

Executive Summary



SALE OVERVIEW

SALE PRICE: \$310,000

SUITE SIZE: 760-1,582 SF

YEAR BUILT: 1990

LEASE: \$ 18.00 NNN

RENOVATED: 2006

CAM: \$5.50

ZONING: C-4

PROPERTY DESCRIPTION

Beautiful remodeled 1582 sq foot office condo for sale or lease in central Naples behind Rooms to Go. Could be used as one unit with a Front office/waiting area, large conference room, kitchen with stove, fridge and microwave, private office, large open area, 2 entrances/exits and 2 bathrooms, one of which has a shower.

Or could easily be divided into two units by locking one adjoining door. Owner/user could use one unit and lease out the other. The front unit would have a front office area, a large conference room, a kitchenette, a bathroom and a private office all in approx. 820 sq feet. The rear office is entirely open and includes a bathroom [with shower] and is approximately 760 sq. feet]

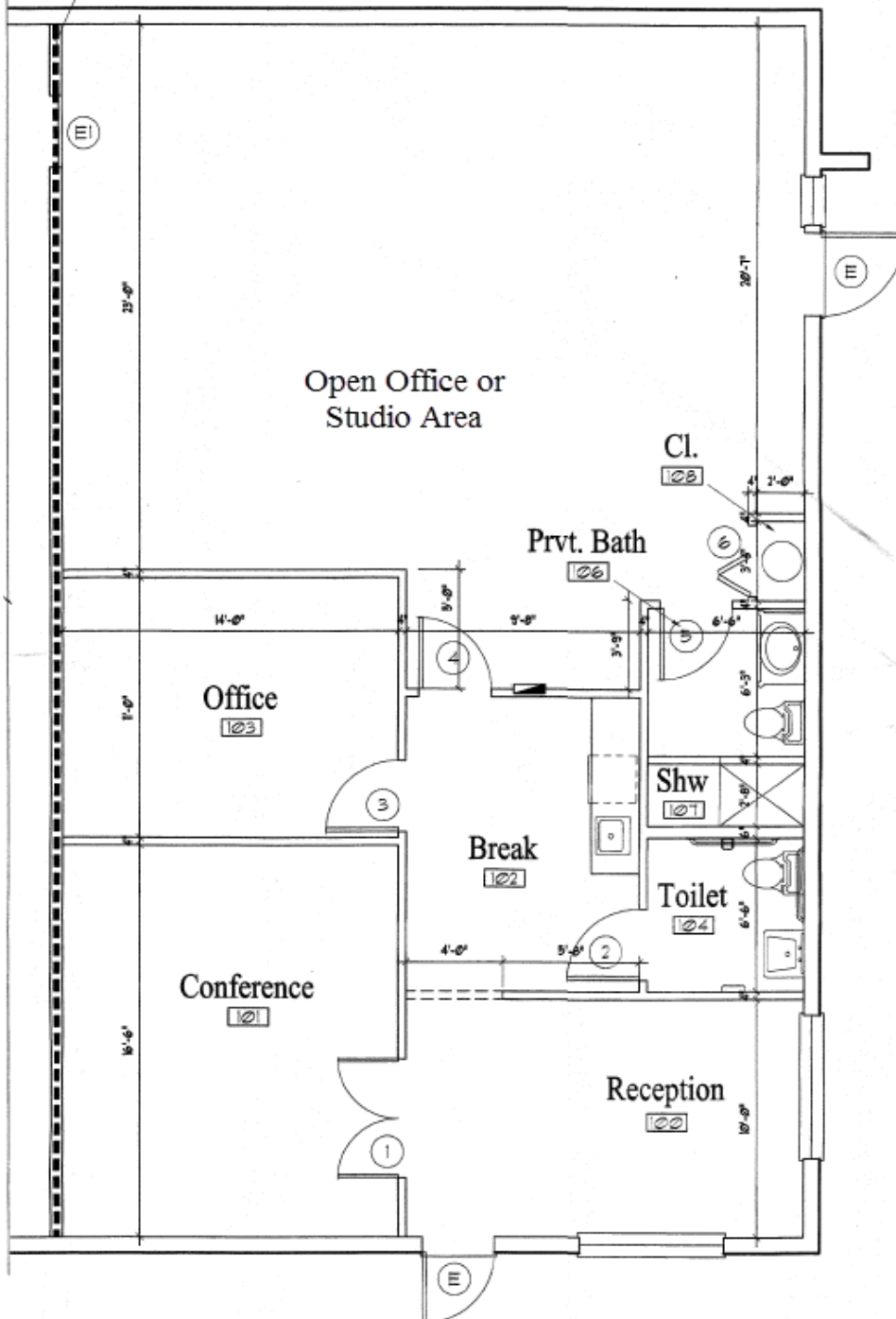
Rarely used since the remodel in 2006. Zoned for medical use, but Buyer would need to verify parking. Association dues are \$1633 per quarter [\$4.13 per sq ft] and 2015 RE Taxes were \$2100 [\$1.33 per sq ft].

Most of the furniture could be included. Denon Stereo system provides music throughout.

Would be great for physical therapy, group therapy, general office, pilates, personal training or any office or medical use.

Very high demographic area.

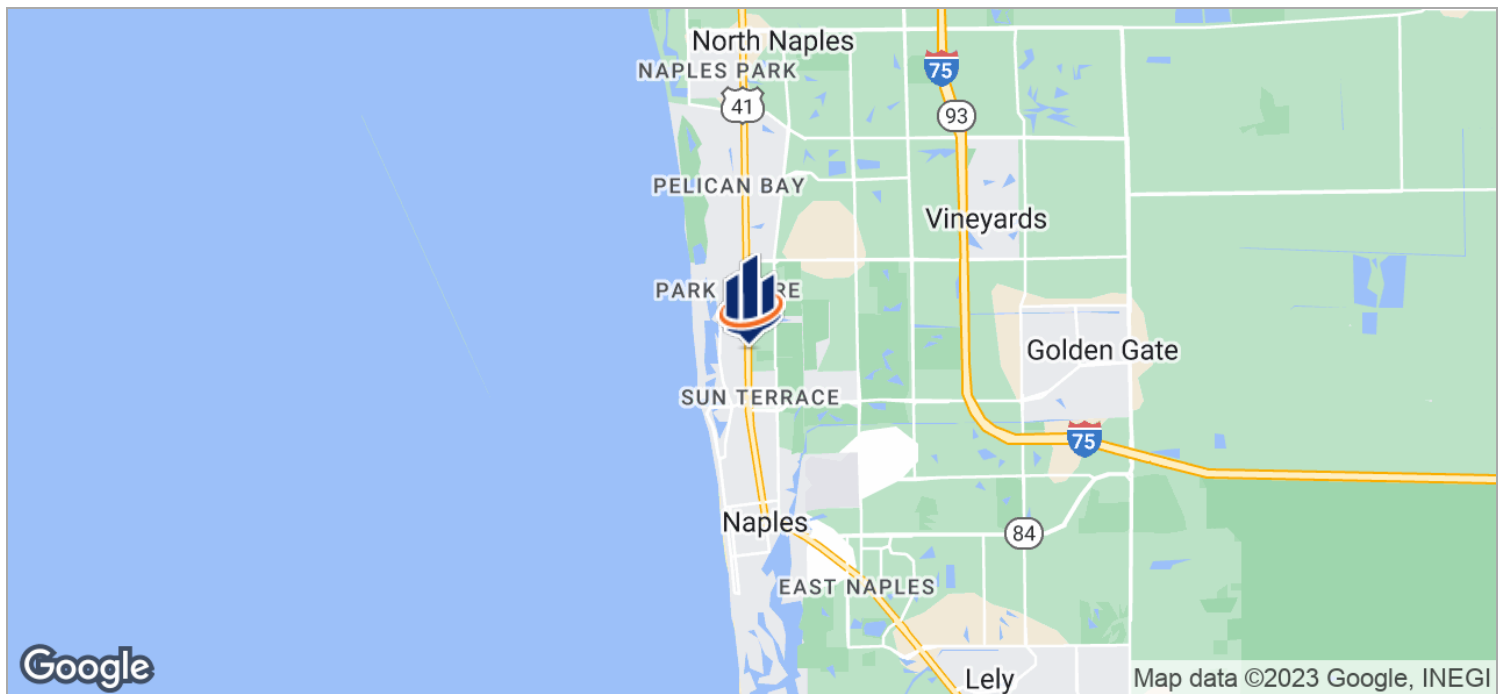
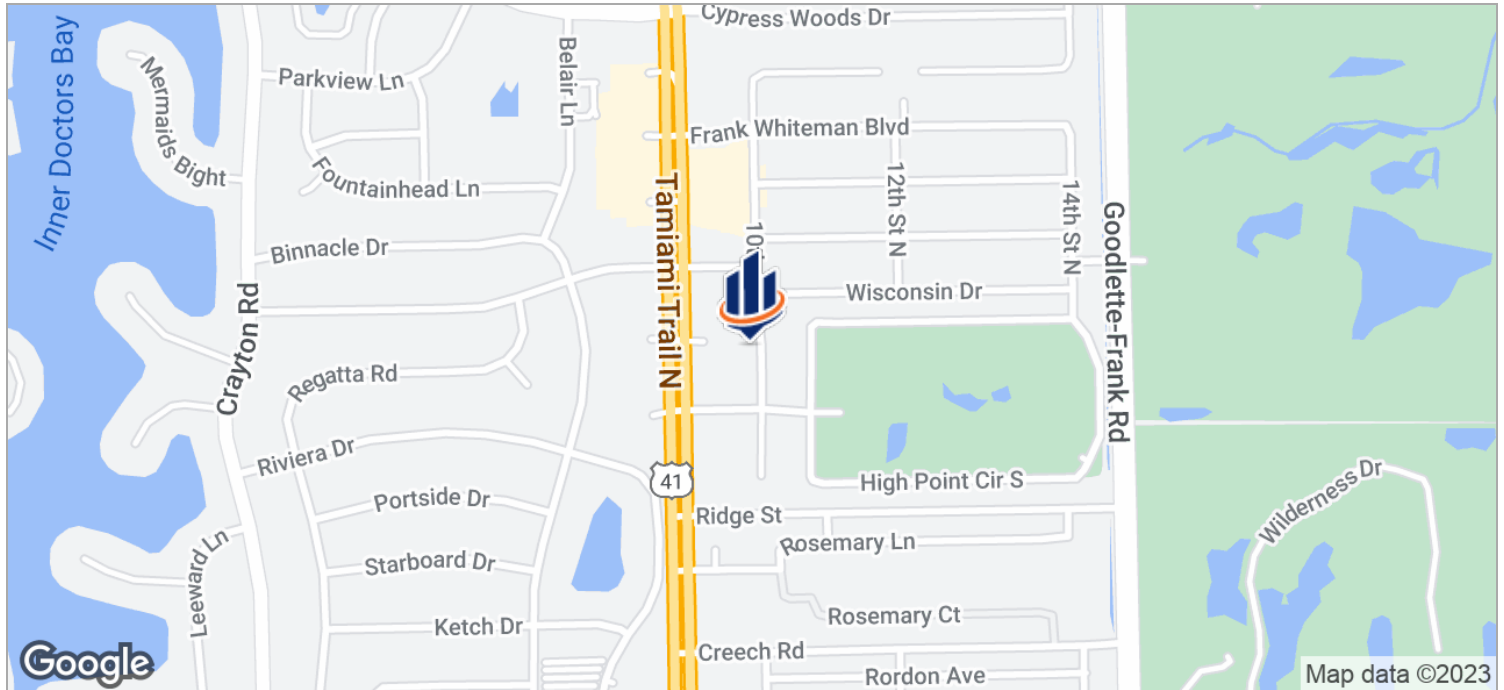
EXISTING 1 HOUR
TENANT SEPARATION



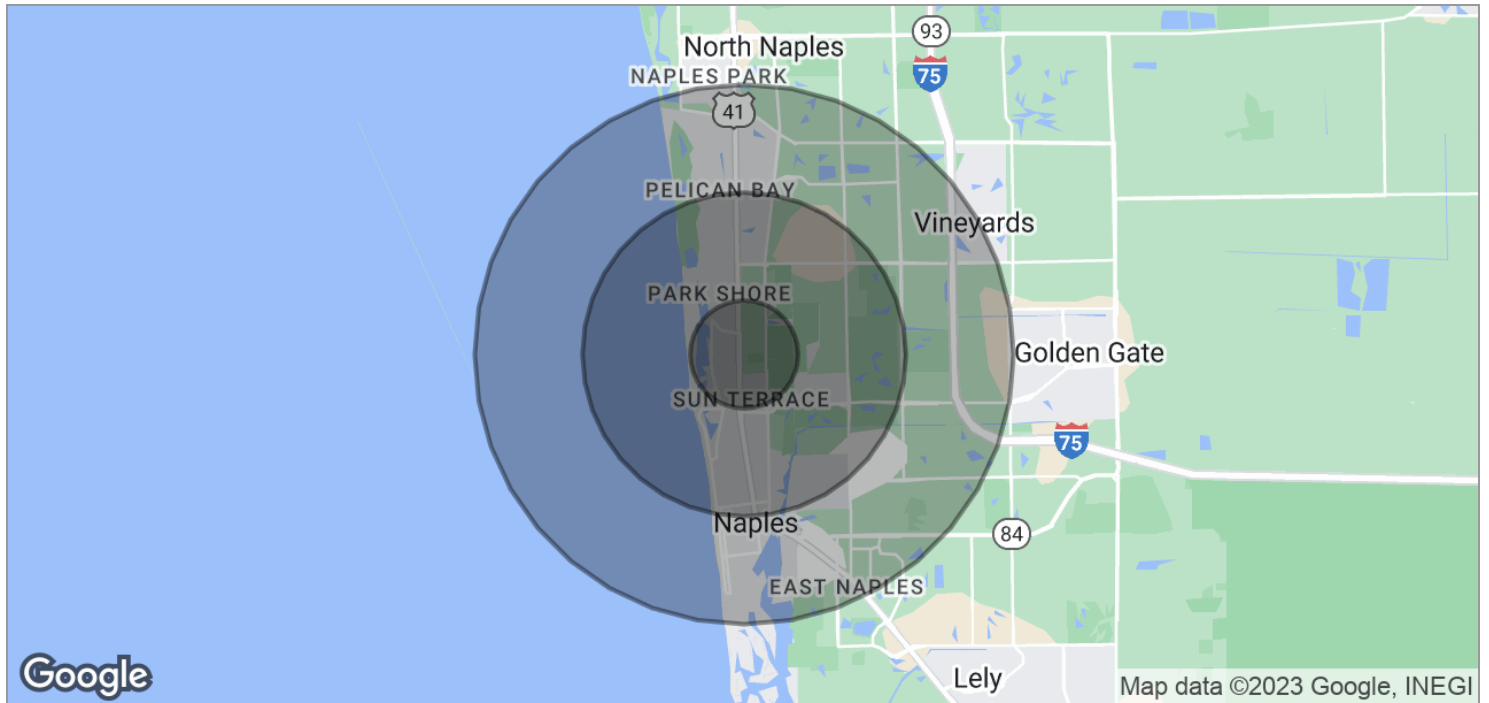
Additional Photos



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 7,627 | 36,802 | 89,089 |
| MEDIAN AGE | 50.9 | 53.5 | 50.9 |
| MEDIAN AGE (MALE) | 49.5 | 52.2 | 49.0 |
| MEDIAN AGE (FEMALE) | 52.2 | 54.9 | 52.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,279 | 16,669 | 38,548 |
| # OF PERSONS PER HH | 2.3 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$96,199 | \$114,295 | \$107,918 |
| AVERAGE HOUSE VALUE | \$586,271 | \$652,230 | \$569,801 |