

FOR SALE | Office Condo Owner-User Opportunity

2375 Tamiami Trl N, Suite 300
Naples, FL 34103

Price: \$1,100,000

2,500 Square Feet

**Office Condo Unit in The
Woodmere Professional Center**



Property Description

Own a professionally maintained $\pm 2,500$ SF office condominium in the established Woodmere Professional Center, ideally located at 2375 Tamiami Trail N in Naples, Florida. Positioned along highly visible US-41, this turnkey opportunity offers excellent accessibility, strong visibility, and a prestigious North Naples business address. Ideal for medical, wellness, or professional office users, the property benefits from affluent surrounding demographics, continued population growth, and increasing demand for healthcare and professional services throughout Collier County.

Highlights

- Prime North Naples location along US-41 with strong visibility and accessibility
- Stable healthcare-oriented office use with established operating business
- Strong surrounding demographics with high household income and population density
- Continued population growth and healthcare demand in Collier County
- Five offices
- Waiting room area
- Training room
- Open work area



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NAI Burns Scalo
SW Florida

Additional Photos



3rd Floor Corridor



Unit 300 Entrance



Waiting Area



Office



Office



Open Work Area

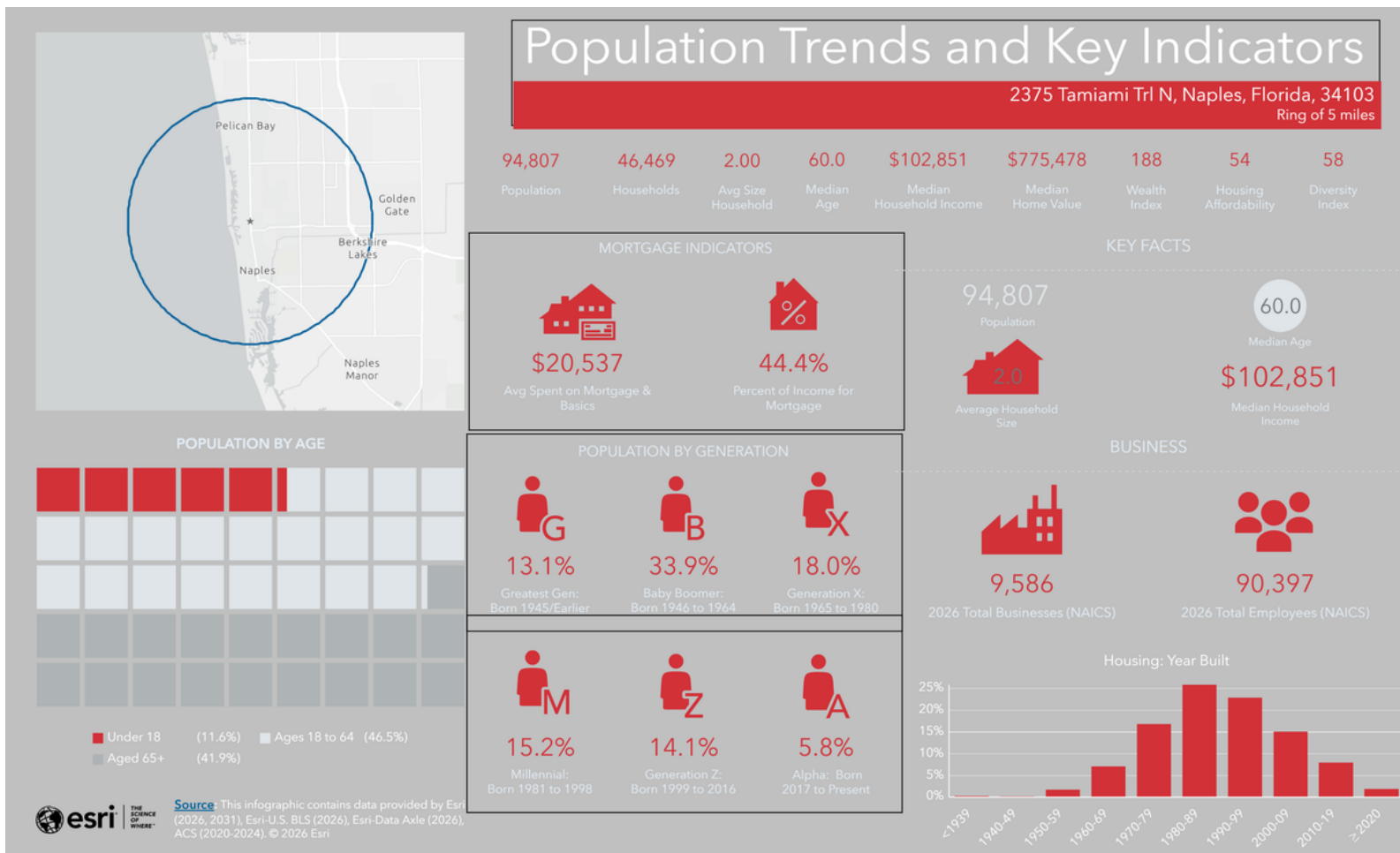


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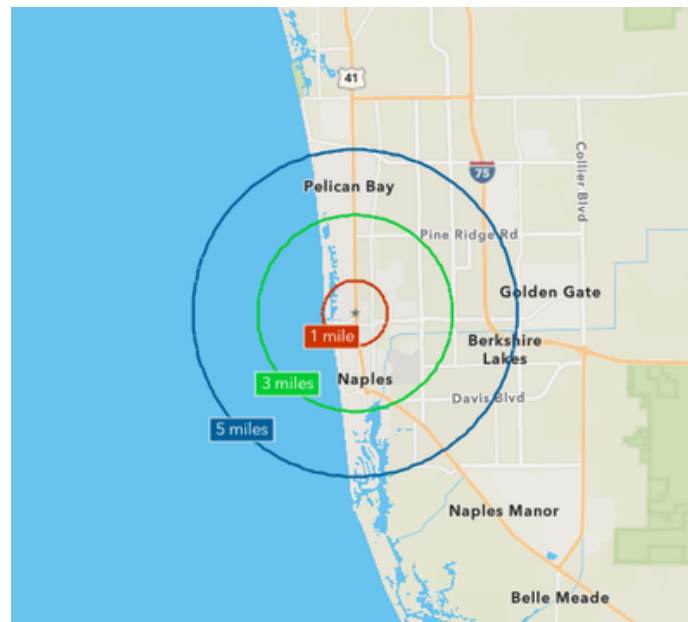


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Location & Population Trends



Within a 5-mile radius of 2375 Tamiami Trail N, the property benefits from a substantial and affluent population base of 94,807 residents across 46,469 households, with a median household income of \$102,851 and median home value of \$775,478. The area boasts a strong Wealth Index of 188, reflecting significant purchasing power among surrounding residents. The population skews mature, with a median age of 60.0 and Baby Boomers representing the largest generational cohort at 33.9%, followed by Generation X (18.0%) and Millennials (15.2%). The trade area is also a robust business hub, supporting 9,586 businesses and 90,397 employees, with the majority of surrounding housing stock built between the 1970s and 1990s. These demographics underscore strong, sustained demand for healthcare and professional office services in the immediate area.



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