

PROFESSIONAL OFFICE ADJACENT TO GOVERNMENT COMPLEX



FOR SALE OR LEASE

2671 AIRPORT ROAD S, NAPLES, FL 34112



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
301	814	\$12.00	\$814.00	LEASED	\$339.17	\$74.96	\$1,228.12
303	946	\$12.00	\$946.00	LEASED	\$394.17	\$87.11	\$1,427.28
305	762	\$12.00	\$762.00	\$5.00	\$317.50	\$70.17	\$1,149.67

SALE PRICE: \$380,000 @ \$150.67 PSF

LEASE RATE: \$12.00 PSF NNN

CAM: \$5.00 PSF

SIZE: 762 - 2,522± SF

LOCATION: On Airport Road S, just north of Tamiami Trail E, close to the Collier Government Complex

ZONING: B - Business (City of Naples)

YEAR BUILT: 1993

PARCEL ID: 28681500244, 28681500286, 28681500325

COURT PLAZA III

Former law office offering a great layout with private offices and open office area,

lots of windows for natural light and elevator. Prime location behind the Naples

Courthouse, adjacent to the Collier Government Complex.

CONTACT

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Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
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04/06/21

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HIGHLIGHTS

- Fully built-out office
- Adjacent to the Collier County Government Complex
- Quick access to downtown Naples prestigious 5th Avenue S shopping district
- Ample parking



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,427	53,989	113,159
EST. HOUSEHOLDS	4,858	25,543	50,203
EST. AVERAGE HOUSEHOLD INCOME	\$45,163	\$57,387	\$61,735

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