



9115 Corsea Del Fontana Way / Suite #120-200
Naples, FL 34109

Improved Professional Office Condo

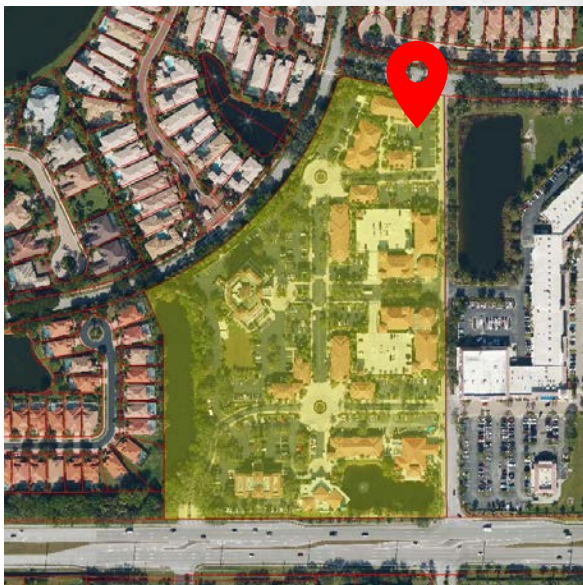
2,114 +/- square feet office condo conveniently located off of Vanderbilt Beach Road in Vanderbilt Galleria.

Fully improved and ready for occupancy.

Walking distance to The Shoppes at Vanderbilt.

Surrounded by medical, retail, and residential communities.

Please call for details.



PRICE:

\$995,000

SIZE:

2,114 SF +/-

ZONING:

PUD

ASSOC. DUES:

(2025)

\$4,058.79 / qtr.

RE TAXES:

(2025)

\$5,995.24

YEAR BUILT:

2002

PARKING:

2 assigned spaces

CONTACT  **(239) 261-3400**

Christine McManus, CCIM, SIOR, 239-777-2020, christine@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

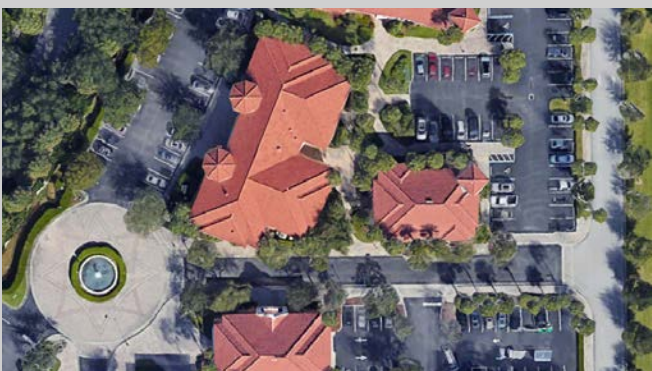
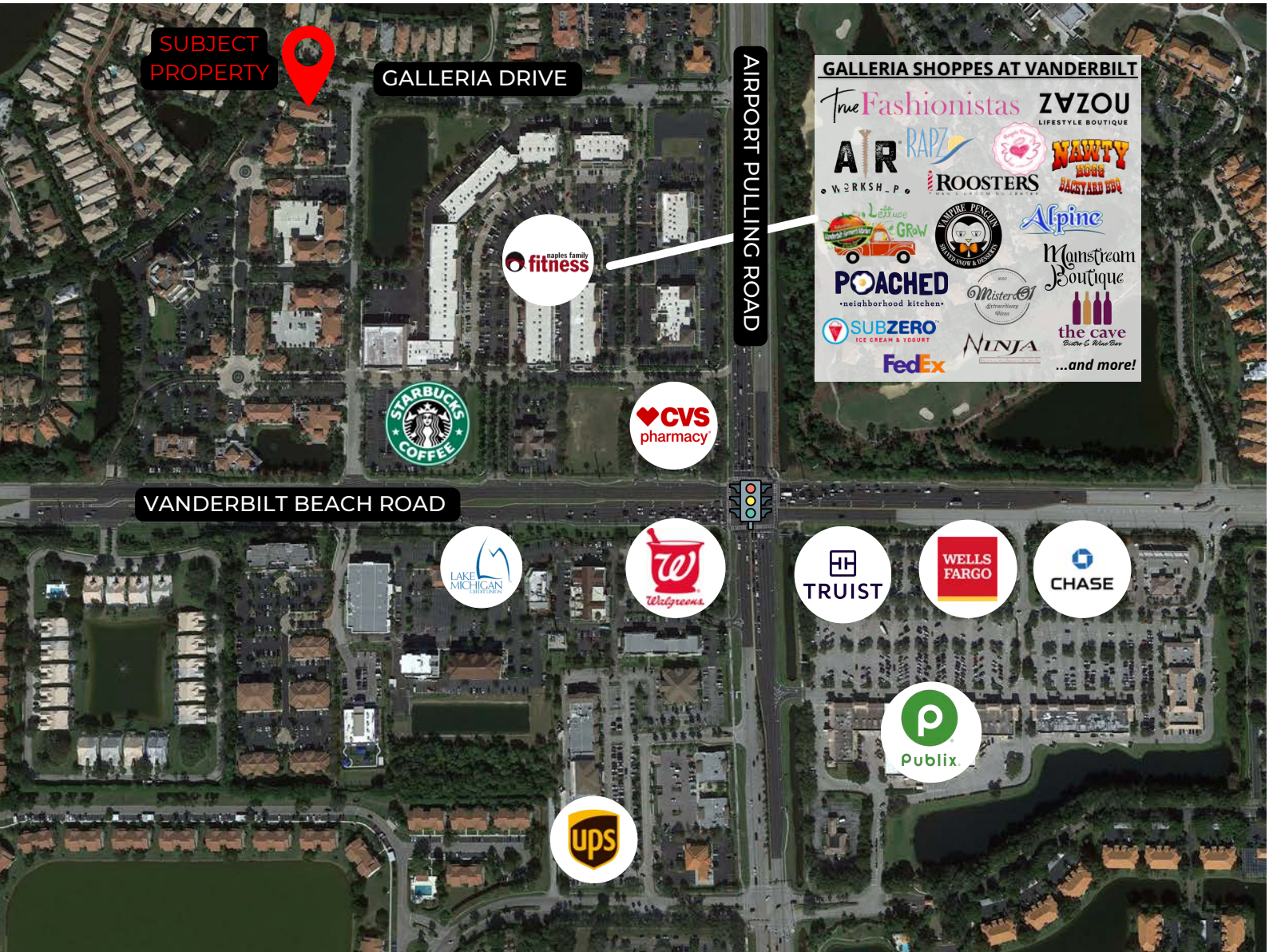
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



investment
properties
corporation

9115 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

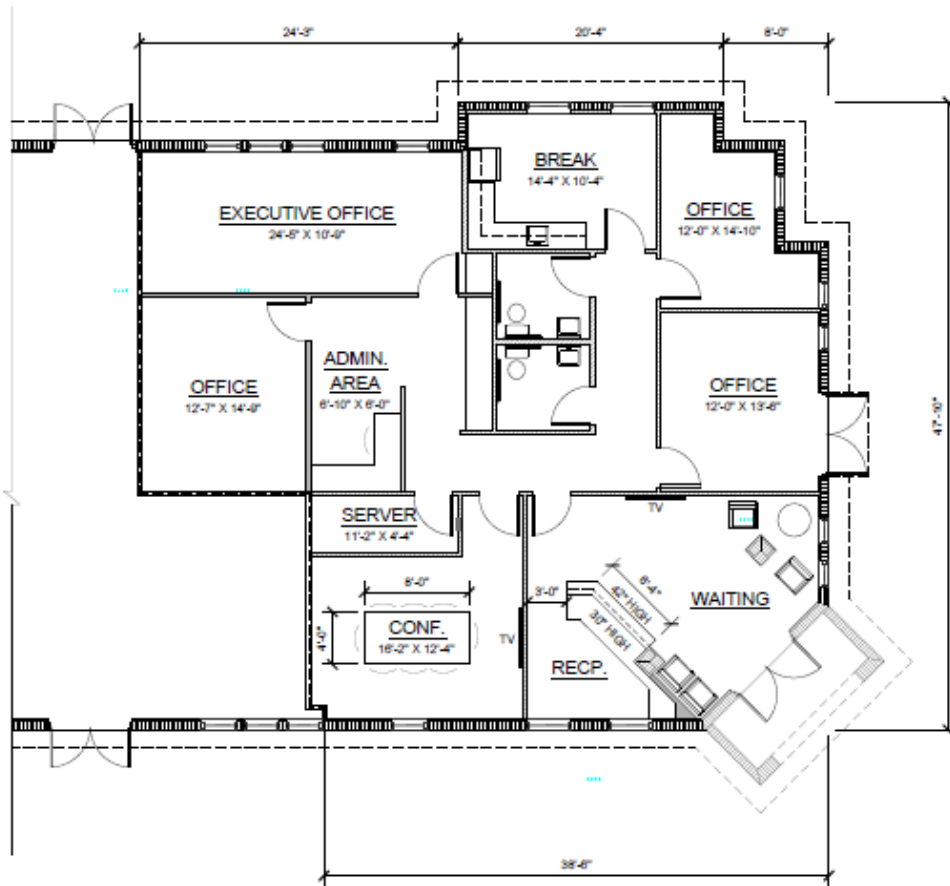
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



investment
properties
corporation

9115 Corsea Del Fontana Way #120-200

FLOOR PLAN & DEMOGRAPHICS



Demographics (2026)	1 MILE	3 MILES	5 MILES
Est. Population	6,841	55,297	121,329
Est. Average Household Income	\$204,902	\$172,818	\$182,459
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		

CONTACT 📞 **(239) 261-3400**

Christine McManus, CCIM, SIOR, 239-777-2020, christine@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.