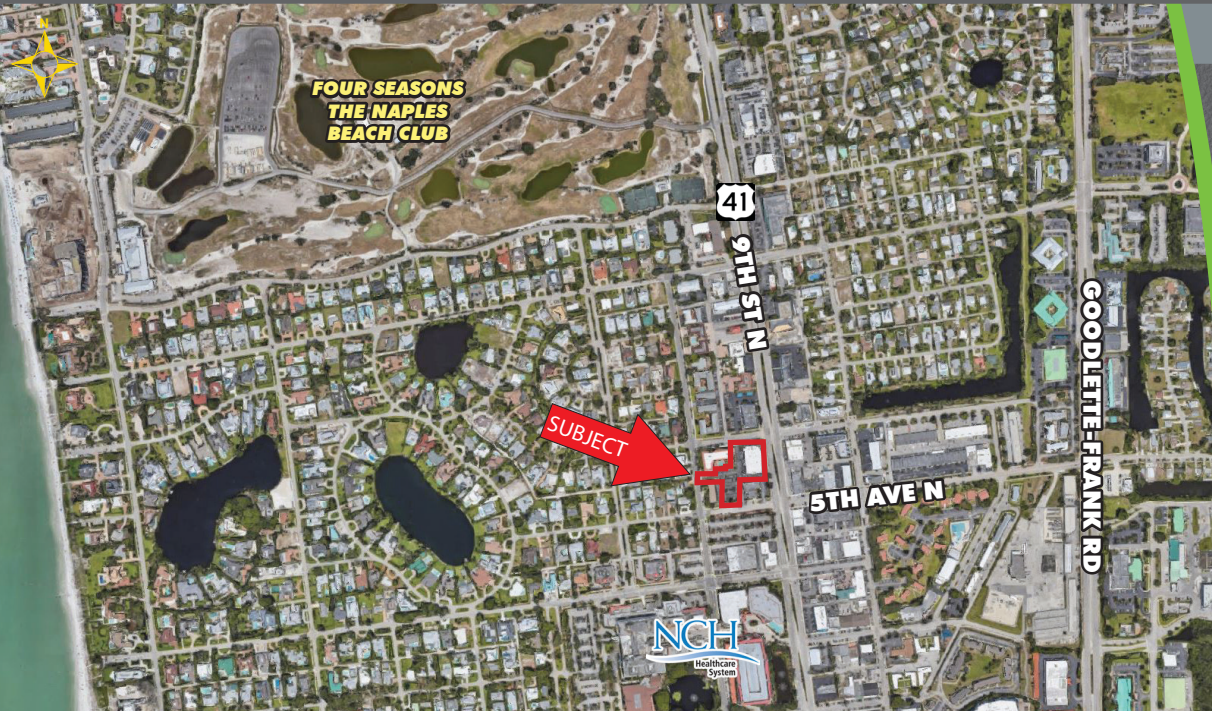
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HIGHLIGHTS

- Well appointed space in a prime location
- One (1) deeded reserved covered parking space
- Key tenant: First Horizon Bank
- Close proximity to NCH and 5th Ave
- Highly sought after Downtown Naples location provides easy access to medical facilities, as well as a variety of amenities such as restaurants, shops, and other businesses that are important to medical professionals and their patients



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2023 DRIVE-TIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,384	49,810	140,232
EST. HOUSEHOLDS	4,659	23,619	64,416
EST. MEDIAN HOUSEHOLD INCOME	\$87,224	\$79,166	\$74,327
TRAFFIC COUNTS (2022)	33,000 AADT		

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