

955

10th Ave N,
Naples, FL 34102



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Sublease
18,360 SF

Medical Building in
Downtown Naples

// PROPERTY HIGHLIGHTS



Located in Downtown Naples just off Tamiami Trail (US-41), offering excellent visibility and access to surrounding business and retail amenities



The space has a functional medical build-out suitable for a variety of specialties



Ample parking, a rare downtown advantage. Ideal for patients and employees



Located among a dense concentration of medical offices, specialists, and healthcare providers, creating a built-in referral ecosystem and strong professional synergy



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// PROPERTY DESCRIPTION

955 10th Avenue North is a well-located medical office opportunity in the heart of Downtown Naples, just off Tamiami Trail (US-41), providing excellent visibility and convenient access to surrounding business, retail, and dining amenities. The space features a functional medical build-out suitable for a wide range of medical specialties, allowing for efficient occupancy with minimal conversion. A strong parking offering, rare for a downtown location, enhances convenience for both patients and staff.

Surrounded by a dense concentration of established medical offices, specialists, and healthcare providers, the property benefits from a built-in referral network and professional synergy, making it an ideal location for medical users seeking a central and connected practice environment.

GLA	±18,360 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	1978
PARKING	6.00 / 1,000 SF
ZONING	City of Naples
SUBMARKET	Naples
LEASE EXP.	08/31/2032



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// FLOOR PLANS



First Floor

- Five exam rooms
- Five Offices
- Lobby
- Two nurse stations
- Staff lounge
- Radiation therapy
- CT room

CURRENT USE	SQUARE FEET	RATE/SF
Medical Office	18,360 SF	\$22.00

Second Floor

- Six exam rooms
- Six offices
- Two waiting areas
- Staff lounge
- Nurse station

Property Overview
LOCATION AERIAL



// **MEDICAL NEIGHBORS & DISTANCES**



0.8 Miles



0.8 Miles



1.2 Miles



4.2 Miles

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// 2025 DEMOGRAPHICS

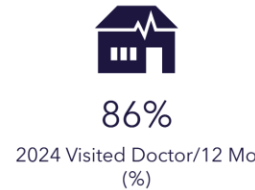
POPULATION TRENDS AND KEY INDICATORS

OneOncology Portfolio
Ring of 20 miles

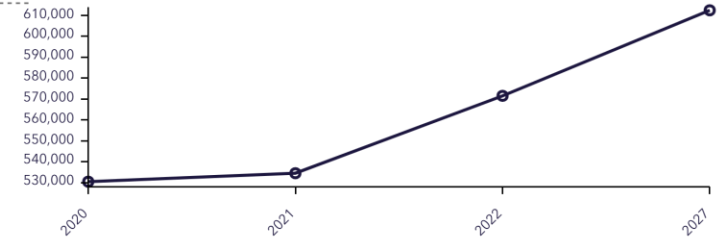


571,477	259,569	2.16	56.4	\$96,499	\$579,785	173	63	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

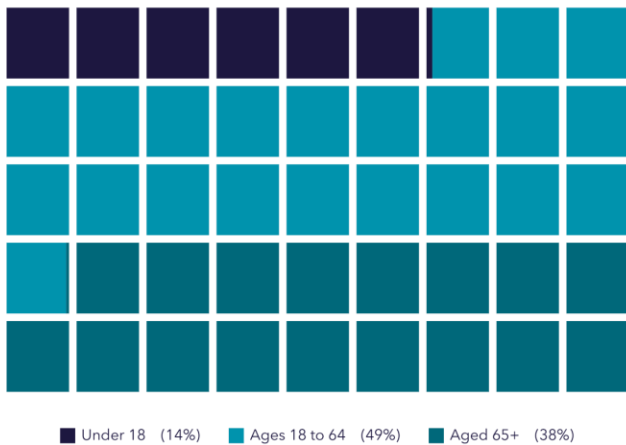
Medical



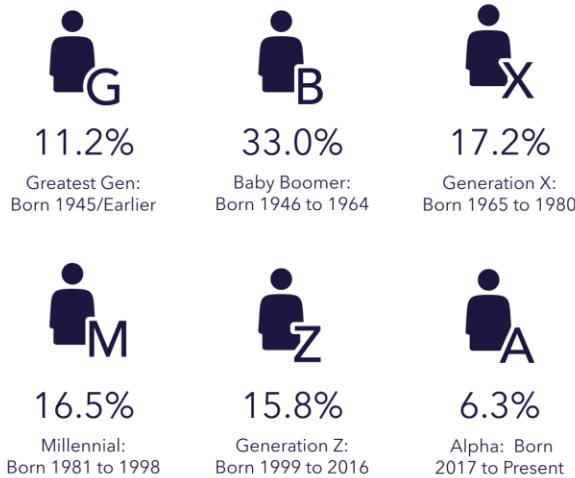
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



BUSINESS

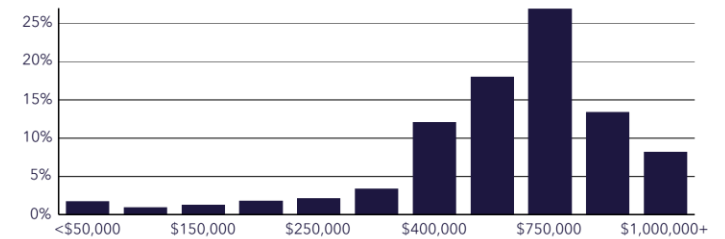


28,229
Total Businesses



287,791
Total Employees

Home Value



Source: Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle
Esri forecasts for 2025, 2030
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// GALLERY



Check-In/Check-Out



Exam room with water hookup



Exam room with water hookup



Check-In/Check-Out

// GALLERY



Recovery Area



Client holding area



Exam room with water hookup



Check-In/Check-Out

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// CONTACT

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