

FOR SALE - Investment Opportunity

Vanderbilt Financial Center

9045 Strada Stell Court, Suite 201-205, Naples, FL 34109



OFFERING SUMMARY

Sale Price:	\$3,375,000
Price PSF:	\$278.83
Cap Rate:	7.50%
Total SF:	12,104 SF
Year Built:	2015
Zoning:	PUD
Market:	North Naples
Traffic Count:	34,600

PROPERTY OVERVIEW

The subject property encompasses the entire 2nd floor of the building consisting of five contiguous suites combined for one Credit Tenant. This is an excellent investment opportunity to purchase a stabilized class "A" office condo within the Vanderbilt Financial Center at below market rents. Located in the heart of North Naples at the prime intersection of Vanderbilt Beach Road and Airport Pulling Road adjacent to the "Shoppes at Vanderbilt." The property offers easy access, great parking & close by amenities and restaurants.

PROPERTY HIGHLIGHTS

- Investment Opportunity with Below Market Rents
- Credit tenant, 3% annual increases, and [2] five year renewal options
- Tenant has significant investment in the property
- External generator exclusively for the second floor only
- Signature building & location
- Professionally managed property
- Parking Ratio is 3.7 per 1,000 sf
- Minimal ownership management required

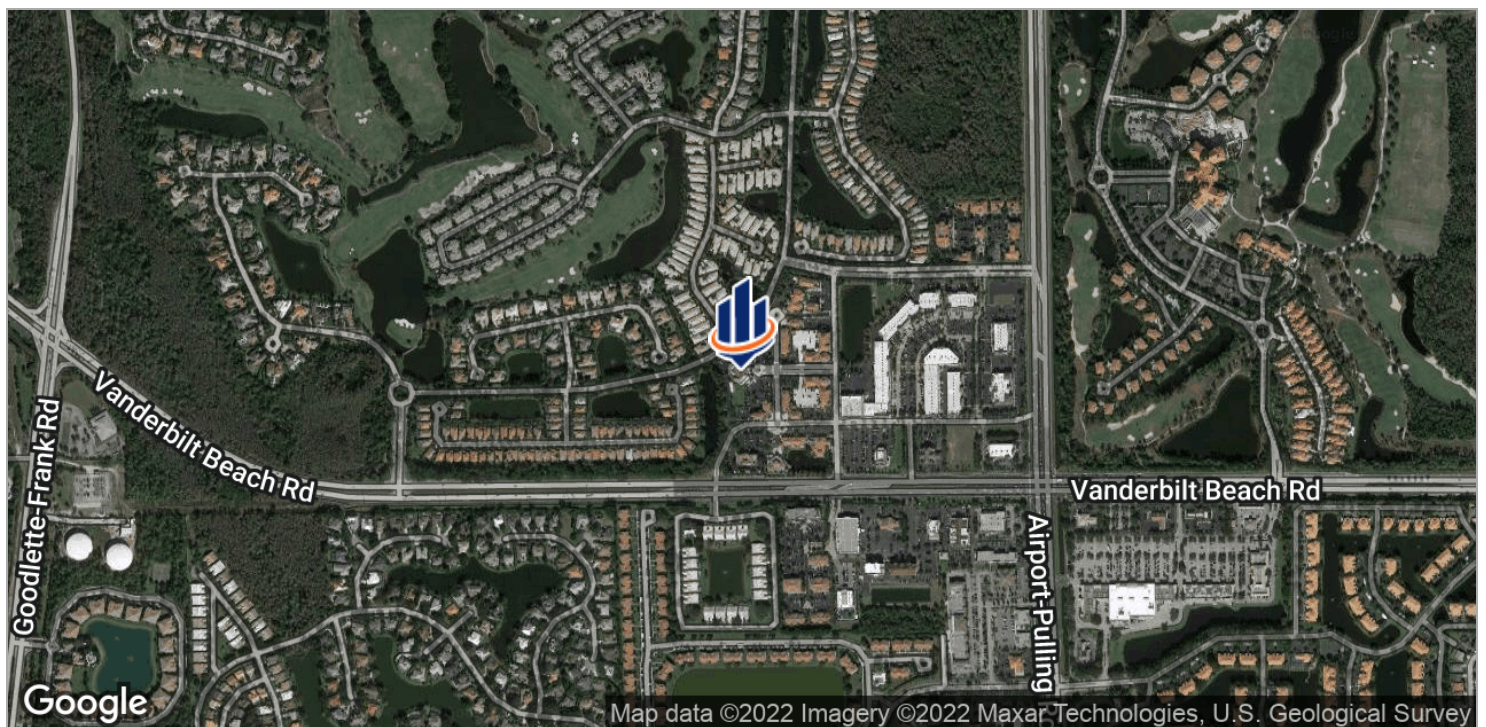
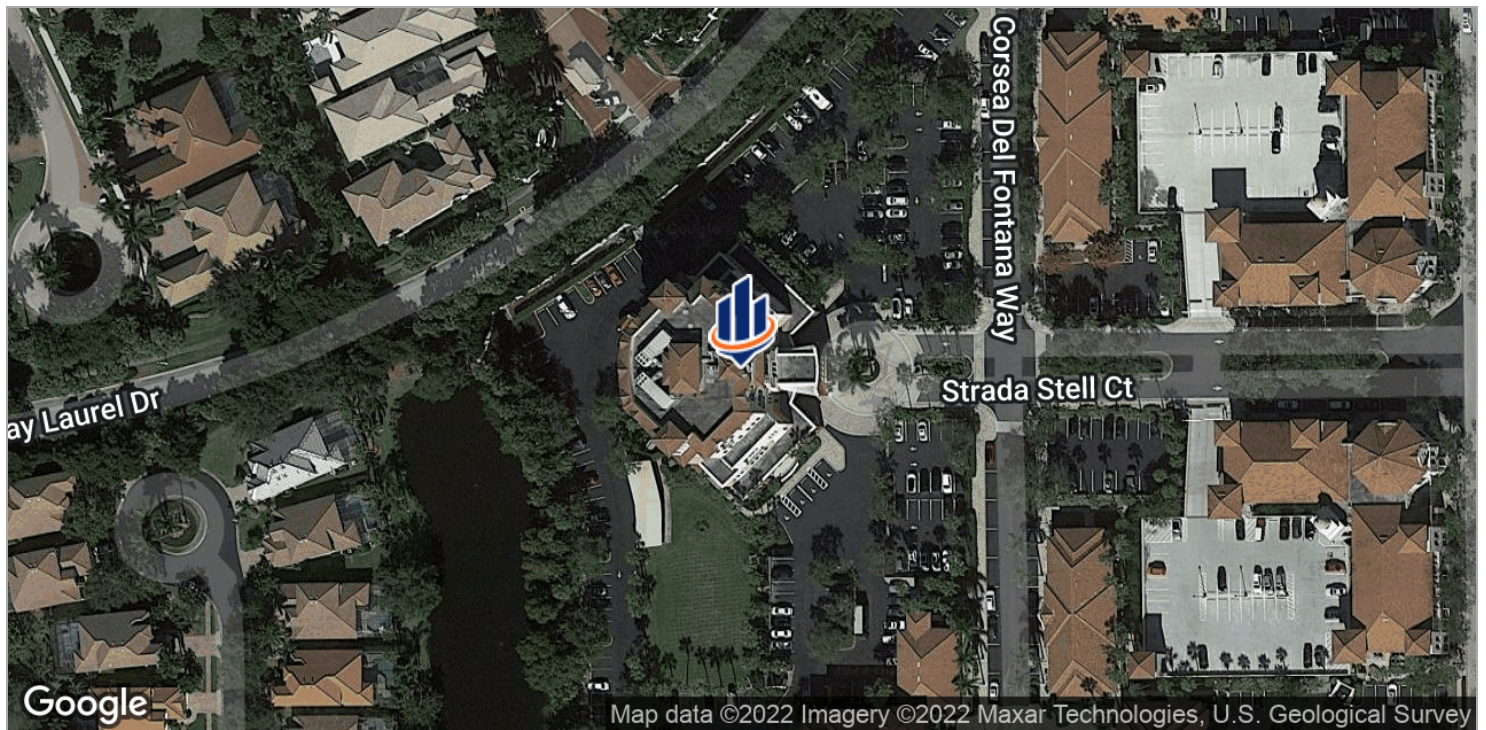
Donna Marrero Zaldivar, CFRM™

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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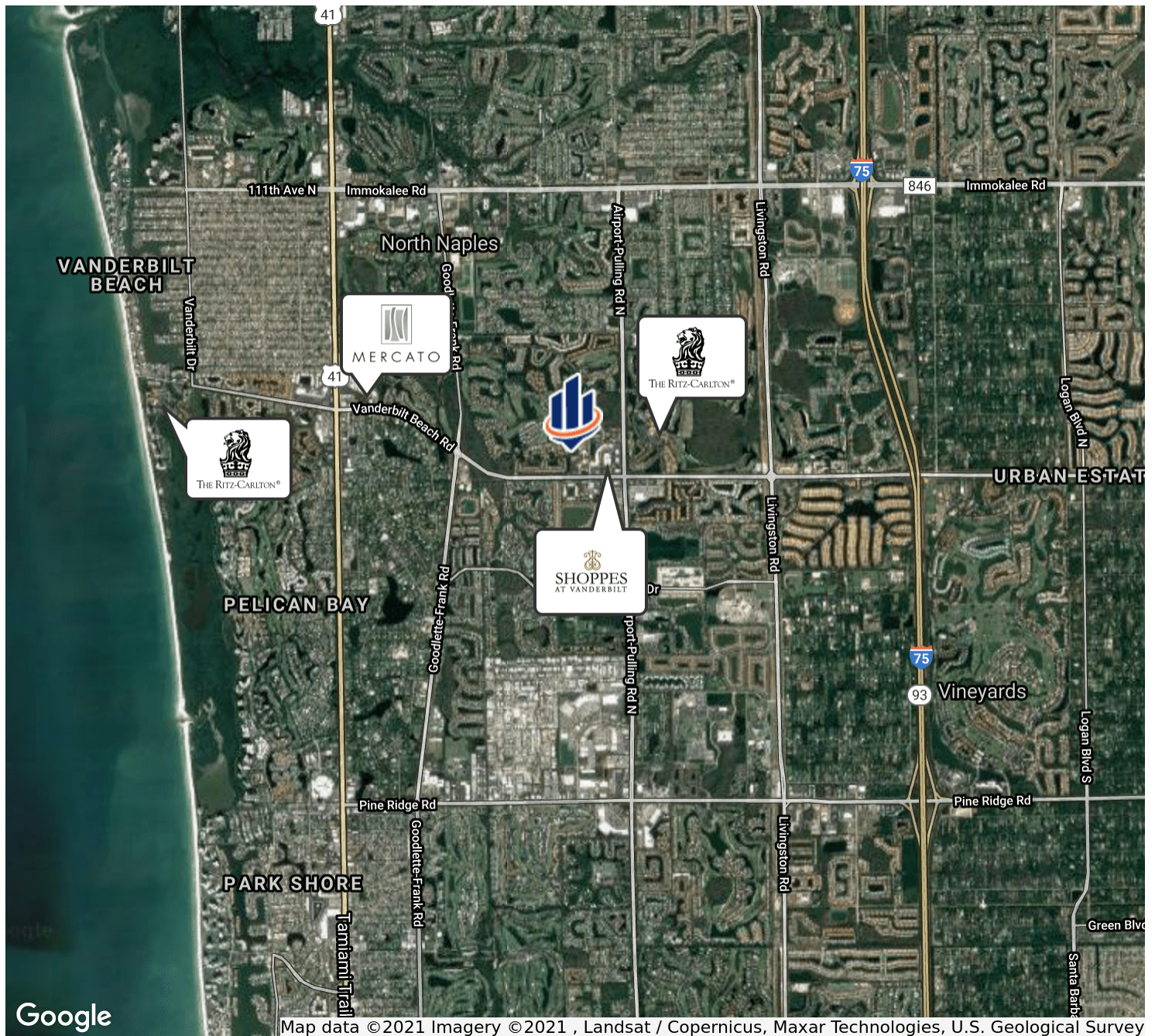


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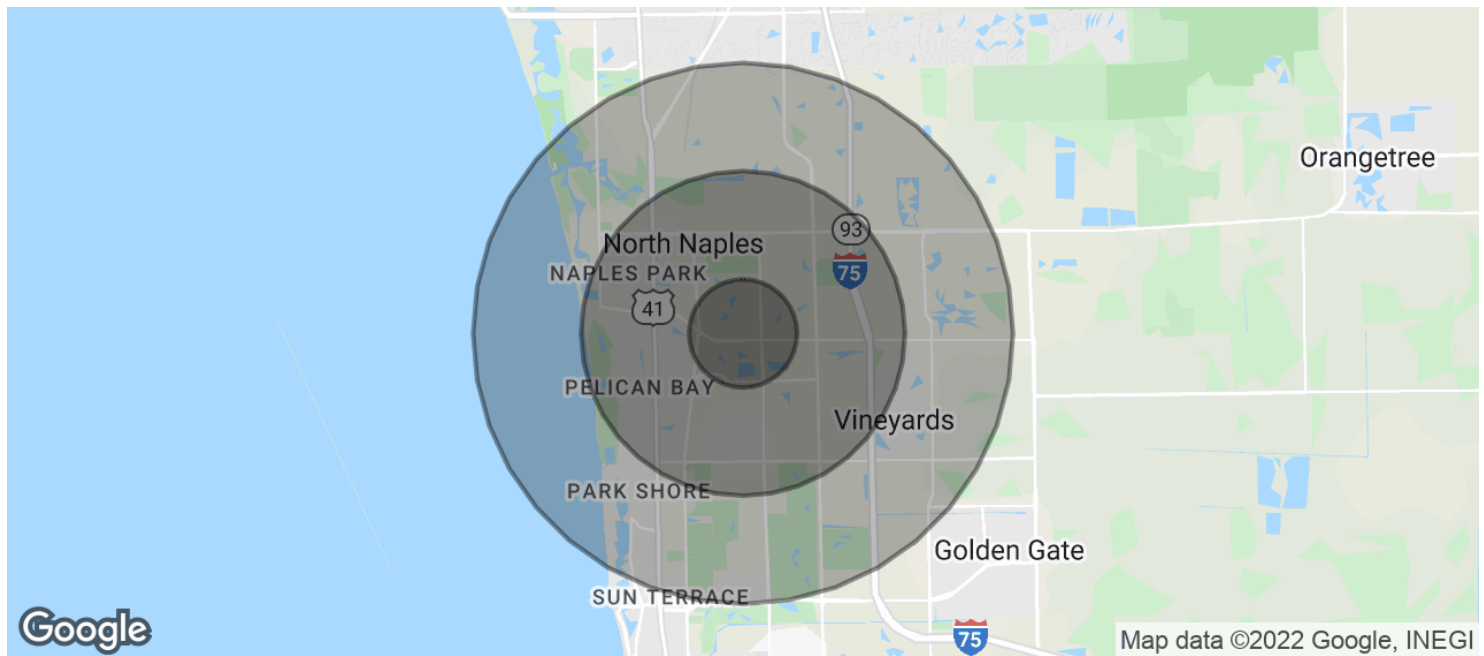


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,613	52,121	104,786
Average age	51.6	49.5	51.5
Average age [Male]	48.8	48.4	50.5
Average age [Female]	53.1	50.1	52.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,338	21,947	44,870
# of persons per HH	2.4	2.4	2.3
Average HH income	\$110,049	\$103,056	\$110,240
Average house value	\$311,194	\$463,493	\$525,656

* Demographic data derived from 2010 US Census

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