



Investment
Properties
Corporation

F O R L E A S E

DOWNTOWN NAPLES OFFICE/RETAIL BUILDING

Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102



*click
here!*



Google
Maps

CONTACT (239) 777-2020

Christine McManus, CCIM, SIOR
christine@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**

DOWNTOWN OFFICE/RETAIL BUILDING

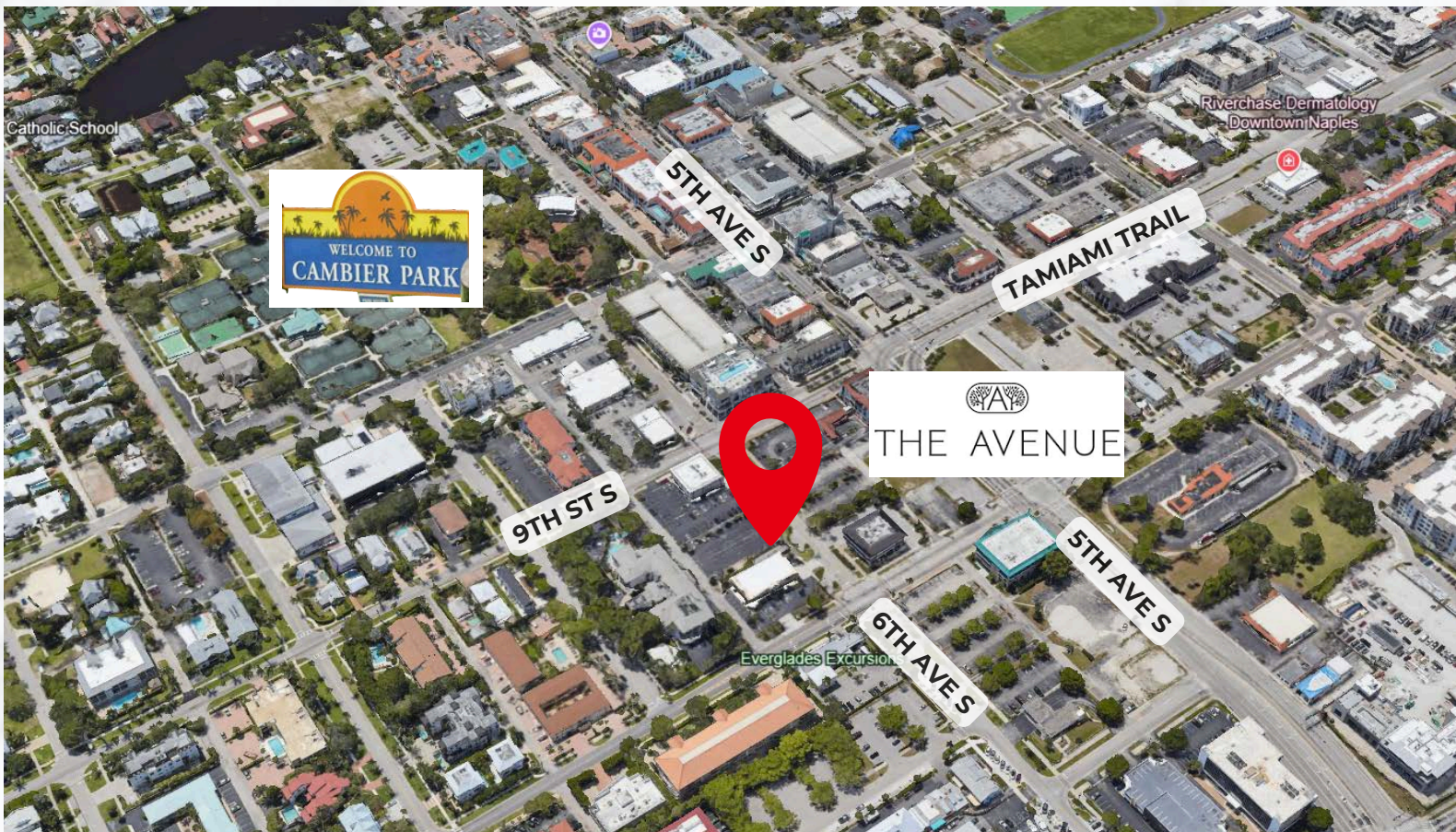
Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102

OFFERING SUMMARY

BUILDING SIZE:	1,020 SF
BASE RENT:	\$80.00 PSF NNN
EST. CAM 2026:	\$14.09 PSF
MONTHLY PAYMENT:	\$7,997.65
ZONING:	Downtown
FLOOD ZONE:	AE

Freestanding office or retail in downtown Naples





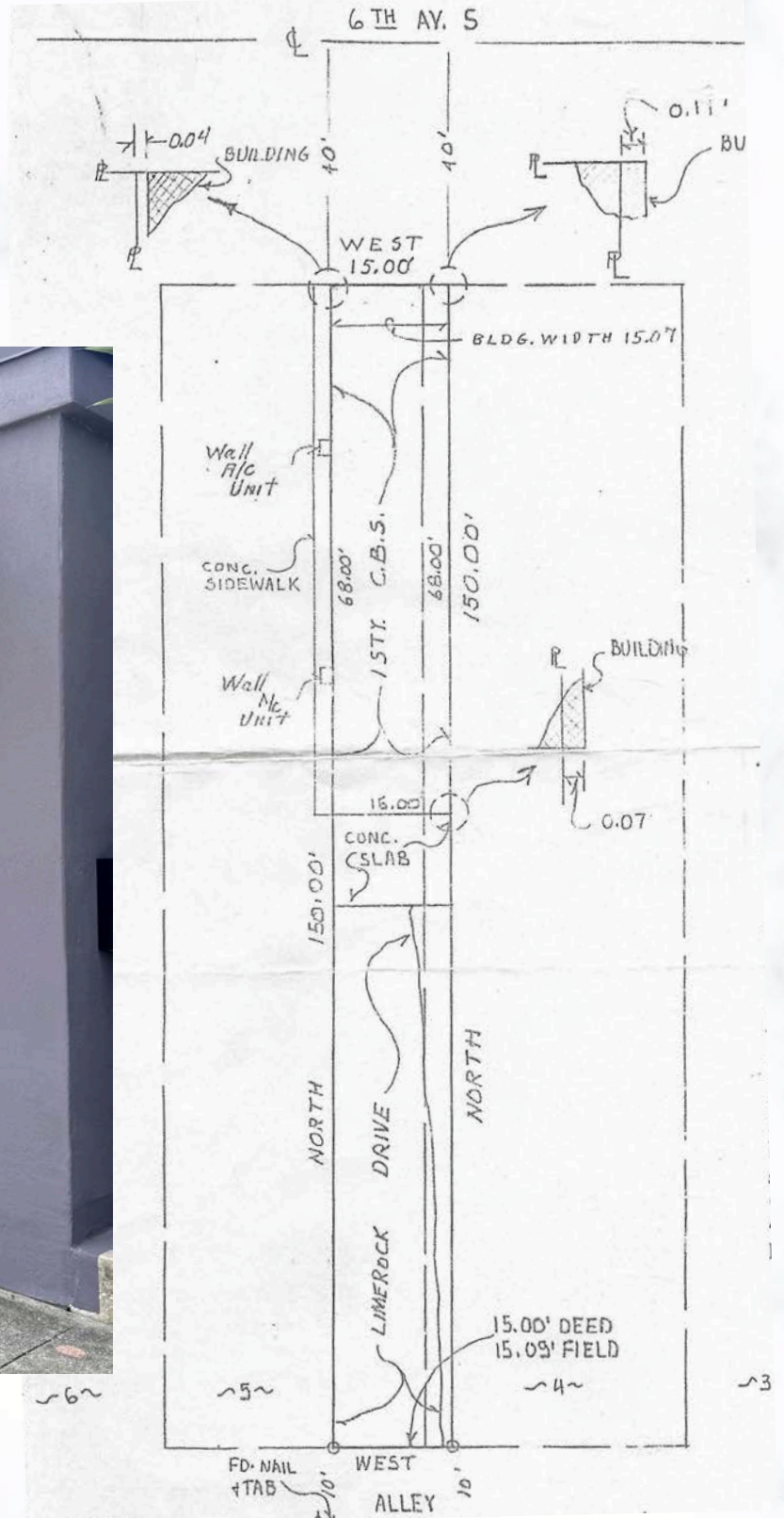
**Investment
Properties
Corporation**

DOWNTOWN OFFICE/RETAIL BUILDING

📍 Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102

SURVEY





**Investment
Properties
Corporation**

DOWNTOWN OFFICE/RETAIL BUILDING

📍 Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102

PHOTOS





**Investment
Properties
Corporation**

DOWNTOWN OFFICE/RETAIL BUILDING

📍 Just South of 5th Ave | Walking Distance to Cambier Park

966 6th Ave S | Naples, Florida 34102



CONTACT (239) 777-2020

Christine McManus, CCIM, SIOR
christine@ipcnaples.com

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	5,672	34,260	86,680
Est. Avg. Household Income	\$250,397	\$179,916	\$166,640
2025 AADT Traffic Count	42,000 Cars on Tamiami Trail N. Daily		

click here!



Google
Maps