



Investment
Properties
Corporation

VANDERBILT GALLERIA / FOR SALE

MEDICAL OFFICE
INCOME PROPERTY



9125 Corsea Del Fontana Way, Suite 200
Naples, FL 34109

Fully Leased Medical Office Condo

5,471 +/- square foot medical office condo conveniently located off of Vanderbilt Beach Road in Vanderbilt Galleria. This property is fully leased to a sizeable dermatology group. Walking distance to The Shoppes at Vanderbilt. Surrounded by medical, retail, office and residential. Please call for details.



PRICE:

\$2,600,000

SIZE:

5,471 SF +/-

ZONING:

PUD

**REMAINING
LEASE TERM:**

Expires April 2031

INCOME:

**\$148,509.43/Year
Increased 3.5% yearly**

CONTACT 📞 **(239) 777-1042**

**David J. Stevens, CCIM, david@ipcnaples.com
Clint Sherwood, CCIM, clint@ipcnaples.com**

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

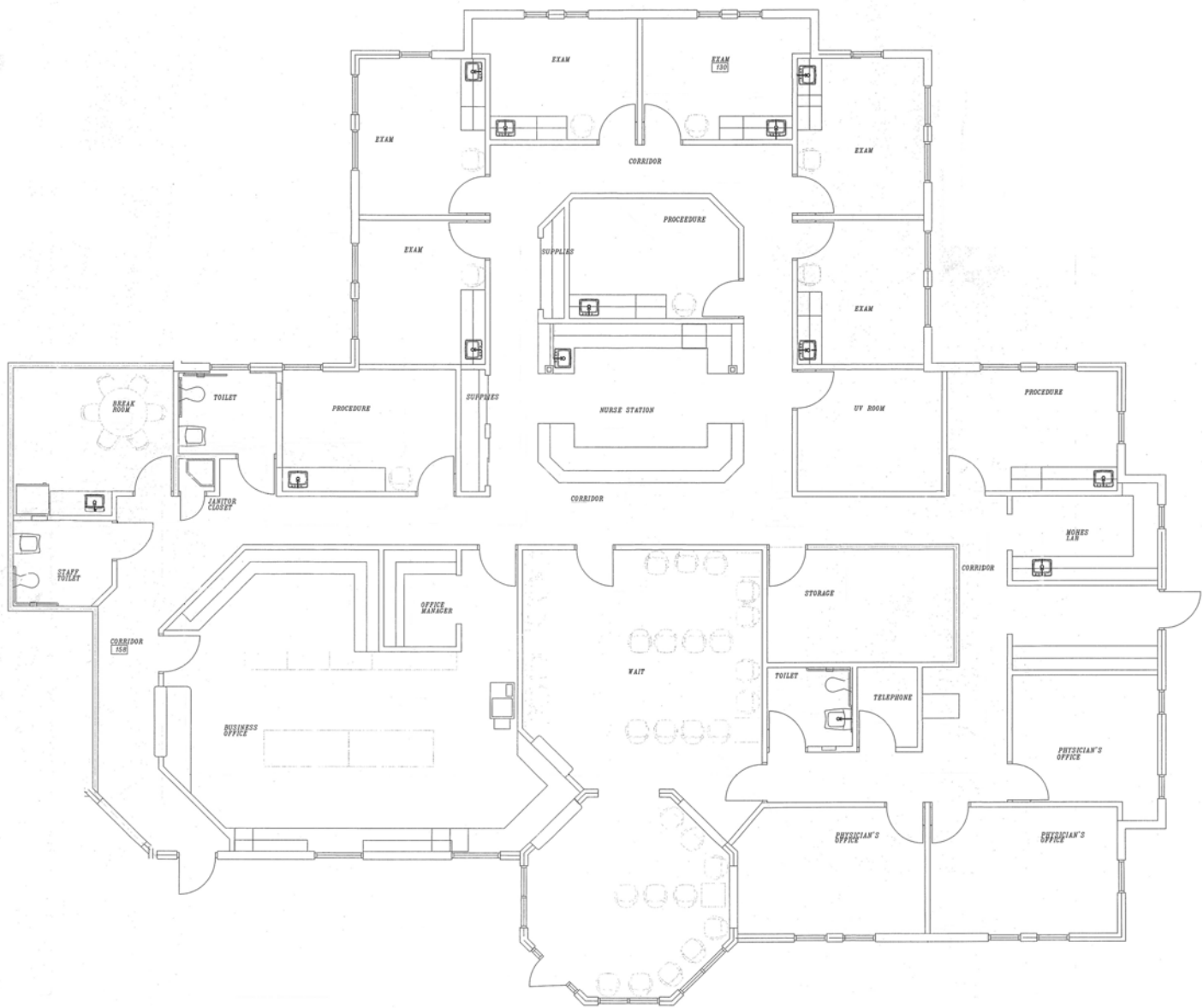
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

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FLOOR PLAN & DEMOGRAPHICS



Demographics (2026)	1 MILE	3 MILES	5 MILES
Est. Population	6,596	55,182	121,018
Est. Average Household Income	\$197,861	\$172,623	\$182,618
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		

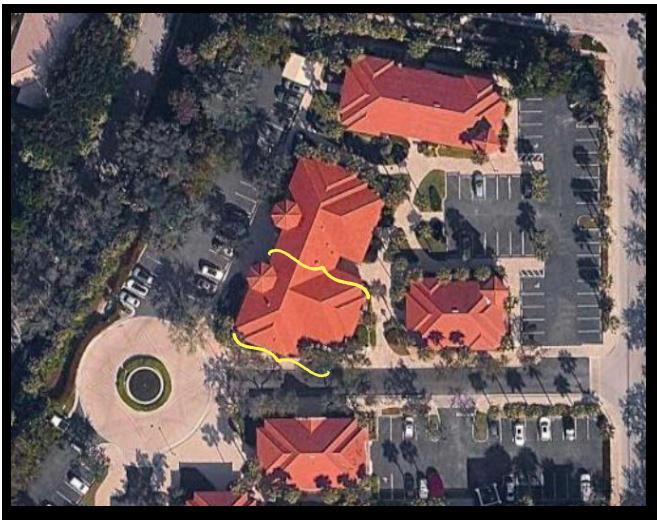




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LOCATOR MAP



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