



Investment Properties Corporation

FOR LEASE

# OFFICE SPACE | MEDICAL SPACE LOCATED AT HIGH TRAFFIC INTERSECTION

Located at the intersection of Naples Boulevard and Airport Pulling Road N

6435 Naples Boulevard | Naples, Florida 34109



**SIGNAGE  
AVAILABLE!**

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*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.



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## AVAILABILITY

<u>SUITE #</u>	<u>SIZE</u>	<u>BASE RENT PSF/YR</u>	<u>EST. 2026 CAM</u>	<u>EST. MONTHLY TOTAL</u>	<u>AVAILABILITY</u>
SUITE 201	3,007 RSF	\$30 PSF NNN	\$12.58 PSF	\$10,669.84	IMMEDIATELY

*\*Delivery 30 days from lease execution\**





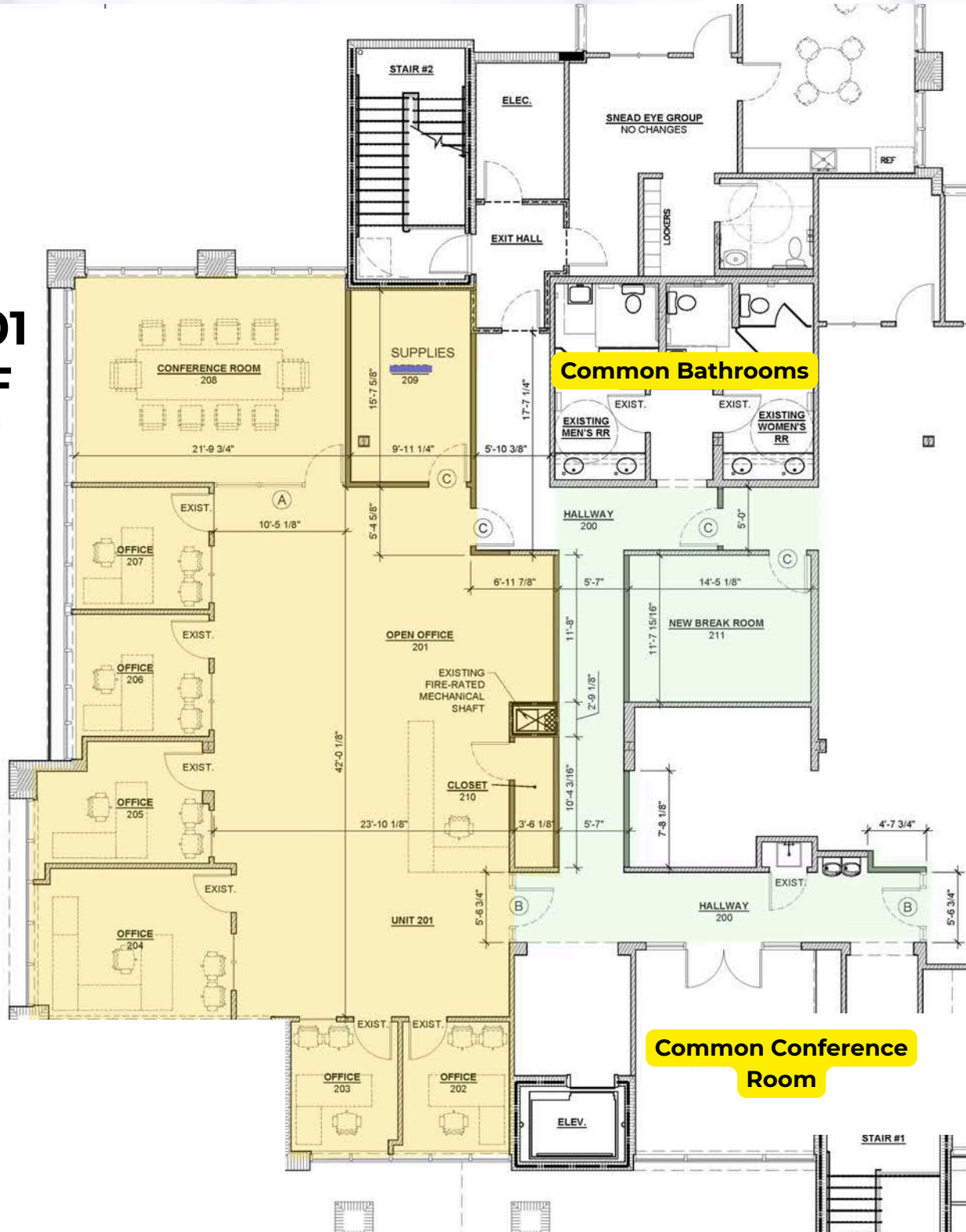
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**UNIT #201  
3,007 SF**



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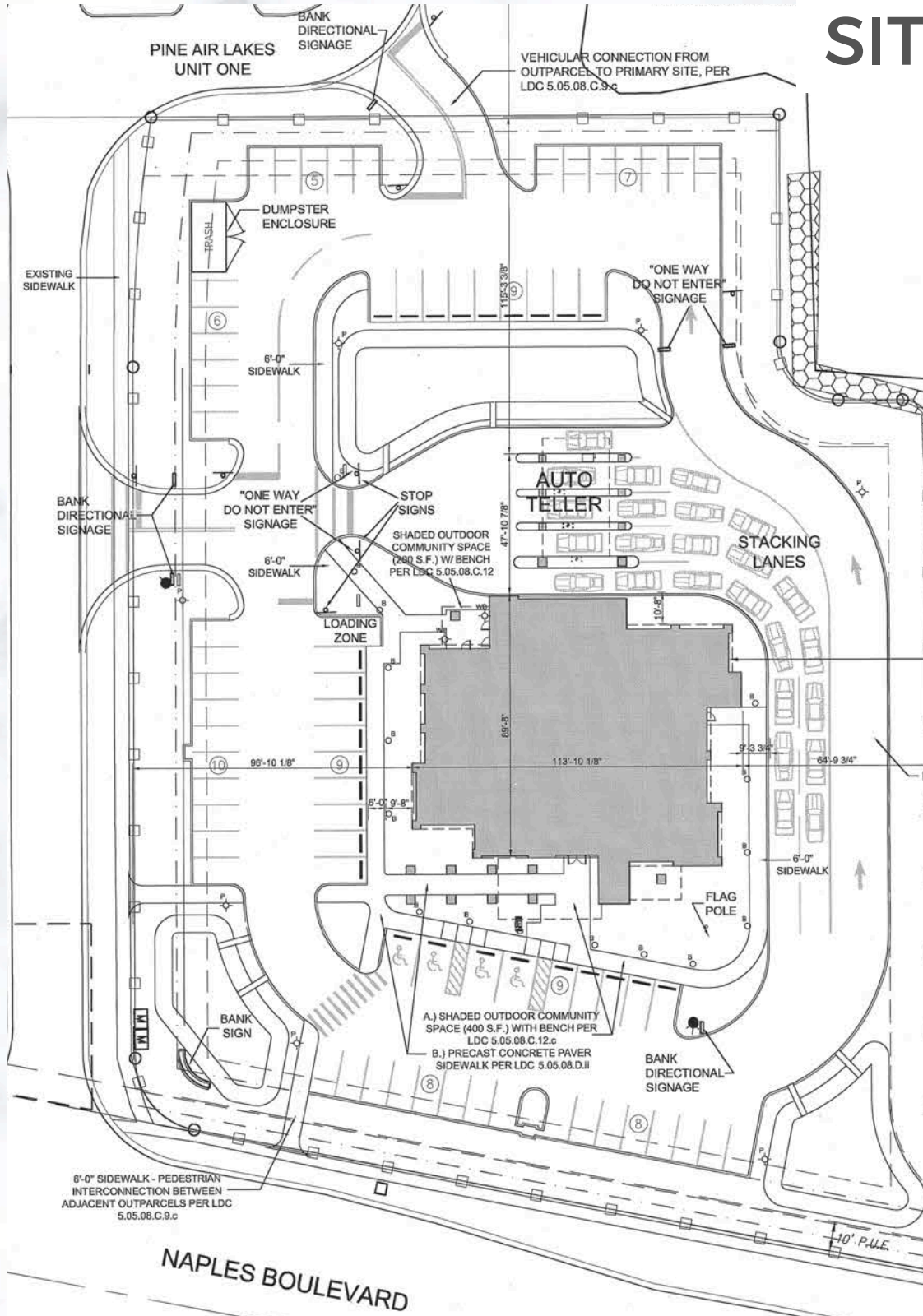
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## SITE PLAN





Demographics (2025)	1 mile	3 miles	5 miles
Est. Population	6,136	52,770	130,348
Est. Average Household Income	\$131,847	\$186,341	\$174,401
2025 Avg. Traffic Count Airport Rd and Naples Blvd	60,800 cars daily		
2025 Avg. Traffic Count Pine Ridge Rd and Airport Rd	105,500 cars daily		