



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE

4025 RADIO ROAD | NAPLES, FL 34104

PREMIER FREESTANDING OFFICE BUILDING
WITH OUTSTANDING VISIBILITY

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EXECUTIVE SUMMARY

Former Bank Facility: Previously occupied by Fifth Third Bank, featuring existing bank infrastructure including a secure vault and drive-through alleys.

4025 Radio Road presents an exceptional opportunity to acquire or lease a standalone professional office building located in a high-visibility corridor of East Naples. This ±11,340 square foot, two-story building is positioned on a 1.78-acre site with direct frontage along Radio Road, offering both strong regional accessibility and prominent exposure to more than 29,000 vehicles per day.

Originally constructed as a full-service bank, the building maintains valuable features well-suited for professional, financial, or institutional users, including existing drive-through lanes, a bank vault, and a secure gated parking lot with 54 surface spaces.

PROPERTY OVERVIEW

ADDRESS	4025 Radio Rd, Naples, FL 34104
BUILDING SIZE	11,340 SF
YEAR BUILT	1998
ZONING	I
PARCEL SIZE	1.78 Acres
PARCEL NUMBER	27830040006
PARKING RATIO	4.76/1000
SIGNAGE	Pylon & Building
FRONTAGE	256'± of linear frontage on Radio Road



OFFERING DETAILS

SALE PRICE	\$4,750,000
PRICE PER SF	\$418.87

PROPERTY HIGHLIGHTS

Fully updated, move-in ready space ideal for owner-users or investors seeking visibility, convenience, and professional functionality near key government and transit hubs.

The property has been recently updated with new commercial-grade flooring and fresh interior paint, providing a clean, modern environment ready for immediate occupancy. A central elevator ensures convenient access between both levels.

The first floor features former teller lines, access to drive-thru lanes, five private offices, access to the bank vault, and the main lobby area. The second floor is comprised of multiple executive offices organized around a shared common area, ideal for administrative or leadership use.

High-impact signage opportunities include both a pylon sign at the street and building-mounted signage, enhancing visibility along this key arterial road. The property is located directly across from Collier County government offices, and within close proximity to I-75, Collier Boulevard, and Naples Airport.

This offering is well-suited for owner-occupiers or investors seeking a high-quality office asset in a strategic and well-established commercial submarket of Naples.

SECURE PARKING: Gated entry providing enhanced security for tenants and visitors.

RECENT RENOVATIONS: Brand new interior flooring and fresh paint throughout, offering a modern and clean workspace.

ELEVATOR ACCESS: Equipped with an elevator, ensuring accessibility to all floors.

SIGNAGE OPPORTUNITIES: Prominent pylon sign and building signage fronting on Radio Road, maximizing visibility.

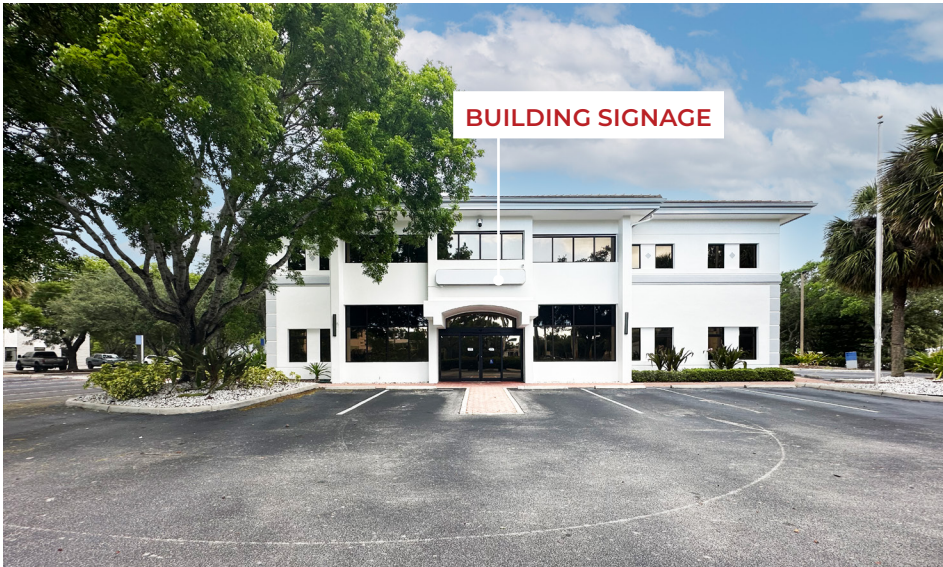
HIGH TRAFFIC EXPOSURE: Situated on Radio Road with a daily traffic count of approximately 29,000 vehicles, offering excellent exposure for businesses.

STRATEGIC LOCATION: Located on the northeast corner of Radio Rd & Industrial Blvd, across from Collier County offices and just 0.9 miles from Naples Airport.



PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

INTERIOR - FIRST FLOOR



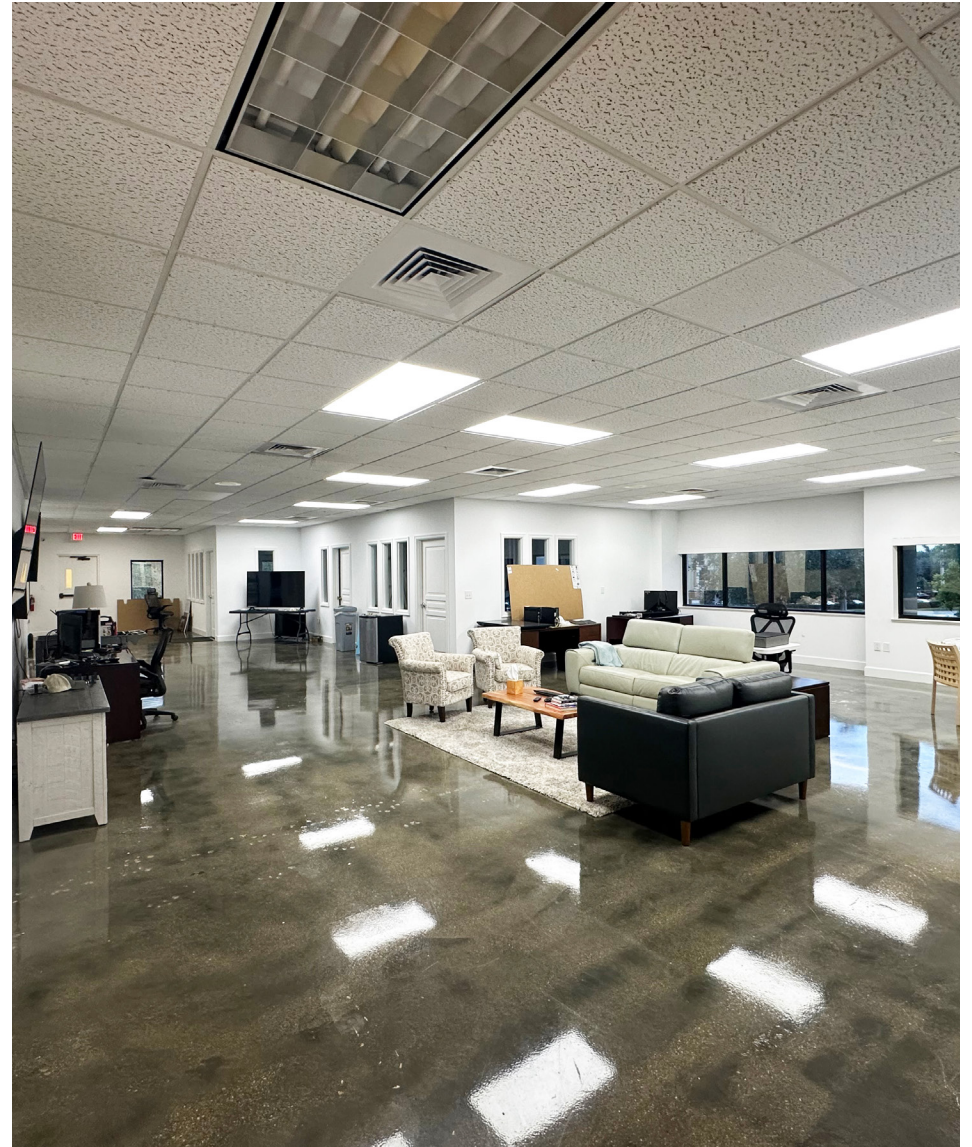
PROPERTY PHOTOS

INTERIOR - FIRST FLOOR

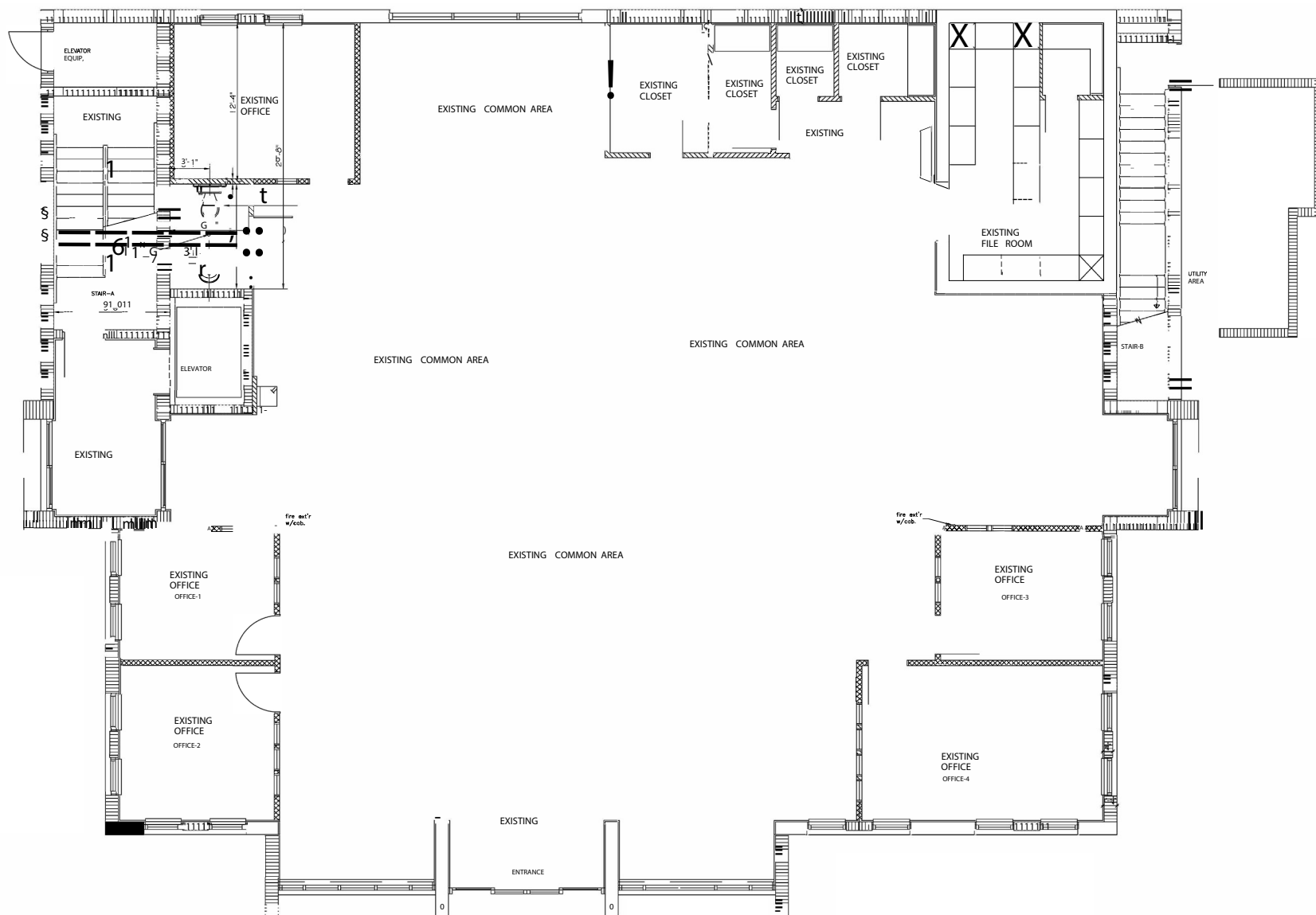


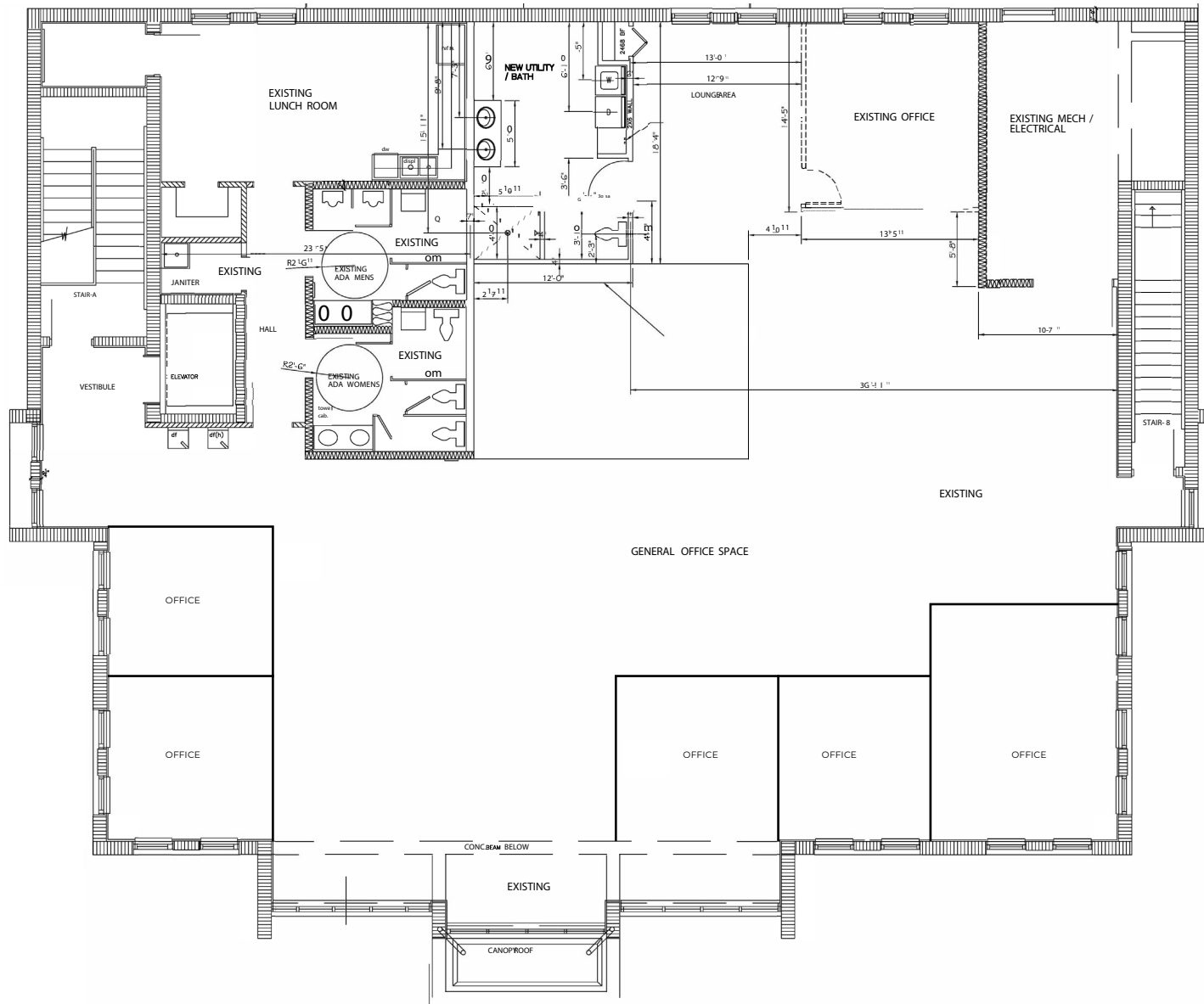
PROPERTY PHOTOS

INTERIOR - SECOND FLOOR



FIRST FLOOR





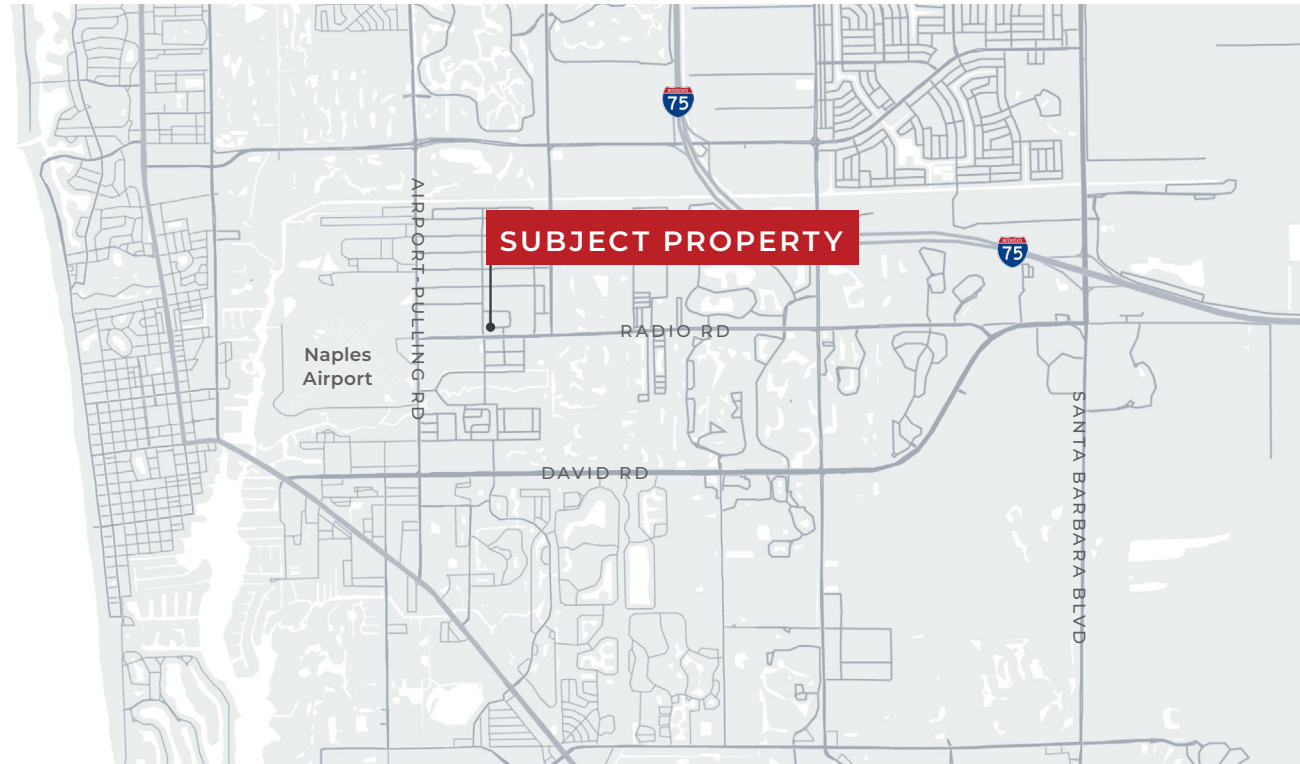
LOCATION OVERVIEW

Collier County: A Gulf Coast Powerhouse of Growth and Prosperity

Collier County, perched along the Gulf of Mexico, was established in 1923 from portions of Lee and Monroe Counties. Today, it stands as Florida's largest county by total area and one of its most dynamic. Home to nearly 400,000 residents and welcoming over 1.5 million visitors annually, Collier has experienced exceptional growth. Between 2010 and 2020, the county's population surged by 16.9%—more than double the growth rate of both Florida (6.5%) and the U.S. (7.4%). Projections show continued momentum, with an additional 5.78% increase expected by 2025.

At the heart of the county lies Naples, a city that far outpaces state and national averages in wealth, income, and economic opportunity. Renowned for luxury shopping on 5th Avenue South, the open-air Waterside Shops, fine waterfront dining, and expansive national and state parks and beaches, Naples has also earned the nickname “Golf Capital of the World,” boasting the second most golf holes per capita in Florida.

Beyond tourism, Collier County thrives on a diverse economic base including services, retail trade, finance, insurance, real estate, agriculture, and construction. Following the pandemic, Naples was recognized as a top city for corporate headquarters. The county has seen a rise in business migration and is now home to major companies such as U-Line, Amazon, Arthrex, and Great Wolf Lodge.



NATIONAL RANKINGS

One of the wealthiest cities in the U.S., ranked 6th in per capita income and 2nd in millionaires per capita (C-SPAN)

Top luxury travel destination in the U.S. (USA Today Best Readers' Choice, 2023)

Home to the 2nd richest ZIP code in America (Bloomberg, 2023)

#1 #1 for economic growth in the nation (Bloomberg, 2023)

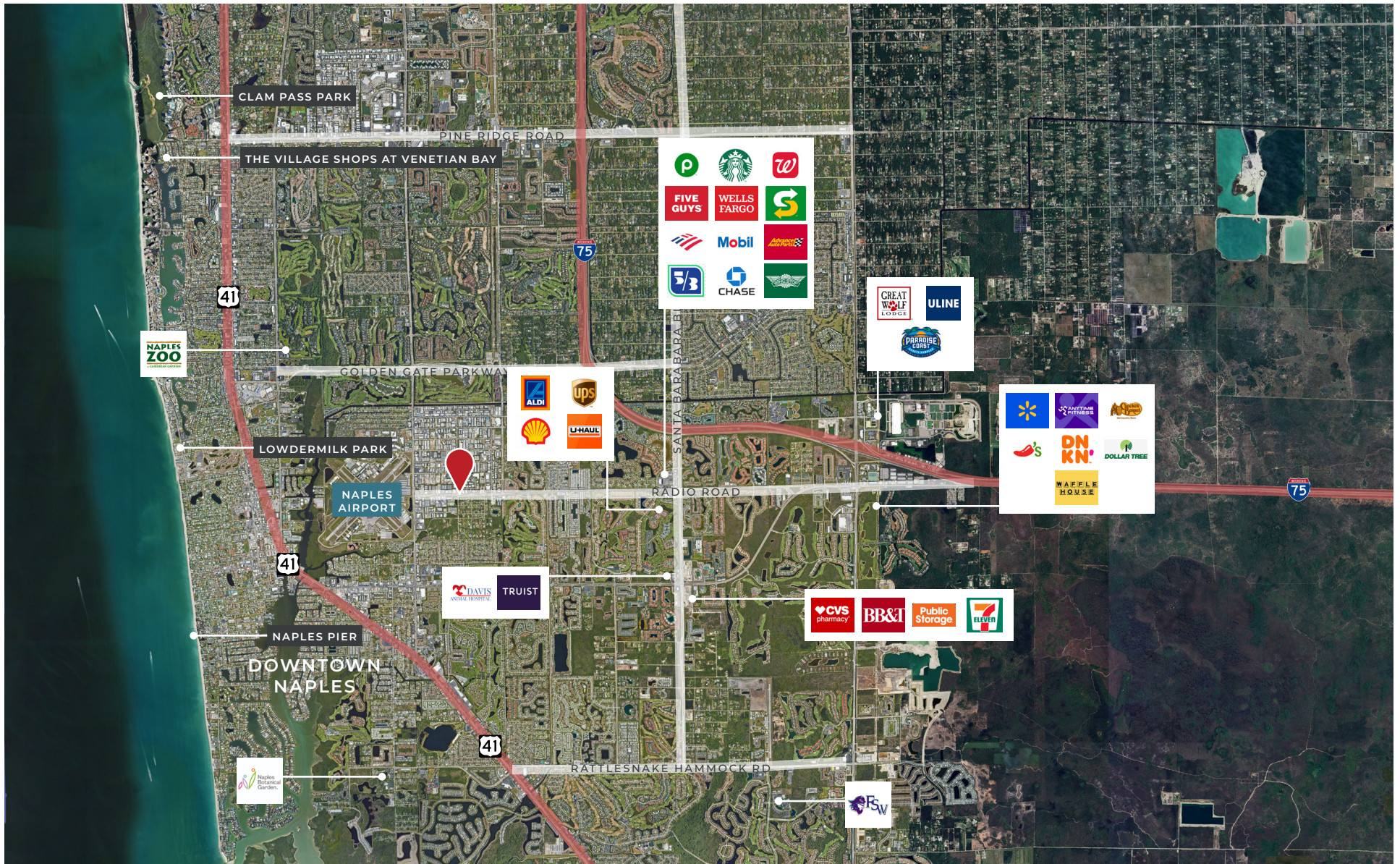
#2 Ranked #2 Best Beach Town to Live In (U.S. News & World Report, 2023–2024)

#3 #3 Fastest-Growing Place in the U.S. (U.S. News & World Report, 2022–2023)

#6 #6 Best Place to Live in the U.S. (U.S. News & World Report, 2023–2024)

LOCATION OVERVIEW

AREA POINTS OF INTEREST



LOCATION OVERVIEW

AREA AMENITIES



5TH AVENUE SOUTH

This iconic corridor is home to upscale boutiques, fine dining, spas, and entertainment, offering a vibrant mix of local flavor and international sophistication. Once lacking a true town center, Naples transformed in 1993 with the launch of the Downtown Plan and Code—revitalizing 5th Avenue into the cultural and commercial heart of the city.



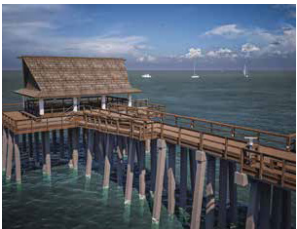
3RD STREET SOUTH

Lined with tropical landscaping, the district features upscale boutiques, art galleries, award-winning restaurants, and open-air cafés. It's a favorite for both locals and visitors. Weekly farmers markets, seasonal events, and its proximity to the beach make it a vibrant gathering place all year long.



GULFSHORE PLAYHOUSE

As the region's first and finest professional theatre, it offers a dynamic lineup of productions—from timeless classics to Broadway favorites and bold new works. All shows are developed in-house by a team of professional designers, technicians, and Equity actors with experience on Broadway, film, and television.



NAPLES PIER

Stretching 1,000 feet into the Gulf of Mexico, the historic Naples Pier sits in the heart of downtown and remains a beloved destination for fishing, sightseeing, and sunset strolls. Originally constructed in 1888 as a freight and passenger dock, the pier has been rebuilt five times over the past century remaining an enduring symbol of Naples' coastal charm.



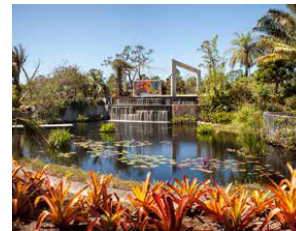
TIN CITY

A beloved local landmark that preserves the charm of historic Florida. Originally developed along Naples' first waterway, Tin City played a vital role in the city's early growth. Today, it features over 30 unique boutiques, two waterfront restaurants, an old-fashioned ice cream parlor, and a variety of boating and water adventures.



BAKER PARK

Nestled along the Gordon River, just across from the Naples Dog Park the park connects seamlessly to the Gordon River Greenway via the Blair Foundation Bridge. Visitors enjoy a wide range of amenities, including a kayak launch, outdoor fitness facility, equipment rentals, a performance stage, playgrounds, and more.



BOTANICAL GARDEN

Spanning 170 acres, the award-winning Naples Botanical Garden offers a stunning natural escape celebrating the landscapes and cultures of Florida, Brazil, Southeast Asia, and the Caribbean. The Garden has been dedicated to conserving tropical plants and habitats, cultivating beauty, sharing knowledge, and inspiring environmental stewardship.



PARADISE COAST SPORTS

A top-tier complex features five synthetic turf fields, a 3,500-seat Championship Stadium with a JumboTron, and year-round tournaments in soccer, lacrosse, football, and more. On-site amenities include food, beverages, and recreation. A second phase, adding five more multipurpose fields, launched in 2022.

LOCATION OVERVIEW

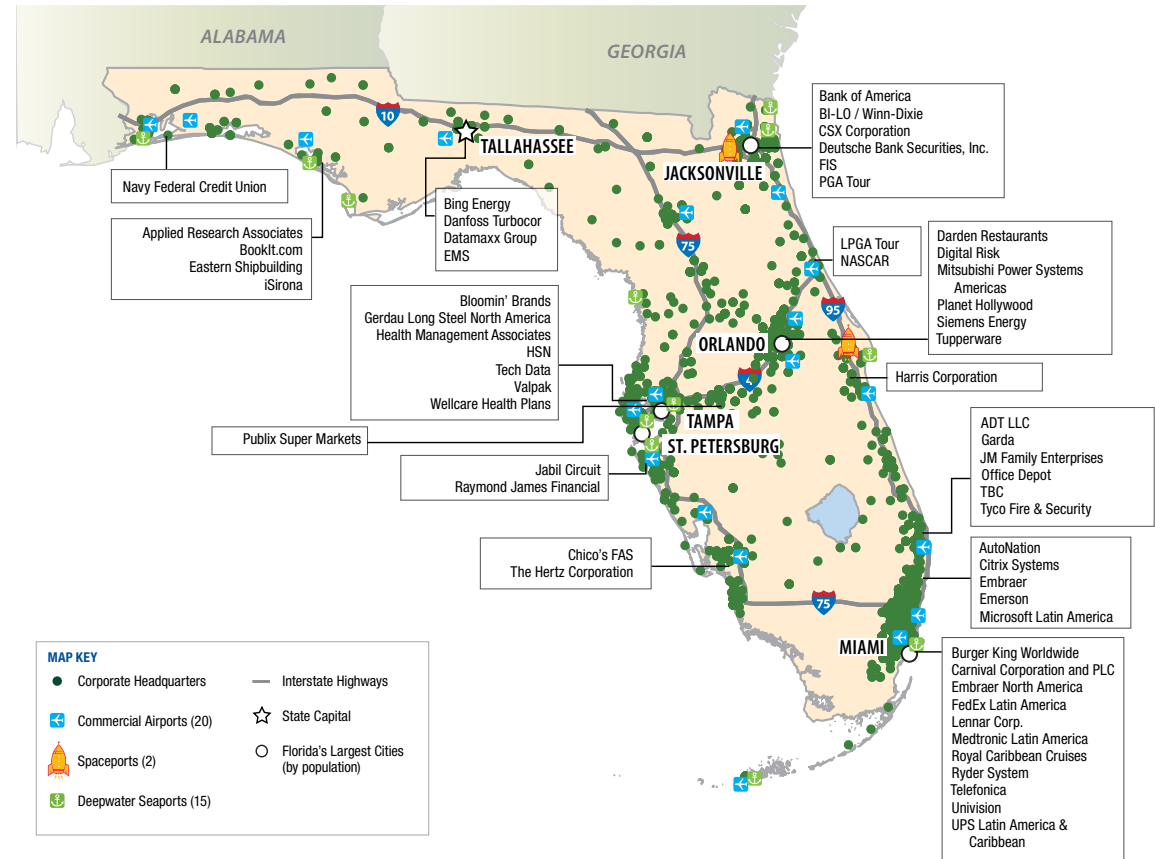
BUSINESS PROFILE

A Hub for Fortune 500 and Corporate Headquarters

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

LOCATION OVERVIEW

DEMOGRAPHICS

POPULATION

	1-Mile	3-Miles	5-Miles
2020	4,102	57,200	136,391
2024	4,562	59,436	141,500
2029	4,472	61,690	144,521

MEDIAN AGE

	1-Mile	3-Miles	5-Miles
2024	56.0	57.4	54.6
2029	56.6	57.7	55.6

HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2020	1,834	26,382	59,619
2024	2,083	27,924	63,110
2029	2,113	29,833	66,582

AVERAGE HOUSEHOLD INCOME

	1-Mile	3-Miles	5-Miles
2024	\$107,246	\$117,765	\$127,421
2029	\$126,537	\$137,347	\$147,402



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