



**Investment
Properties
Corporation**

F O R L E A S E

OFFICE SPACE | MEDICAL SPACE LOCATED AT HIGH TRAFFIC INTERSECTION

📍 Located at the intersection of Naples Boulevard and Airport Pulling Road N

6435 Naples Boulevard | Naples, Florida 34109



**SIGNAGE
AVAILABLE!**

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Investment Properties Corporation of Naples
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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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AVAILABILITY

<u>SUITE #</u>	<u>SIZE</u>	<u>BASE RENT PSF/YR</u>	<u>EST. 2026 CAM</u>	<u>EST. MONTHLY TOTAL</u>	<u>AVAILABILITY</u>
SUITE 201	3,007 RSF	\$30 PSF NNN	\$12.58 PSF	\$10,669.84	IMMEDIATELY

Delivery 30 days from lease execution





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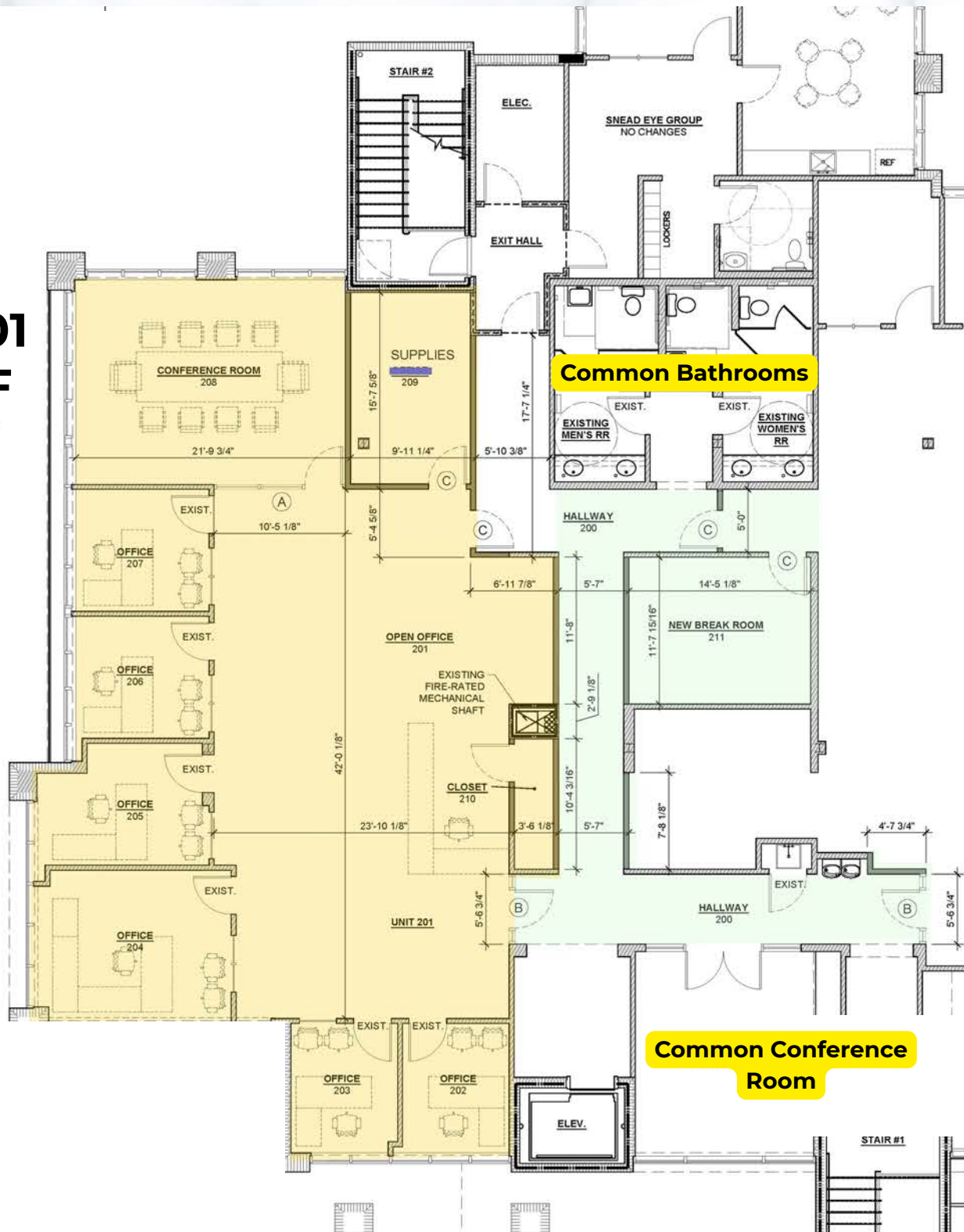
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UNIT #201
3,007 SF



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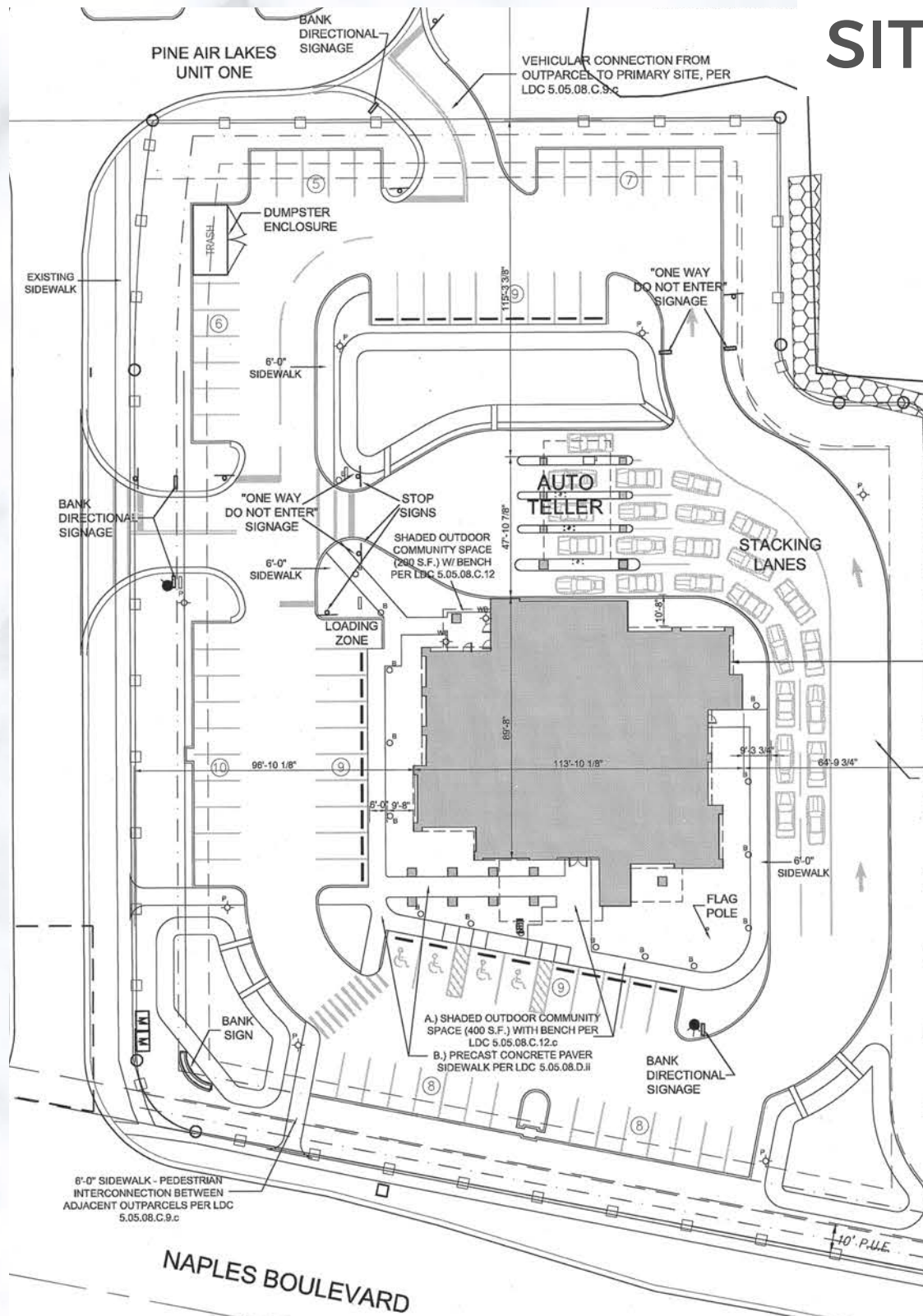
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SITE PLAN





Demographics (2026)	1 mile	3 miles	5 miles
Est. Population	6,353	51,960	134,755
Est. Average Household Income	\$132,748	\$187,730	\$174,894
2025 Avg. Traffic Count Airport Rd and Naples Blvd	63,500 cars daily		
2025 Avg. Traffic Count Pine Ridge Rd and Airport Rd	114,500 cars daily		