

FOR SALE | Office Condo Investment 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 within the well-established Woodmere Professional Center along high-visibility Tamiami Trail North (US-41). This healthcare-anchored asset offers stable tenancy in a supply-constrained submarket boasting just 3.5% office vacancy, strong rent growth, and minimal new construction, plus covered parking and proximity to premier medical, retail, and office amenities in one of Southwest Florida's most affluent, sought-after markets, an ideal opportunity for private investors or owner-users alike.

Highlights

- Prime North Naples location along US-41 with strong visibility and accessibility
- Low office vacancy submarket (3.5%) supports long-term demand
- 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



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NAI Burns Scalo
SW Florida

Additional Photos



3rd Floor Corridor



Unit 300 Entrance



Waiting Area



Office



Office



Open Work Area

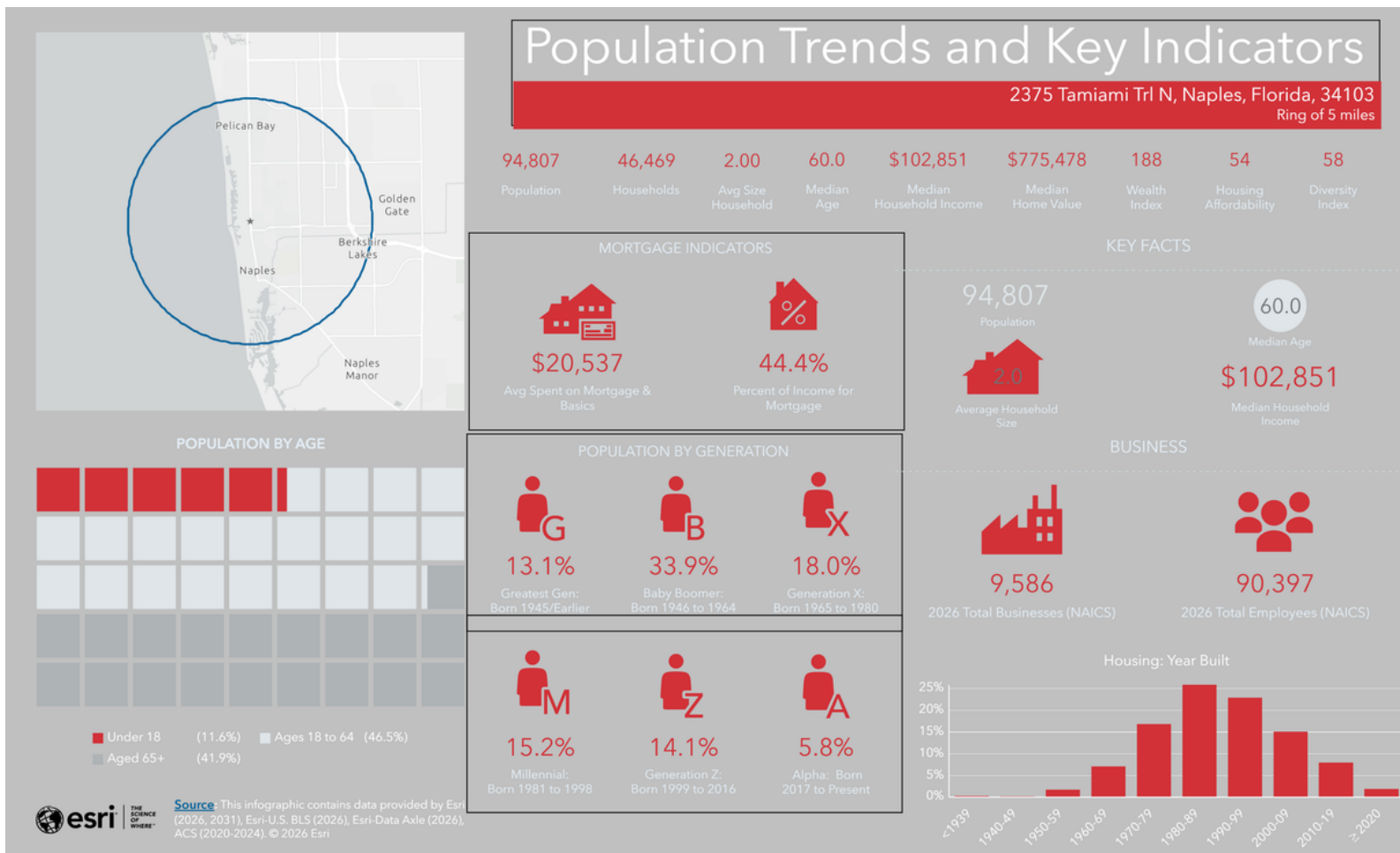


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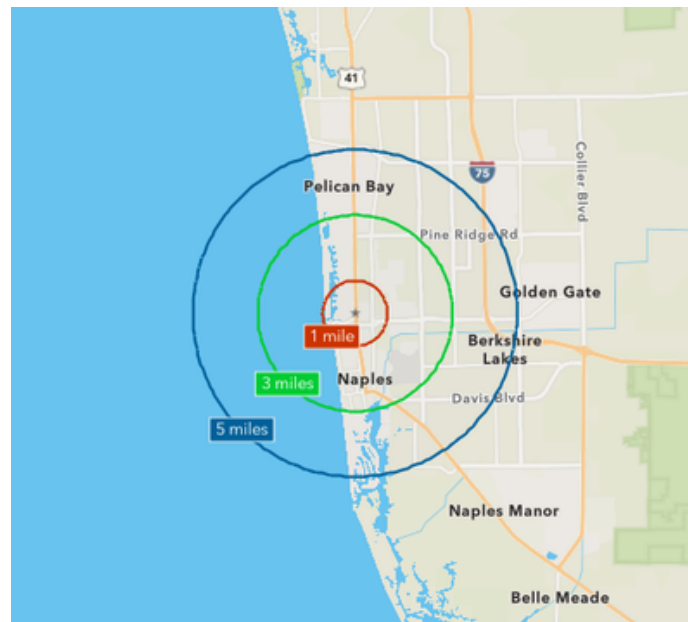


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Location & Population Trends



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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