



VANDERBILT GALLERIA / FOR SALE

**MEDICAL OFFICE
INVESTMENT OPPORTUNITY**



**9125 Corsea Del Fontana Way, Suite 200
Naples, FL 34109**

Fully Leased Medical Office Condo

5,471 +/- square feet medical office condo conveniently located off of Vanderbilt Beach Road in Vanderbilt Galleria. This property is fully leased to a sizeable dermatology group. Walking distance to The Shoppes at Vanderbilt. Surrounded by medical, retail, office and residential. Please call for details.



PRICE: \$2,600,000

SIZE: 5,471 SF +/-

ZONING: PUD

REMAINING LEASE TERM: Please call for details

INCOME: Please call for details

CONTACT ☎ (239) 261-3400 x 179

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

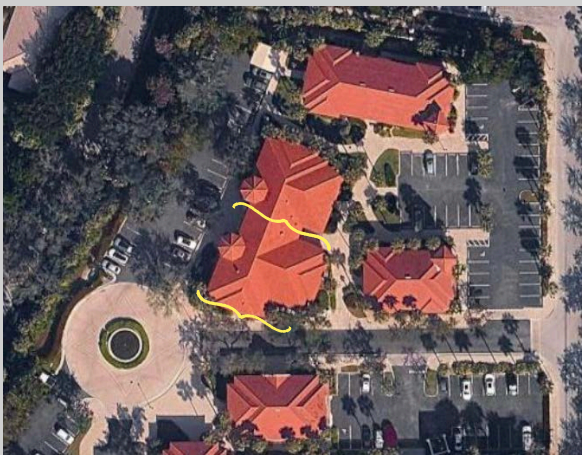
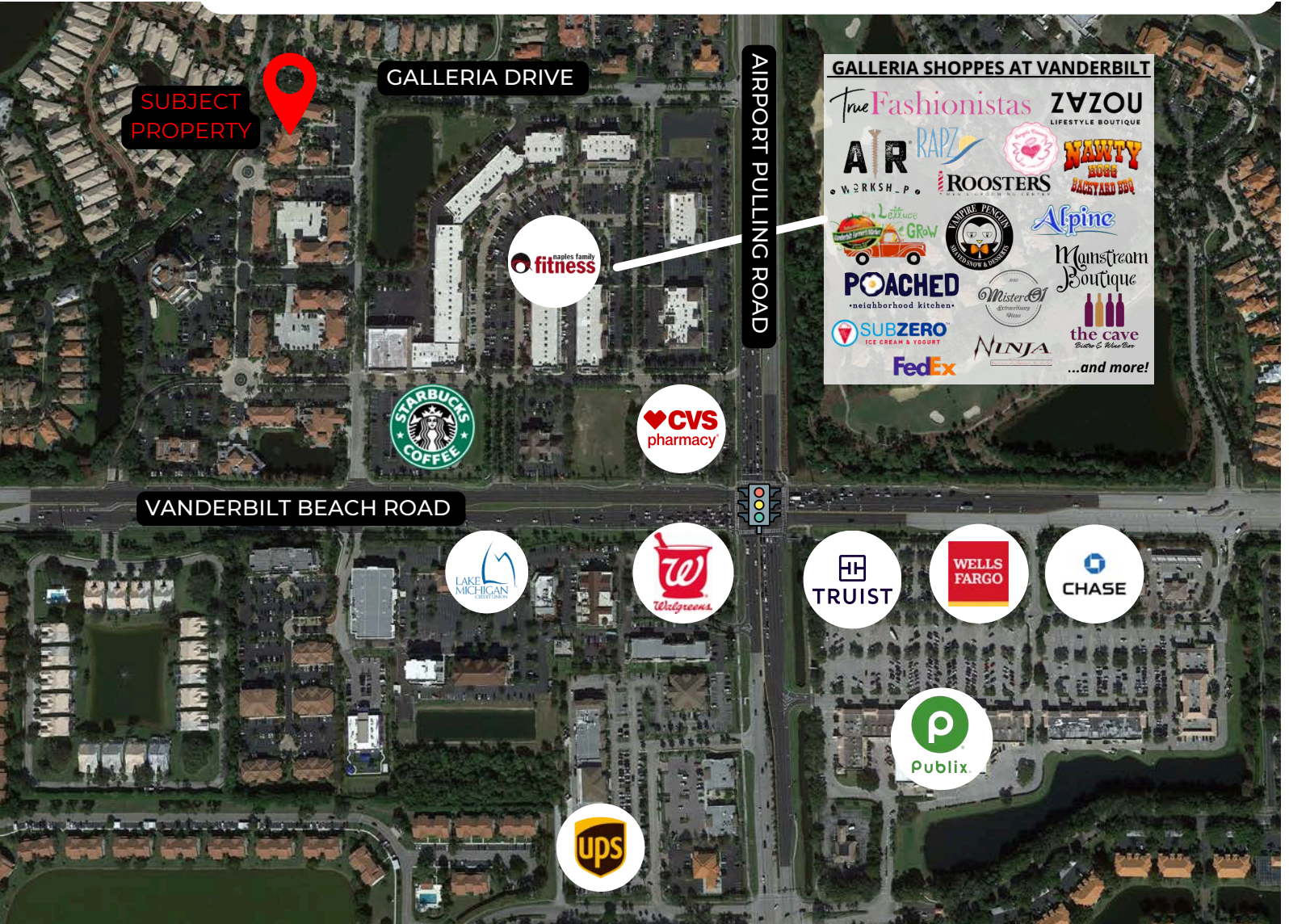
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



investment properties corporation

9125 Corsea Del Fontana Way #200

LOCATOR MAP



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

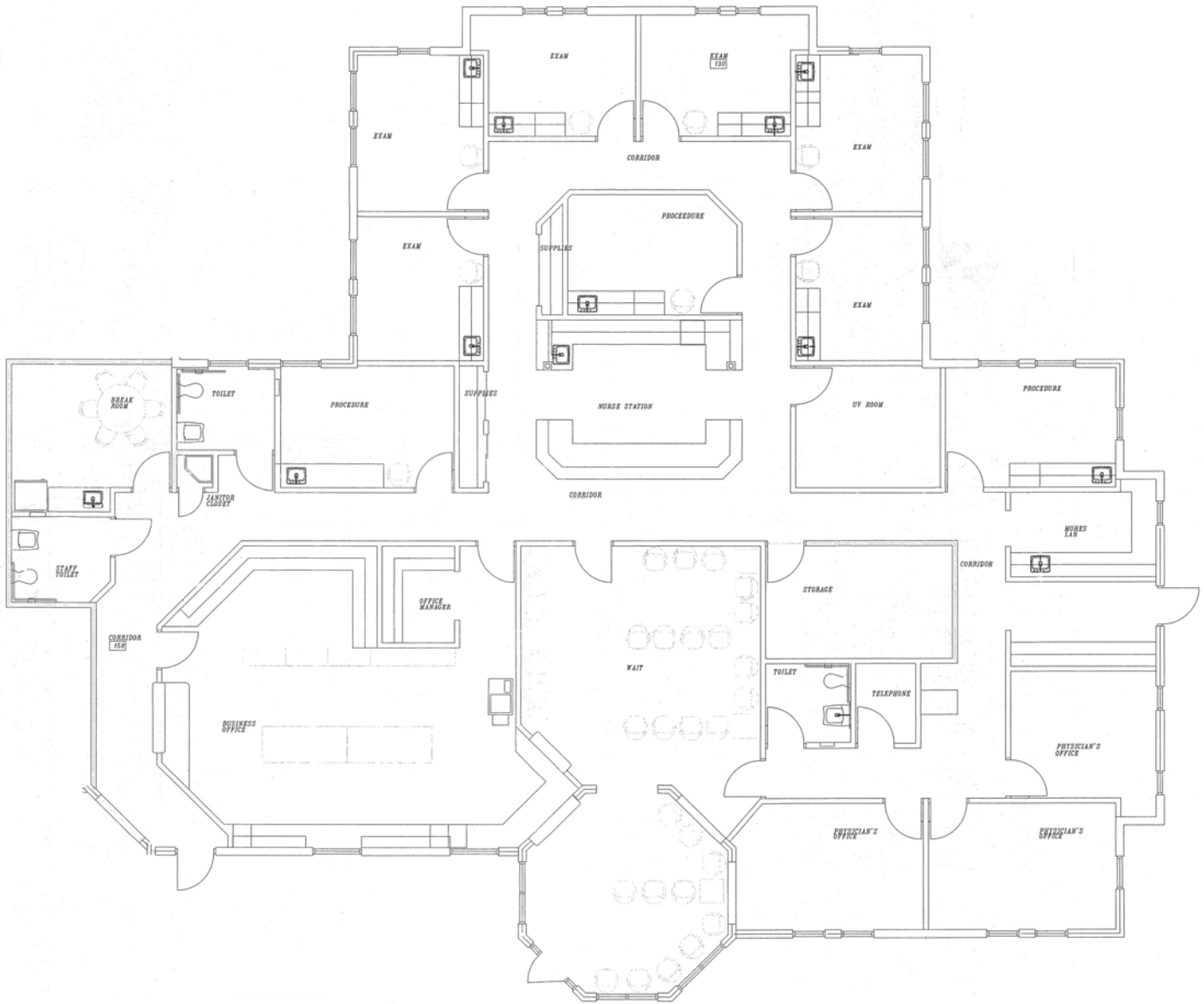
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



investment
properties
corporation

9125 Corsea Del Fontana Way #200

FLOOR PLAN & DEMOGRAPHICS



Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,122	54,408	117,513
Est. Average Household Income	\$214,755	\$169,970	\$181,160
2024 Avg. Daily Traffic Count on Vanderbilt Beach Road	30,500 cars on average daily		

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.