

VANDERBILT GALLERIA

OFFICE FOR SALE

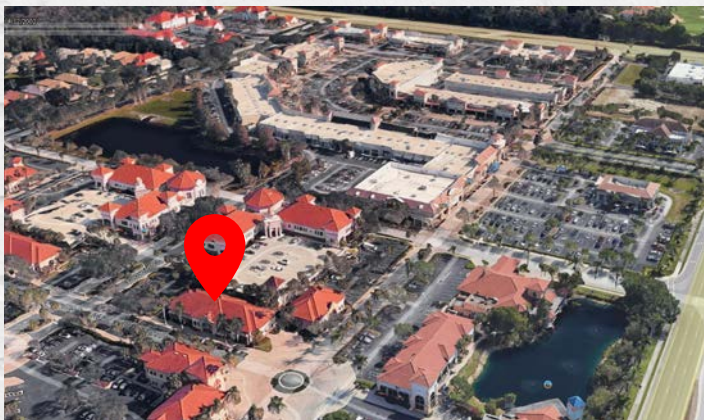


9140 Corsea Del Fontana Way
Naples, FL 34109

Improved Professional Office Building

6,581 +/- square foot office building conveniently located off of Vanderbilt Beach Road in The Vanderbilt Galleria.

Divided into three separate units, easily combined.
Possible partial lease-back from current owner.
Walking distance to The Shoppes at Vanderbilt.



<u>PRICE:</u>	\$3,250,000
<u>SIZE:</u>	6,581 SF +/-
<u>ZONING:</u>	PUD
<u>ASSOC. DUES:</u> (2025)	\$8,755.77 / qtr.
<u>RE TAXES:</u> (2025)	\$20,923.06
<u>YEAR BUILT:</u>	2002
<u>AVAILABLE:</u>	Ready for occupancy

Please call for details.

CONTACT 📞 **(239) 261-3400**

Rob Carroll, CCIM, MAI ext. 111, rob@ipcnaples.com
Clint Sherwood, CCIM ext. 179, 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

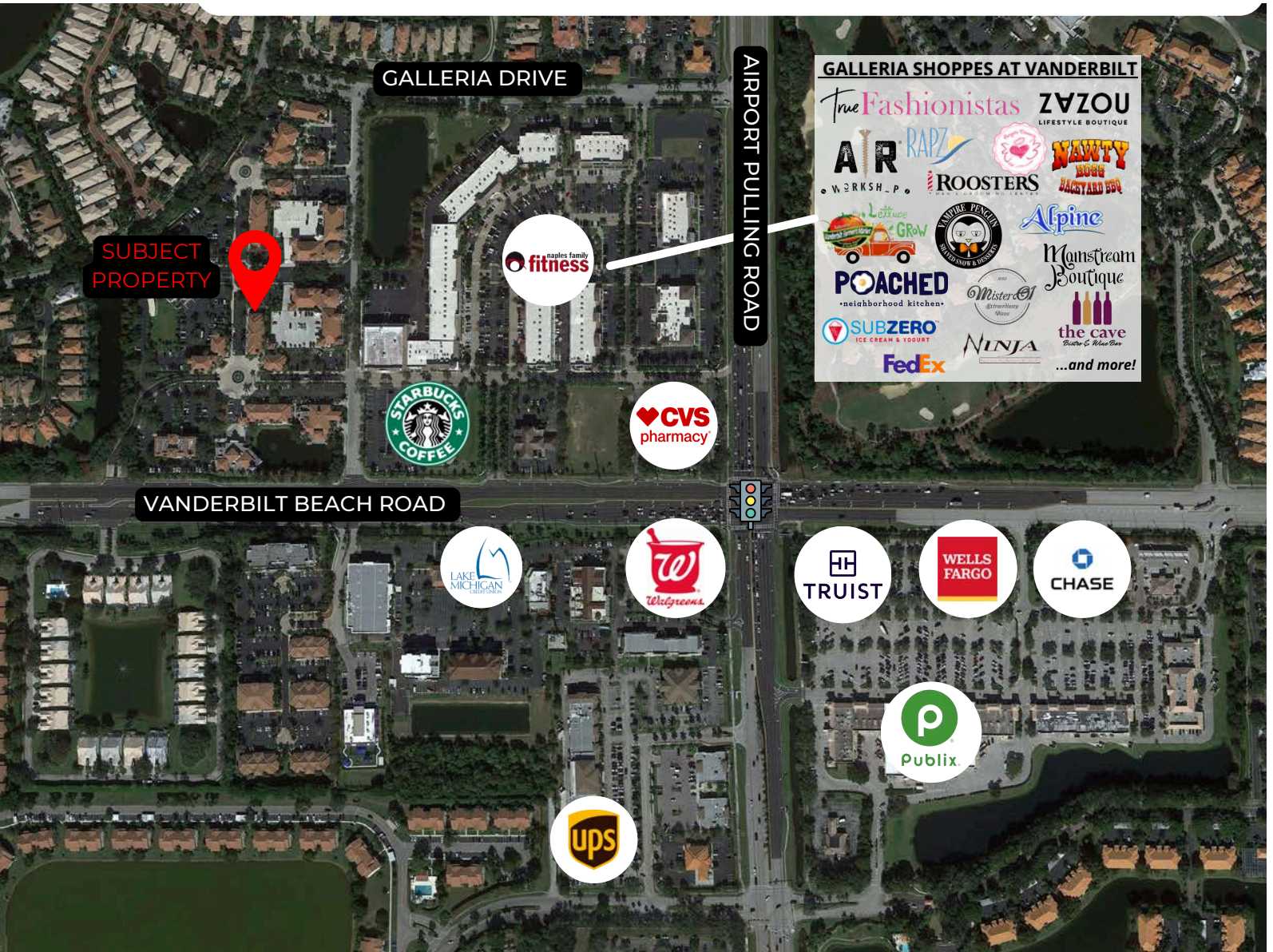
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



investment
properties
corporation

9140 Corsea Del Fontana Way

LOCATOR MAP



click
here!



Google
Maps

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

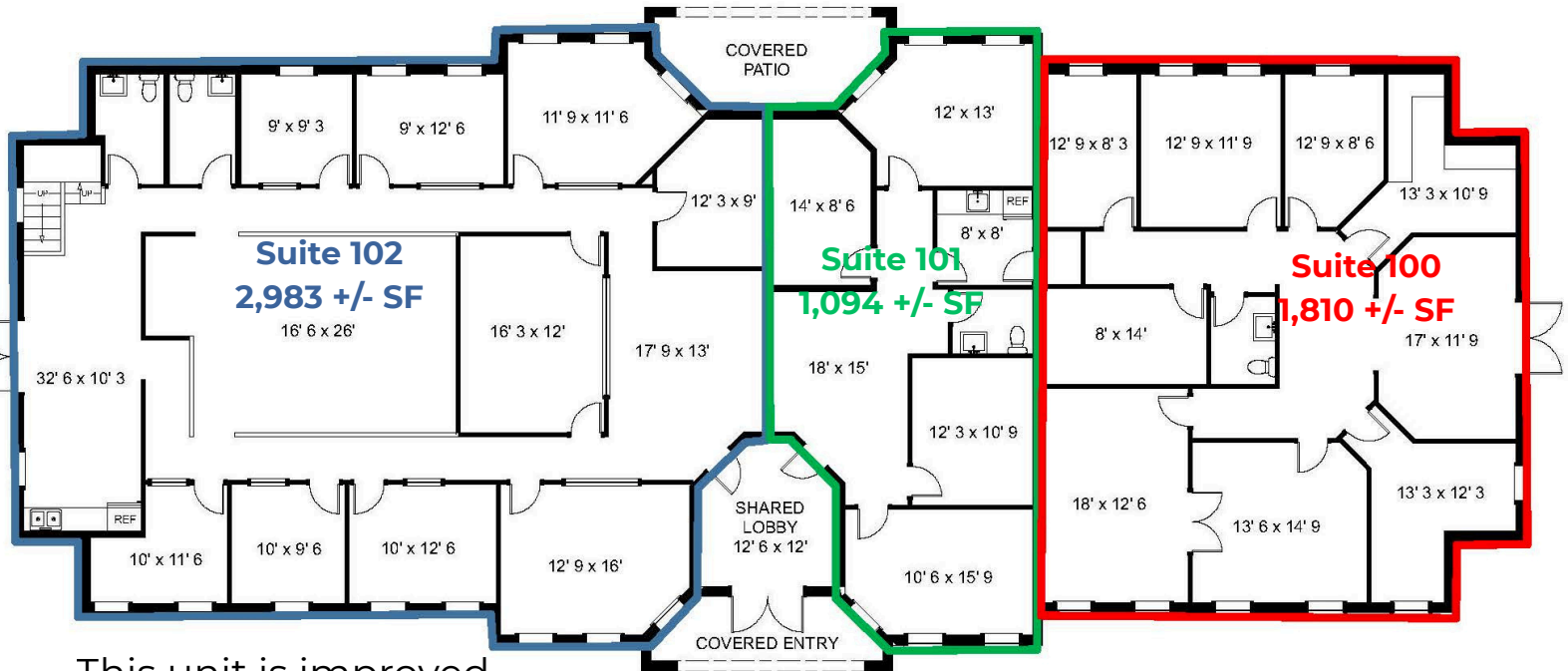
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



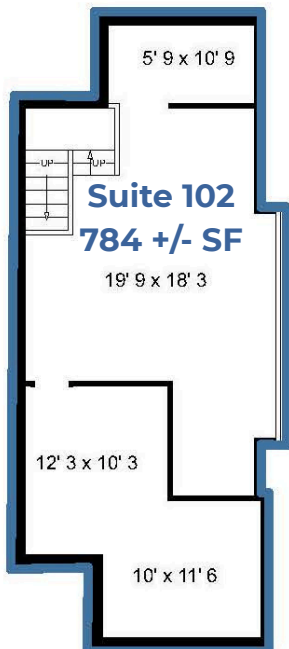
investment
properties
corporation

9140 Corsea Del Fontana Way
Naples, FL 34109

FLOOR PLAN & DEMOGRAPHICS



This unit is improved
office space.



Mezzanine is
for storage use only

Demographics (2026)	1 MILE	3 MILES	5 MILES
Est. Population	6,473	55,933	121,311
Est. Average Household Income	\$192,264	\$172,763	\$182,845
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		



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

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.