

Commercial REALTOR Report with Photos



General Information

List Price: \$575,000.00 / Asking Price
MLS#: 2026021626
Address: 3940 RADIO RD #109
 NAPLES, FL 34104
 NA17 - N/O Davis Blvd
GEO Area:
County: Collier
Year Built: 2001
Property ID: [69016901189](#)
Acres: 0.0000
Frontage: 200
Depth:
Subject Prop. Sqft: 1,687
Min. Subject Sqft: 1,687
Max. Subject Sqft: 1,687
Total Bldg Sqft:
Business Name:
Property Type: Industrial: Business Park, Industrial: Condominium, Industrial: Office Showroom, Office: Condominium, Office: Medical Offices, Retail-Commercial: Condominium, Retail-Commercial: Other, Retail-Commercial: Retail Pad, Retail-Commercial: Shopping Center, Retail-Commercial: Street Retail

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Status: Active (05/06/26)
Property Class: Commercial
DOM: 6
CDOM: 6
Property Use:
Transaction Type: Sale
Commercial Type: Commercial Only
Tax Year: 2025
Tax Amount: \$3,988
Business Est:

Virtual Tour URL:

Legal Desc: RADIO SQUARE COMMERCIAL CONDOMINIUM SUITE 109
Listing Broker: [RE/MAX Realty Team](#)

Recent: **05/12/2026 : New Listing**

Detailed Property Information

Property Information: Excellent opportunity to own a versatile commercial condo in one of Naples' most strategic business corridors. Located directly on highly trafficked Radio Road, this well-maintained and professionally managed property offers exceptional visibility, prominent signage, and large storefront glass that creates strong exposure for any business. The space is thoughtfully laid out with multiple functional uses in mind and currently includes two private offices, two bathrooms, a kitchen/break area, open work areas, and rear delivery access. Ample parking directly in front provides easy access for customers and staff, while the rear overhead/loading access adds convenience for operations, storage, or deliveries. Positioned in a rapidly growing commercial area, the property is surrounded by ongoing development and established businesses, making it ideal for owner-users or investors seeking a prime Naples location. The property sits less than one mile from Naples Airport, directly across from Naples Commercial Park, under 3 miles to I-75 Exit 105, and only minutes from Downtown Naples, providing quick access throughout Southwest Florida. Perfect for professional offices, design firms, contractors, service businesses, light industrial users, showroom space, creative studios, distribution, or mixed operational use. This is a rare chance to secure a highly visible commercial property in the heart of Naples with strong accessibility, flexibility, and long-term growth potential.

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Location Desc.:

The property sits less than one mile from Naples Airport, directly across from Naples Commercial Park, under 3 miles to I-75 Exit 105, and only minutes from Downtown Naples, providing quick access throughout Southwest Florida.

Highlights:

Radio Road Commercial Condo nicely built out two private offices, two ADA restrooms, a kitchen/break area, large open work areas, and rear delivery access. Ample parking front and rear of building, central Naples location with retail or office zoning, some tenants include studios, dental, contracting, building and professional services.

Heating: Yes
Heating Remarks:
Open Parking Spaces:
Waterfront: No
Acres: 0.000
Conf. Agreement Req'd: No
Sale Includes: Building only
Amenities:
Utilities Available: Electric, Phone Line, Sewer, Trash Removal, Water

Cooling: Yes
Cooling Remarks:
Covered Parking Spaces:
Spaces/Units: 1
Income Cap Rate:
Subject to FIRPTA: No
Gulf Access: No

Additional Information

Rail:
of Bays: 1
of Dock High Doors:
of Grade Level Doors:
of Loading Doors: 1
of Truck Wells:
Loading Dock Height:
Min Clear Ceiling Height:
Fire Sprinklers: No
Elevators: 0
Power:
Fenced Yard:
Traffic Count:
Load/Loss Factor %:

Annual Assn Fee:

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Tenant Information

Name	Sqft	Lease End Date	Name	Sqft	Lease End Date
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Office Information

Office Code: RMAX
Office Name: [RE/MAX Realty Team](#)
Office Address: 2326 Del Prado Blvd
 Cape Coral FL, 33990
Office Ph: 239-242-2000
Office Fax: 239-242-2028
Board: Florida Gulf Coast

Agent ID: P3528130
Agent Name: [Marlene Cohn](#)
Agent Phone: 239-789-3737
Agent Fax:
Agent Email: info@cohnteamrealtors.com
Attribution Contact:

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Co-List Office Code: RMAX
Co-List Office Name: [RE/MAX Realty Team](#)

Co-List Agent ID: P3528131
Co-List Agent Name: [Zachary Cohn](#)
Co-List Agent Phone: 207-284-3233
Co-List Agent Fax:
Co-List Agent Email: Info@cohnteamrealtors.com

Settlement Agent Information

Name:
Address:
Phone:
Email:

Listing Information

Owner Name: Mendenhall Enterprises LLC
Auction: No
Foreclosed (REO): No

Appointment Req.: Yes
Appointment Phone: 2397893737

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Potential Short Sale: No
Joint Agency: No

Target Marketing:
Listing on Internet: Yes
Address on Internet: Yes
Blogging: Yes
AVM: Yes
Contract Closing Date:

Listing Date: 05/06/26
Date Expiration: 10/06/26
Source Of Measurements: Previous Appraisal
Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com
Showing Inst.: Call Listing Agent, Email Listing Agent
Listing Type: Exclusive Right to Sell

Confidential Information

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Driving Directions

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Commercial storefront featuring a prominent signage space, large front windows, a terracotta-style tile roof, stucco exterior, and landscaped beds with flowering plants and mature trees



Commercial exterior featuring a large roll-up door, stucco finish, and a corrugated metal upper facade



Bright interior space featuring a large window, three floating wood-finish shelves, a dropped ceiling with recessed lighting, and tile flooring



Spacious commercial room featuring neutral-toned carpet flooring and a suspended acoustic tile ceiling with integrated lighting



Floor-to-ceiling windows with exterior landscaping



Open common area with neutral carpet flooring and white painted walls



Kitchenette featuring light wood cabinetry, a stainless steel sink, and a dark stone-finish countertop



Carpeted room with light-toned walls and white baseboards



Compact interior space featuring neutral wall paint, textured carpeting, and white baseboards



Restroom featuring a wall-mounted sink, toilet with a grab bar, and neutral-toned tile flooring **2nd Private water closet featuring a standard toilet, grab bars, and light-toned floor tile**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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