

# FOR LEASE - Downtown Office/Medical Space

670 Goodlette-Frank Road N

Naples, FL 34102



**OFFERING SUMMARY**

Available SF:	5,730
Lease Rate:	Negotiable
CAM:	\$6.00 PSF
Year Built:	1995
Renovated:	2016
Zoning:	C-2

**PROPERTY OVERVIEW**

The subject property has 5,730 sf of built out 2nd floor office/medical space ready to occupy with elevator access. This unit spans the entire second floor. New flooring and paint. Light and bright. Over 10 private offices, open areas, large meeting rooms.

Perfect for physical therapy, infusion, dialysis, or any general office use. Reasonable base rent of \$13.00 plus \$6.00 CAM.

**PROPERTY HIGHLIGHTS**

- Low cost for downtown office space
- Close to NCH Hospital
- Elevator access

**DEMOGRAPHICS**

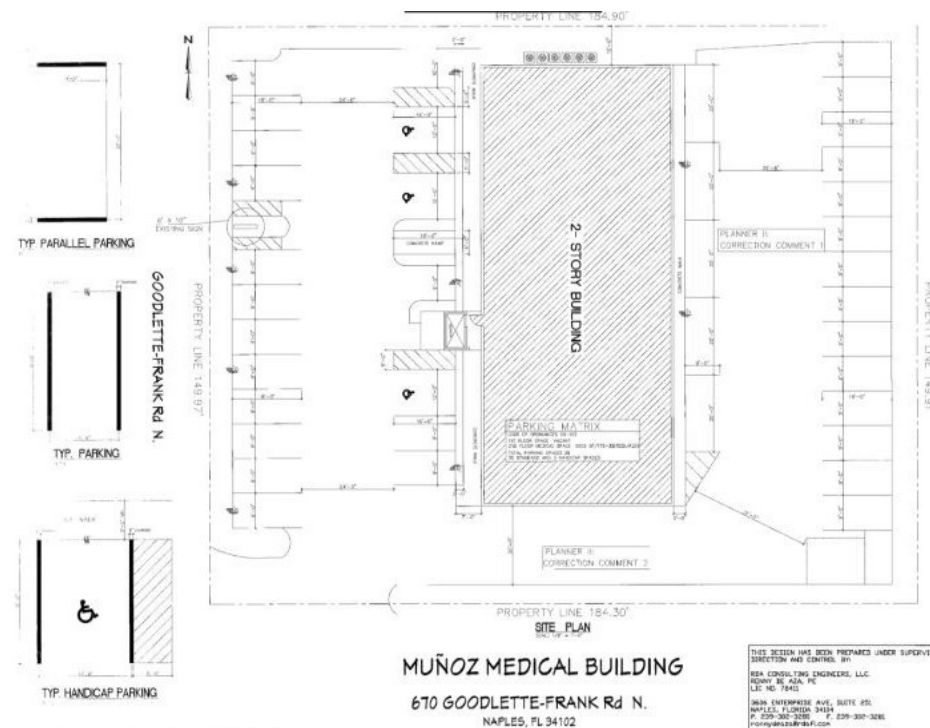
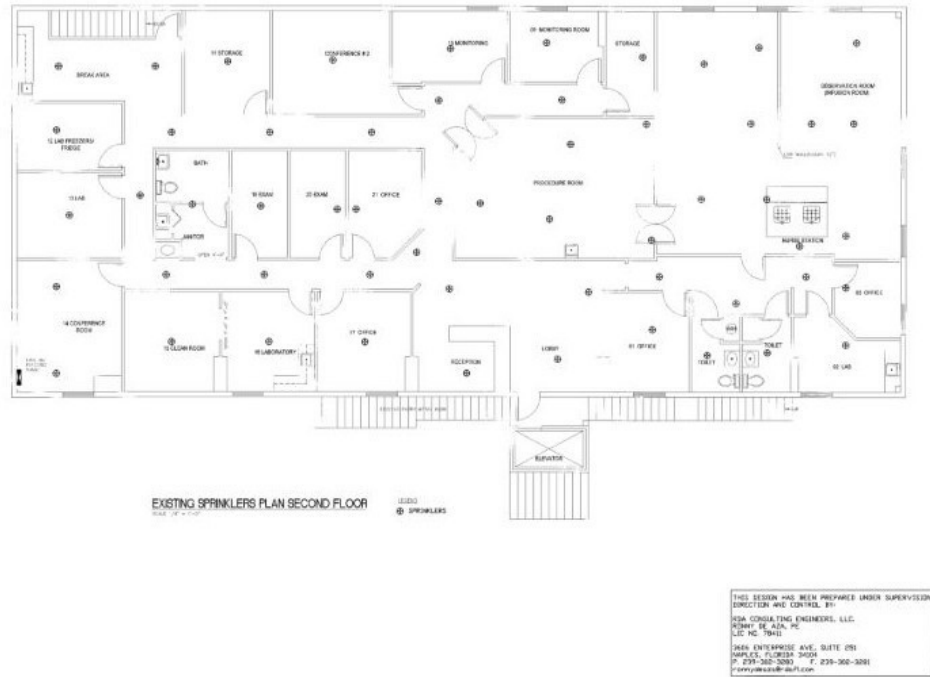
	1 MILE	3 MILES	5 MILES
Total Households	2,263	17,379	39,964
Total Population	5,506	41,596	95,293
Average HH Income	\$88,457	\$96,511	\$96,916

**Patty McClimans**  
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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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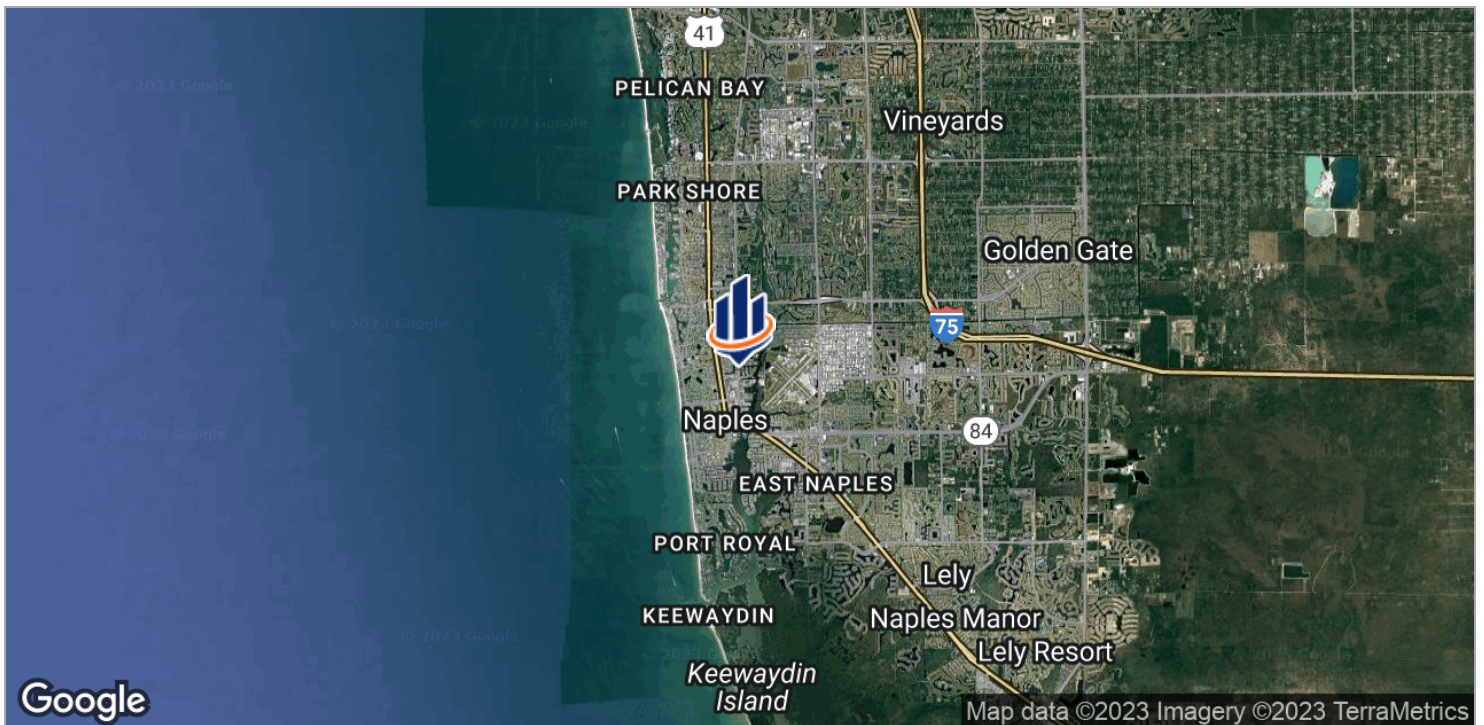
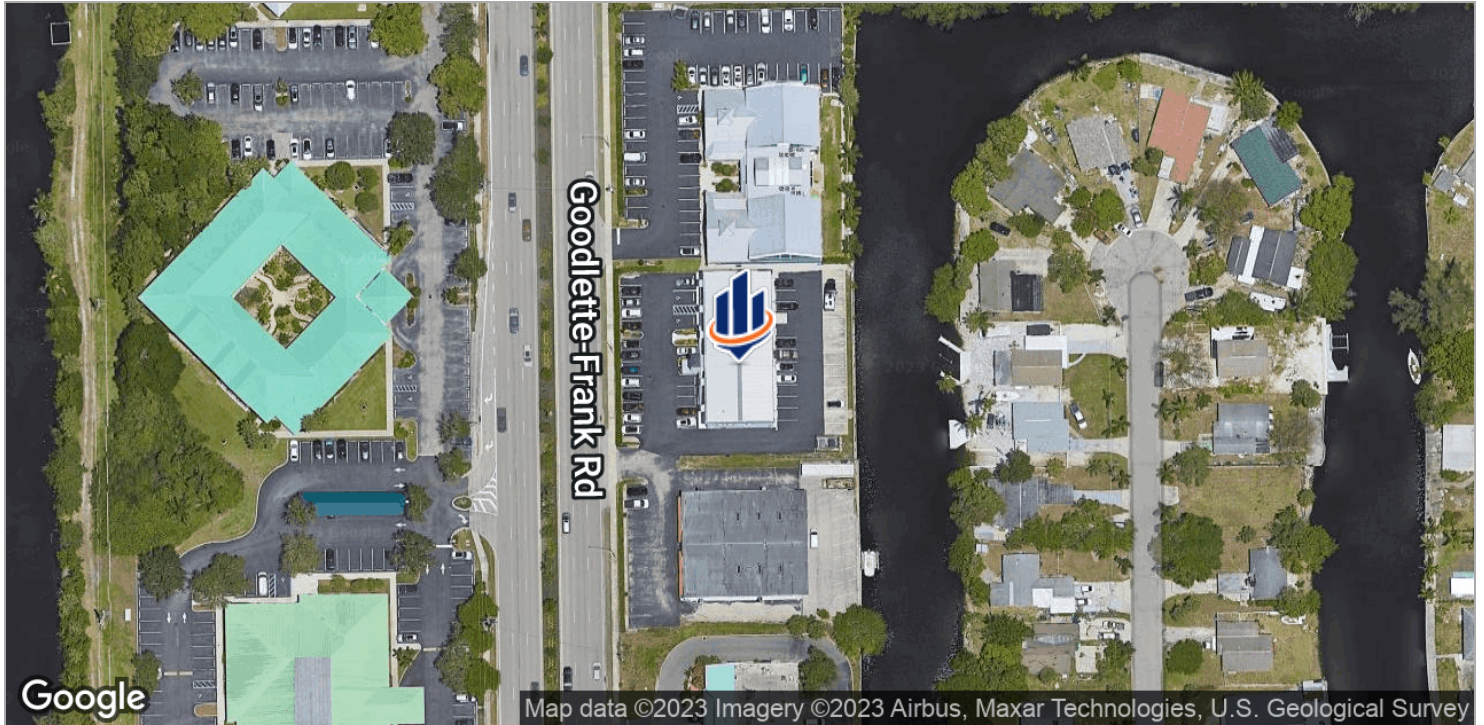
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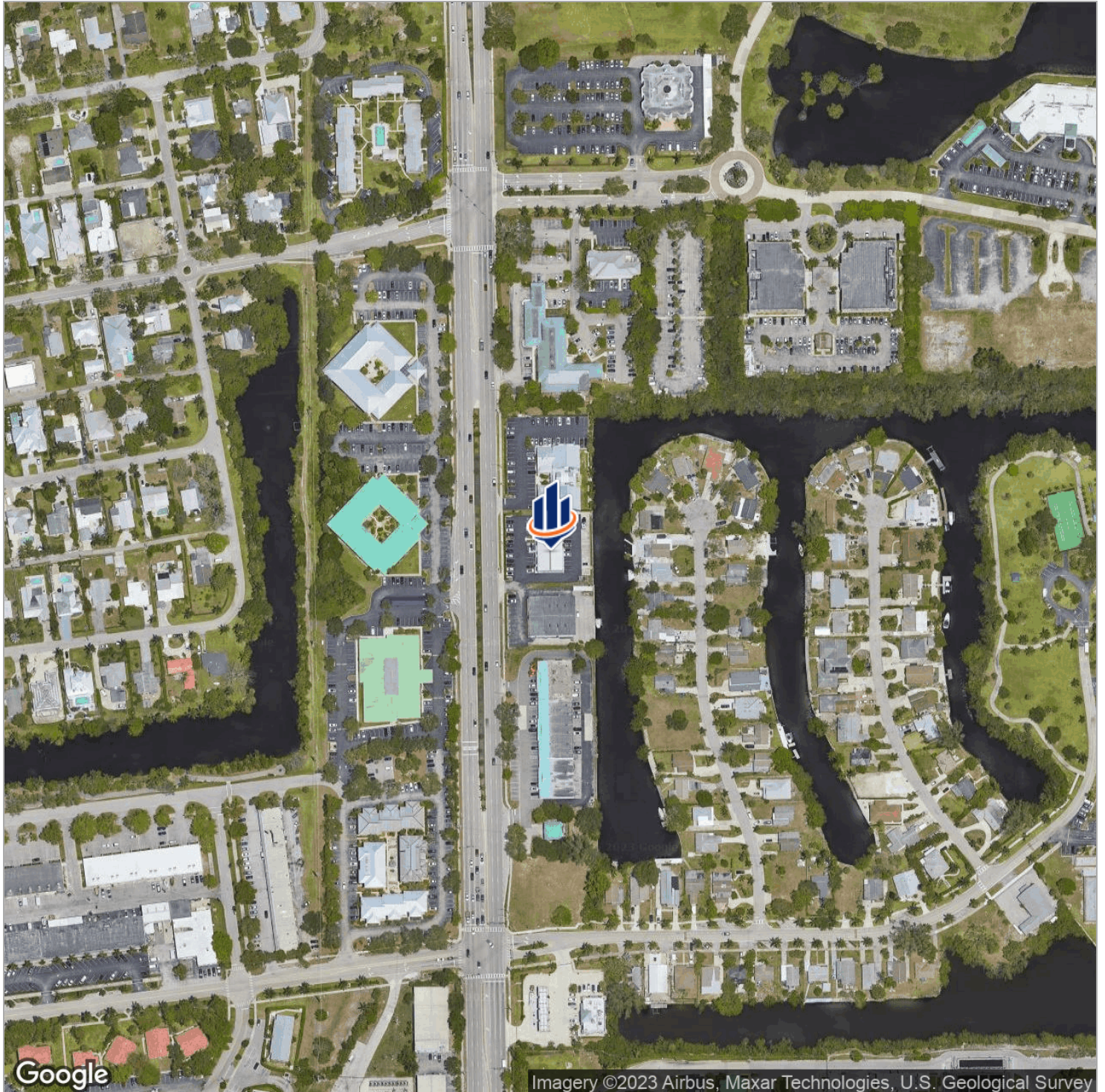
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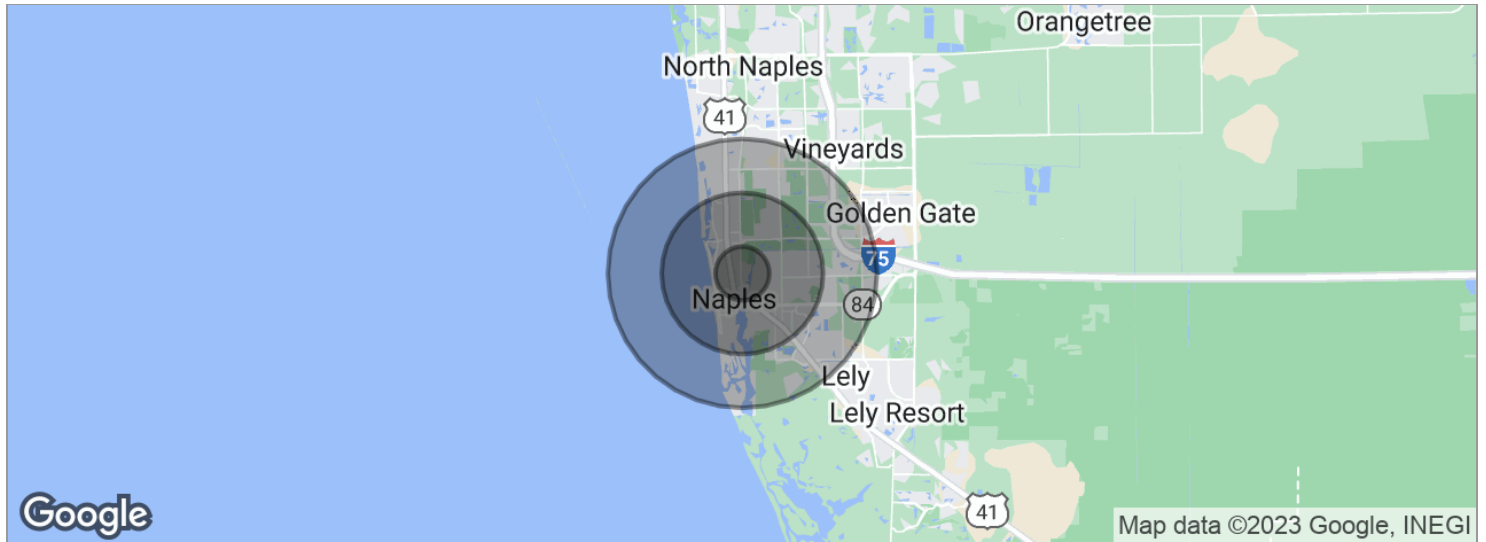


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,506	41,596	95,293
Median age	46.1	48.4	49.2
Median age [Male]	47.5	46.2	47.5
Median age [Female]	47.1	51.1	51.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,263	17,379	39,964
# of persons per HH	2.4	2.4	2.4
Average HH income	\$88,457	\$96,511	\$96,916
Average house value	\$861,206	\$634,894	\$491,929

\* Demographic data derived from 2020 ACS - US Census

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