



Investment
Properties
Corporation

F O R L E A S E

DOWNTOWN NAPLES OFFICE/RETAIL BUILDING

 Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102



click
here!



Google
Maps

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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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DOWNTOWN OFFICE/RETAIL BUILDING

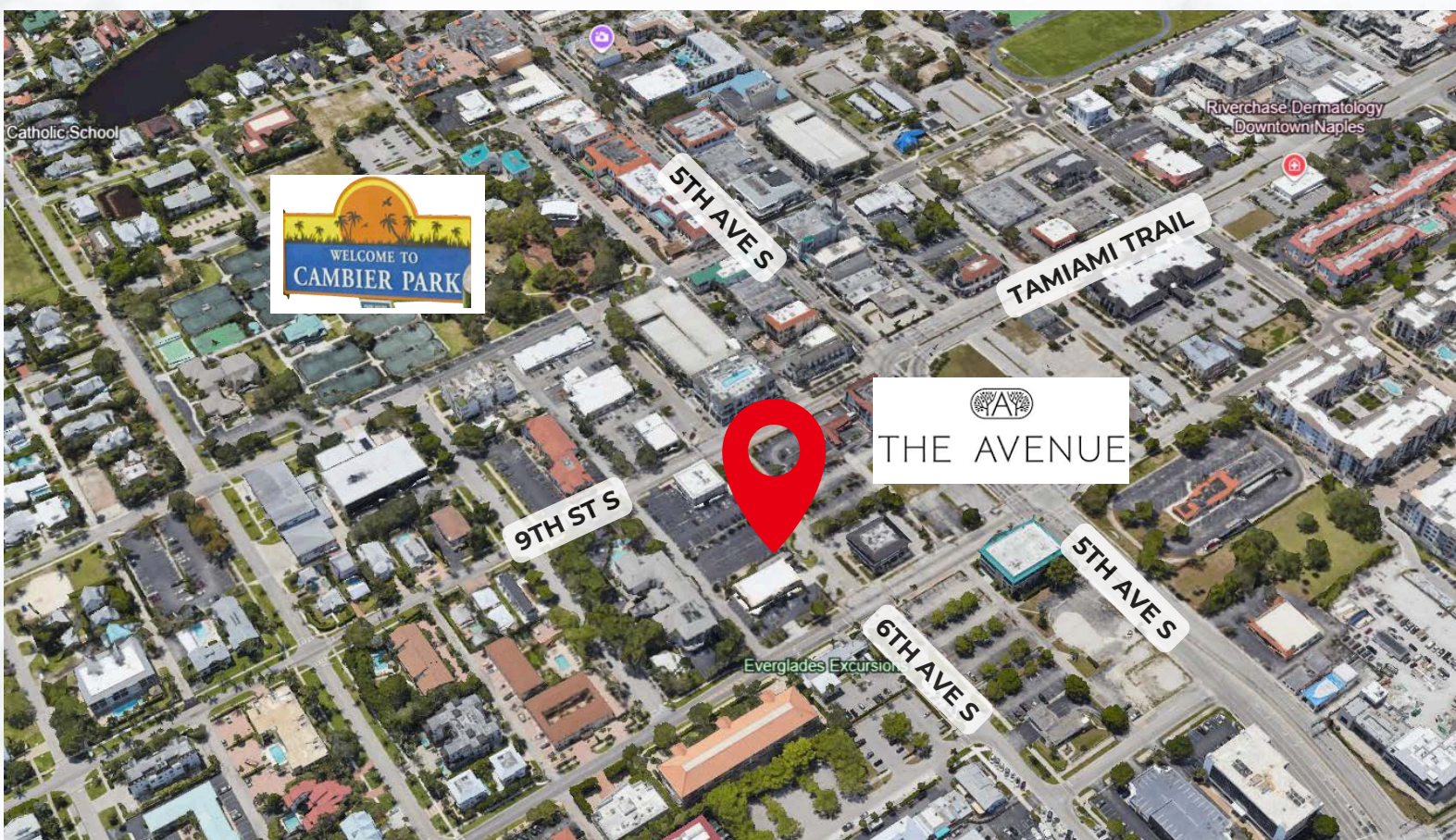
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OFFERING SUMMARY

BUILDING SIZE:	1,020 SF
BASE RENT:	\$80.00 PSF NNN
EST. CAM 2026:	\$14.09 PSF
MONTHLY PAYMENT:	\$7,997.65
ZONING:	Downtown
FLOOD ZONE:	AE

Freestanding office or retail in downtown Naples





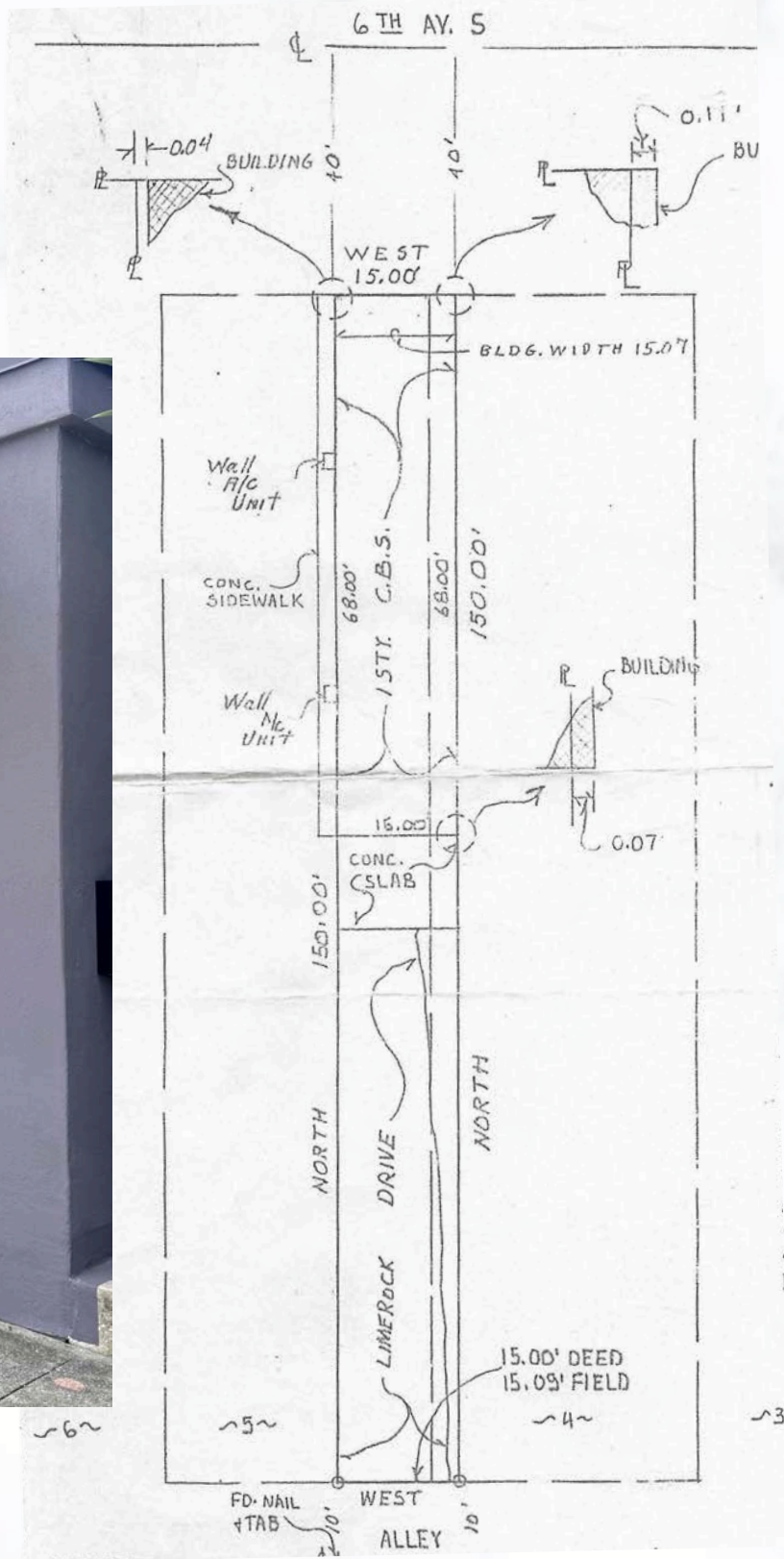
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SURVEY





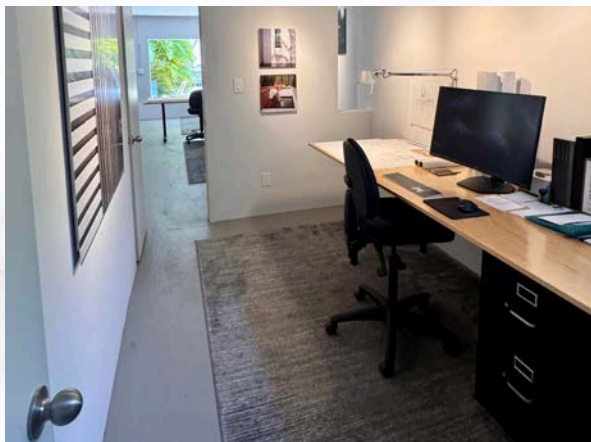
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PHOTOS





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DEMOGRAPHICS (2026)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	6,259	34,413	89,751
Est. Avg. Household Income	\$219,421	\$163,305	\$161,463
2025 AADT Traffic Count	42,000 Cars on Tamiami Trail N. Daily		

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