

FOR LEASE - Office | Medical Space

Fountain Park

7955 Airport Rd N, Naples, FL 34109



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Year Built:	2003
Building Size:	23,276 SF
Renovated:	2019
Zoning:	PUD
Submarket:	North Naples

PROPERTY OVERVIEW

Located in North Naples, SWC of Airport-Pulling Rd and Vanderbilt Beach Rd. Surrounded by the greatest concentration of Collier County's high net worth residential communities and conveniently located between U.S. 41 and I-75, makes this the place to be! Near prime retail, Publix, Walgreens, CVS, Orange Theory Fitness, Sushi Thai Too, restaurants, shopping and banks.

PROPERTY HIGHLIGHTS

- Superlative location for a professional office suite
- Tenant Improvement packages available
- SWC corner of Airport-Pulling and Vanderbilt Beach Rd
- Signage available
- Near Publix, Walgreens, CVS, Orange Theory, dining
- Easily accessible, ample manicured parking space
- Locally owned and professionally managed

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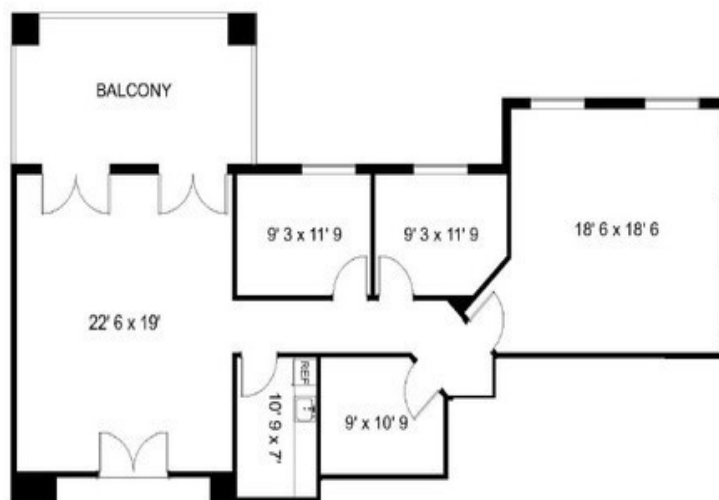


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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SUITE 206
1,597 SF

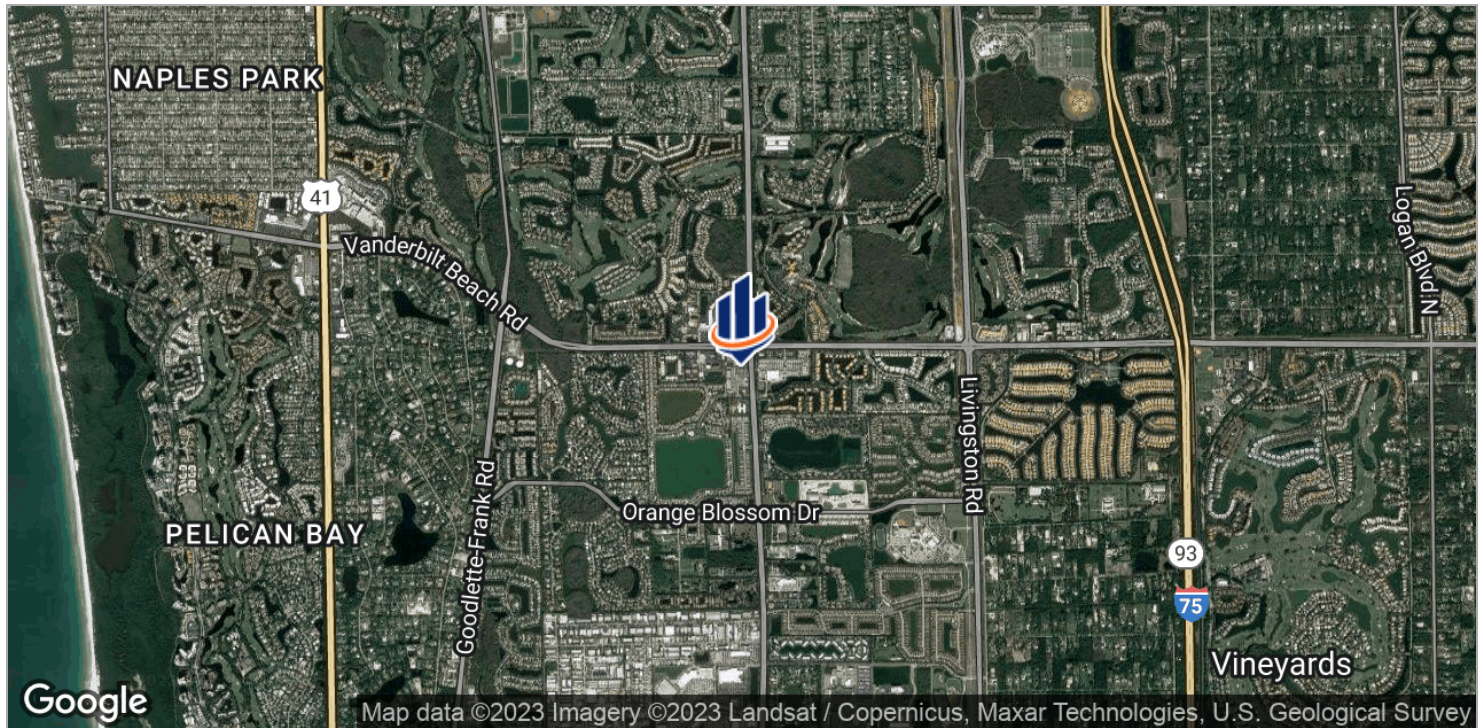


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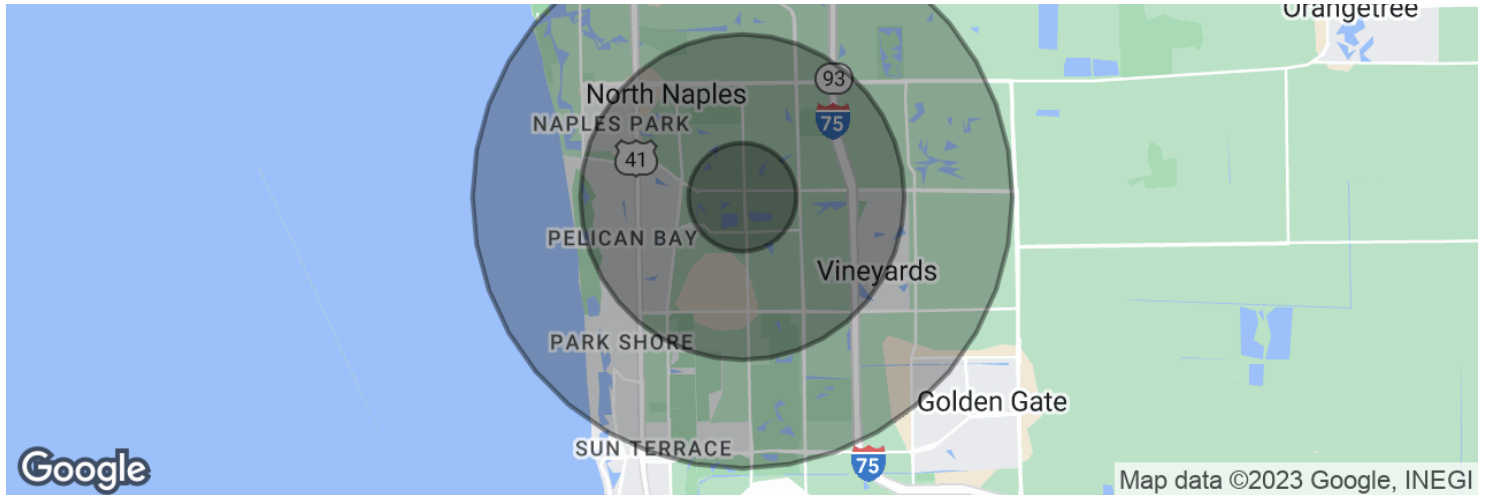


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,755	50,153	108,042
Median age	48.9	49.2	50.9
Median age (Male)	45.5	47.8	49.9
Median age (Female)	50.6	49.9	51.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,431	21,006	45,636
# of persons per HH	2.4	2.4	2.4
Average HH income	\$99,078	\$102,272	\$110,055
Average house value	\$310,394	\$451,935	\$521,302

** Demographic data derived from 2020 ACS - US Census*

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