



FOR SALE

CLOCK TOWER BUSINESS PARK CONDOMINIUMS

3415 Radio Road, Naples, FL 34104

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

855.452.0263 x247
jesse.spencer@expcommercial.com
FL #BK3384974

Jerad Graham

305.874.0835
jerad.graham@expcommercial.com
FL #SL3474730

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Jesse Spencer

855.452.0263 x247

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305.874.0835

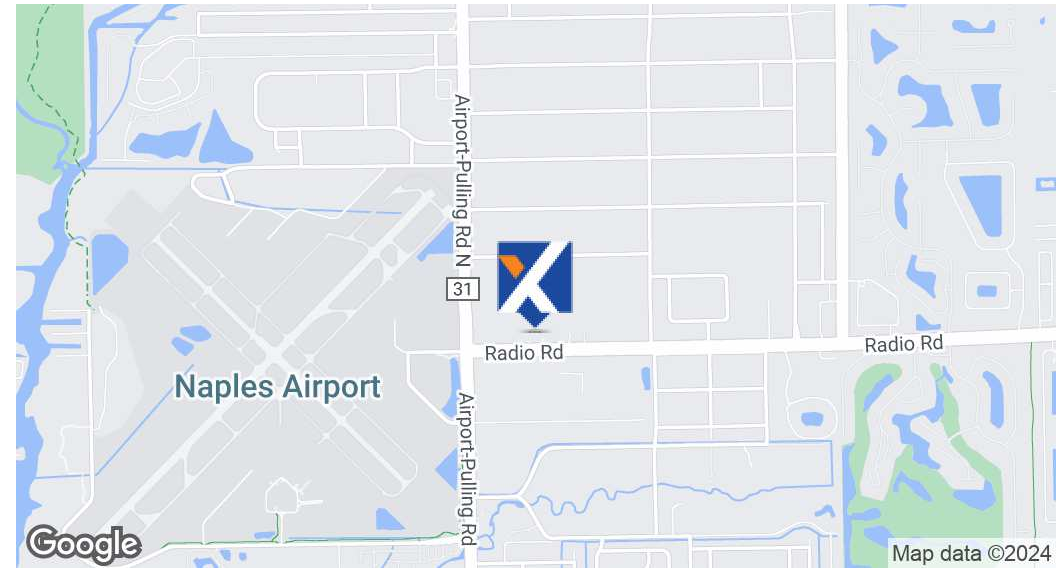
jerad.graham@expcommercial.com

FL #SL3474730



FOR SALE | Executive Summary

3415 Radio Road, Naples, FL 34104



OFFERING SUMMARY

Sale Price:	\$1,145,000
Building Size:	16,497 SF
Lot Size:	3.14 Acres
Number of Units:	2
Total Available SF	3,932
Price / SF:	\$291.20
Year Built:	2007
Zoning:	407 COMMERCIAL
Market:	SOUTHWEST FLORIDA
Submarket:	Naples
Traffic Count:	26,000

PROPERTY OVERVIEW

Two professional office suites are available for sale, conveniently located just 0.2 miles from the Naples Airport. These office spaces are ideal for businesses looking for a prime location with easy airport access. Each suite offers a professional and modern design, ample space for office operations. Additionally, suite 110 features a large private balcony, perfect for entertaining clients, hosting meetings, or simply enjoying some fresh air during the workday. The expansive outdoor space provides a relaxing and inviting atmosphere, allowing for a versatile and comfortable environment for both work and relaxation. Whether you're looking to impress clients or create a pleasant work environment for your team, the private balcony offers a perfect setting for a variety of business needs. Don't miss the chance to own these desirable office suites in a prime location near the Naples Airport.

LOCATION OVERVIEW

Situated at 3415 Radio Rd, this property boasts a central location offering convenient proximity to Naples Airport and Airport Pulling Road, where a plethora of businesses and a robust workforce are readily accessible. Mere minutes away from notable destinations such as 5th Avenue, Tin City, and the pristine beaches, its strategic position facilitates ease of access to key attractions. Additionally, the site features both office and industrial spaces, catering to diverse business requirements. The surrounding vicinity encompasses a wealth of retail outlets, industrial facilities, residential complexes, and dining establishments, ensuring ample resources to meet various business needs."

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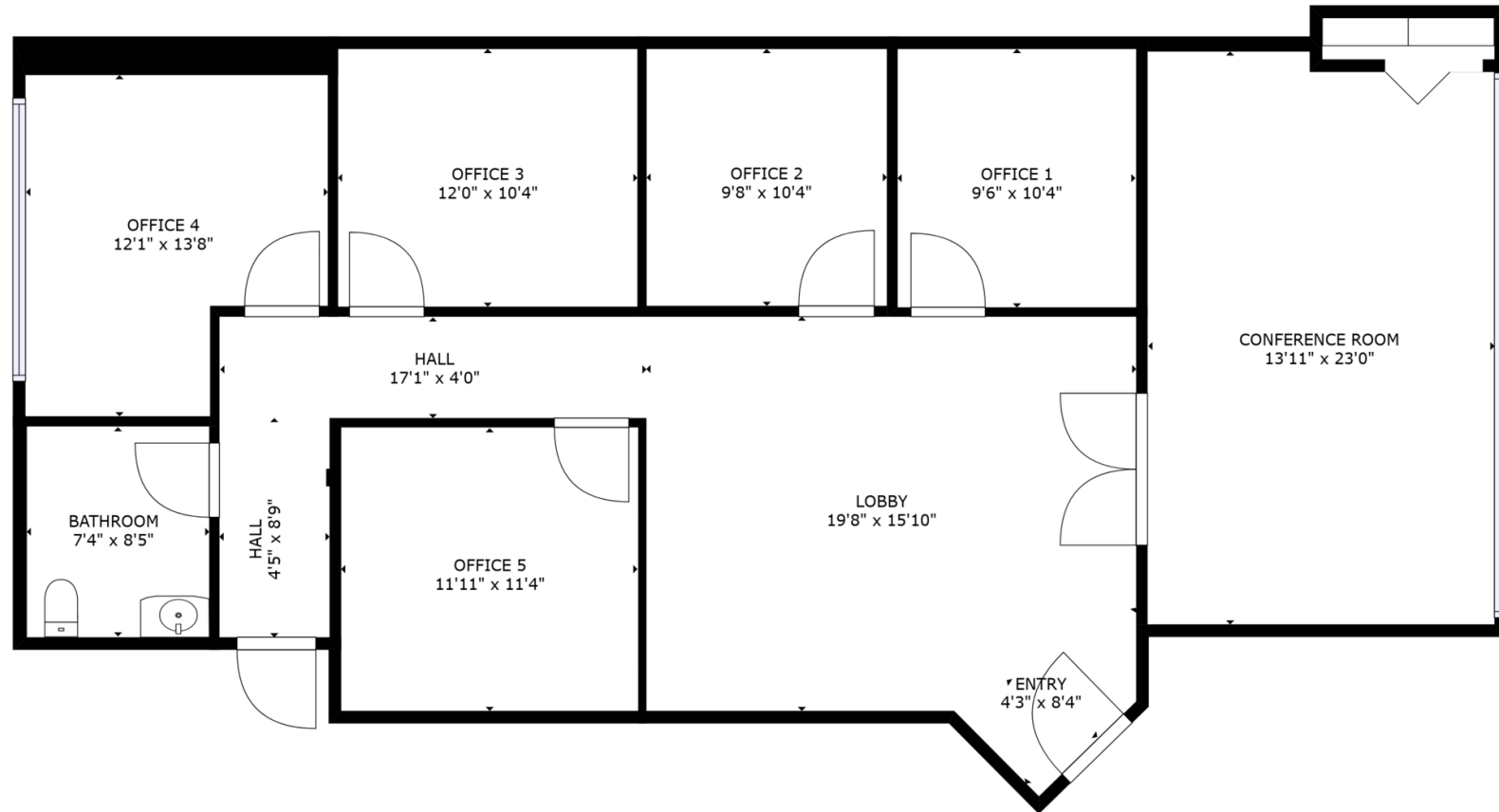
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FL #SL3474730



FOR SALE | Floor Plans Unit 109

3415 Radio Road, Naples, FL 34104



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1482 sq. ft
TOTAL: 1482 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Jerad Graham

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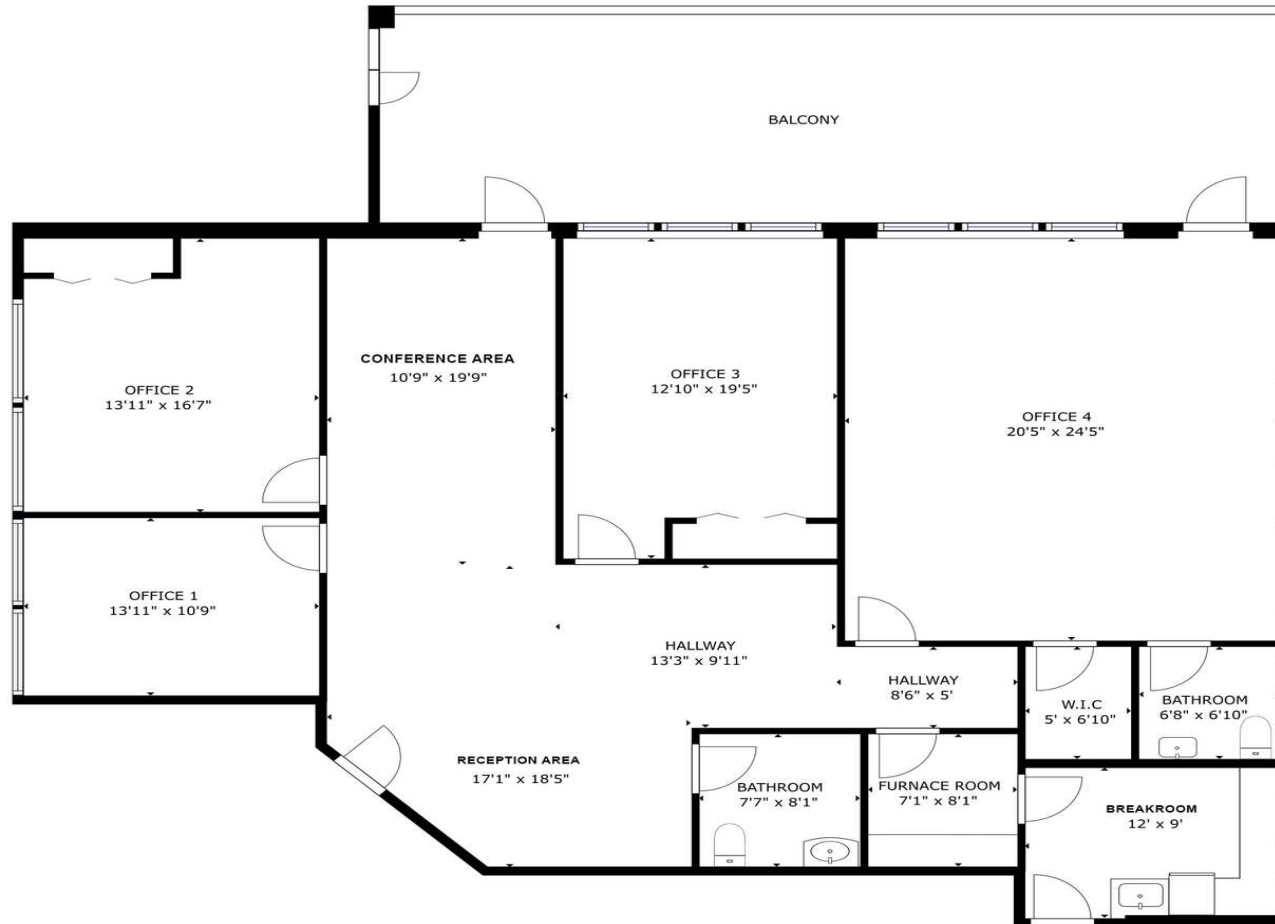
FL #SL3474730



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FOR SALE | Floor Plans Unit 110

3415 Radio Road, Naples, FL 34104



GROSS INTERNAL AREA
FLOOR 1: 2133 sq ft
EXCLUDED AREA: BALCONY: 534 sq ft
TOTAL: 2133 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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855.452.0263 x247

jesse.spencer@expcommercial.com

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FOR SALE | Complete Highlights

3415 Radio Road, Naples, FL 34104



PROPERTY HIGHLIGHTS

- Two professional office suites available for sale
- Conveniently located just 0.2 miles from the Naples Airport
- Ideal for businesses seeking prime location and easy airport access
- Each suite boasts professional and modern design
- Ample space for office operations
- Large private balcony
- Perfect for entertaining clients, hosting meetings, or enjoying fresh air
- Expansive outdoor space creates a relaxing and inviting atmosphere
- Versatile environment suitable for work and relaxation
- Private balcony offers a perfect setting for various business needs
- Desirable office suites in prime location near Naples Airport



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FOR SALE | Additional Photos

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LOCATION INFORMATION

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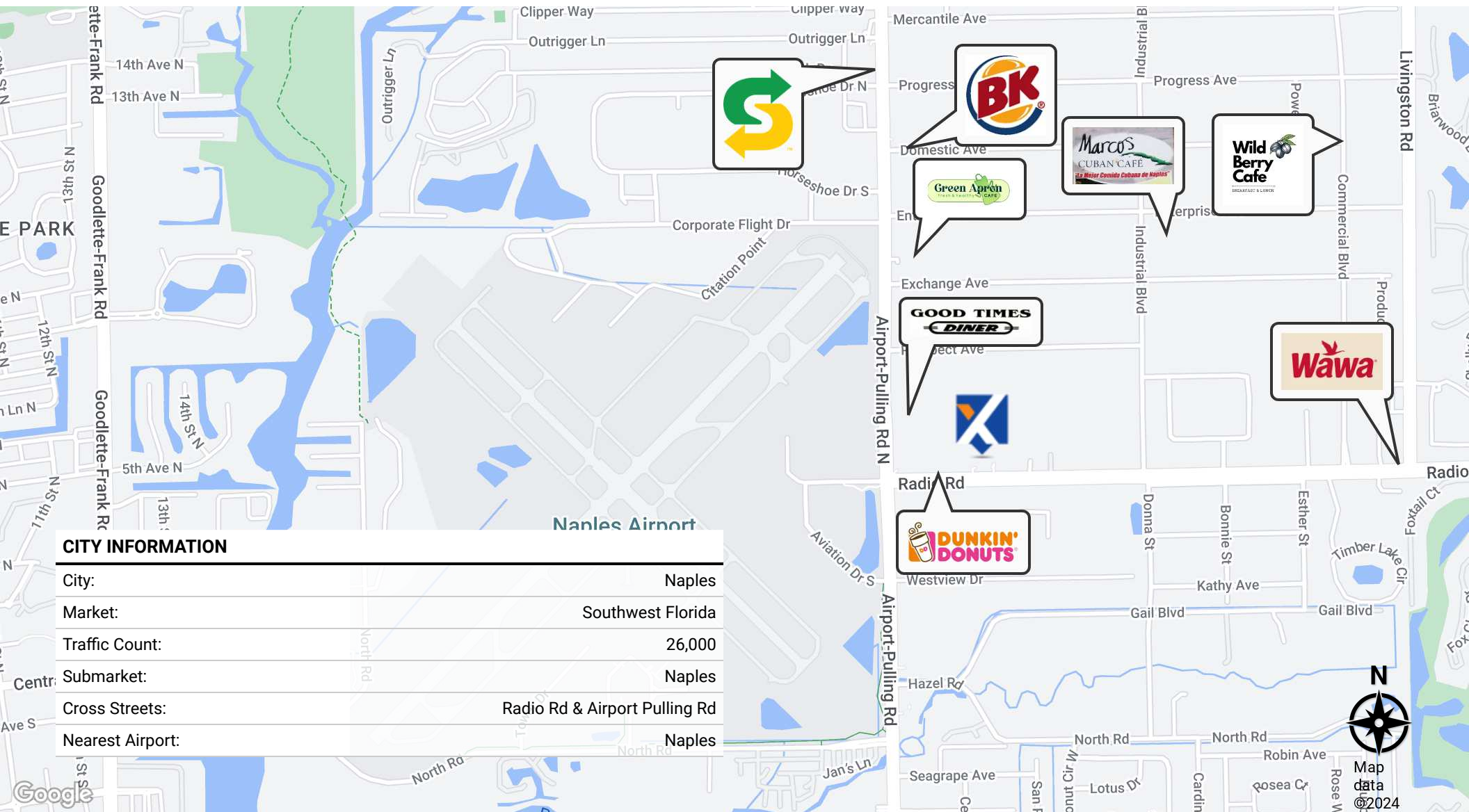
305.874.0835

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FL #SL3474730

FOR SALE | Regional Map

3415 Radio Road, Naples, FL 34104



CITY INFORMATION

City:	Naples
Market:	Southwest Florida
Traffic Count:	26,000
Submarket:	Naples
Cross Streets:	Radio Rd & Airport Pulling Rd
Nearest Airport:	Naples

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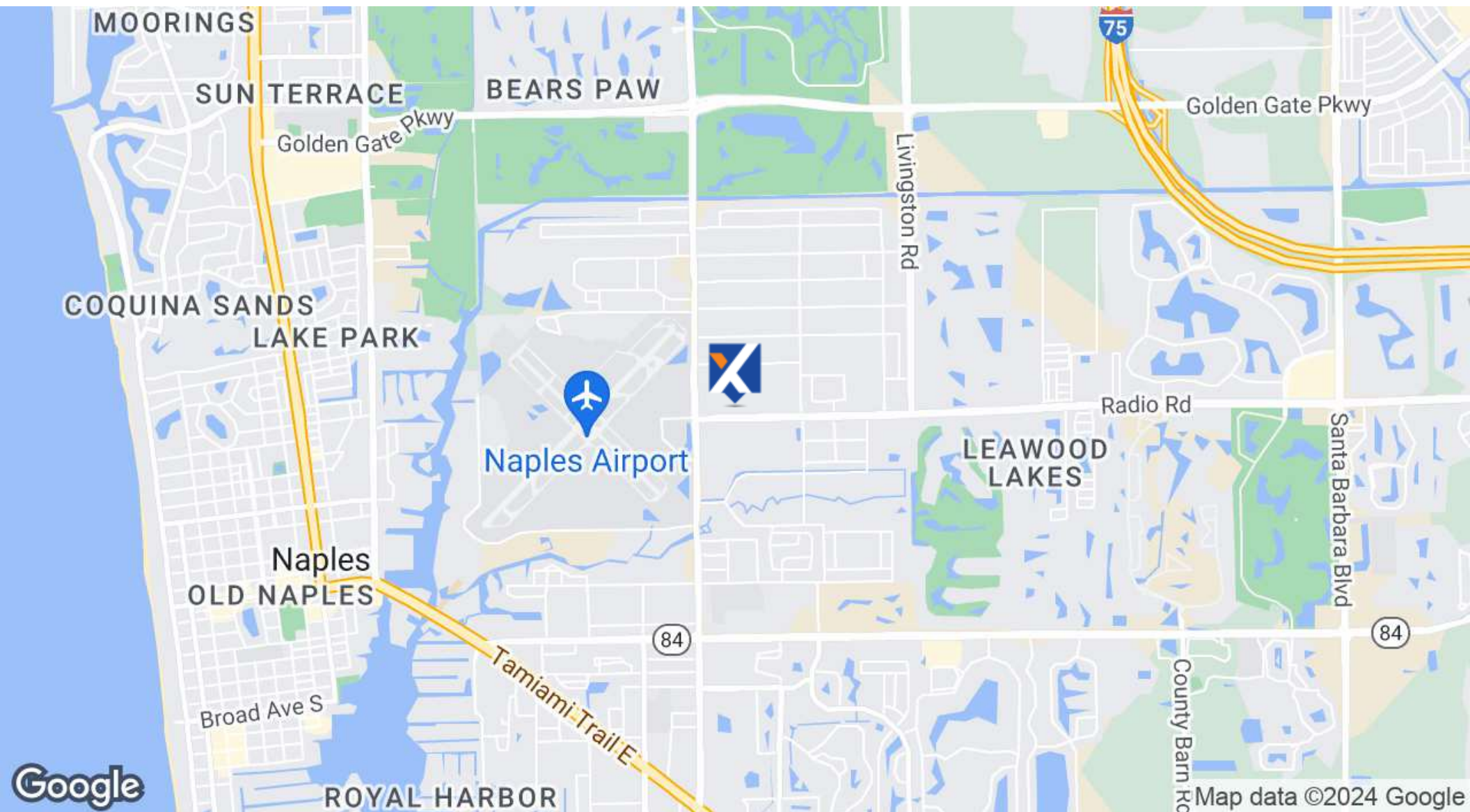
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FOR SALE | Location Map

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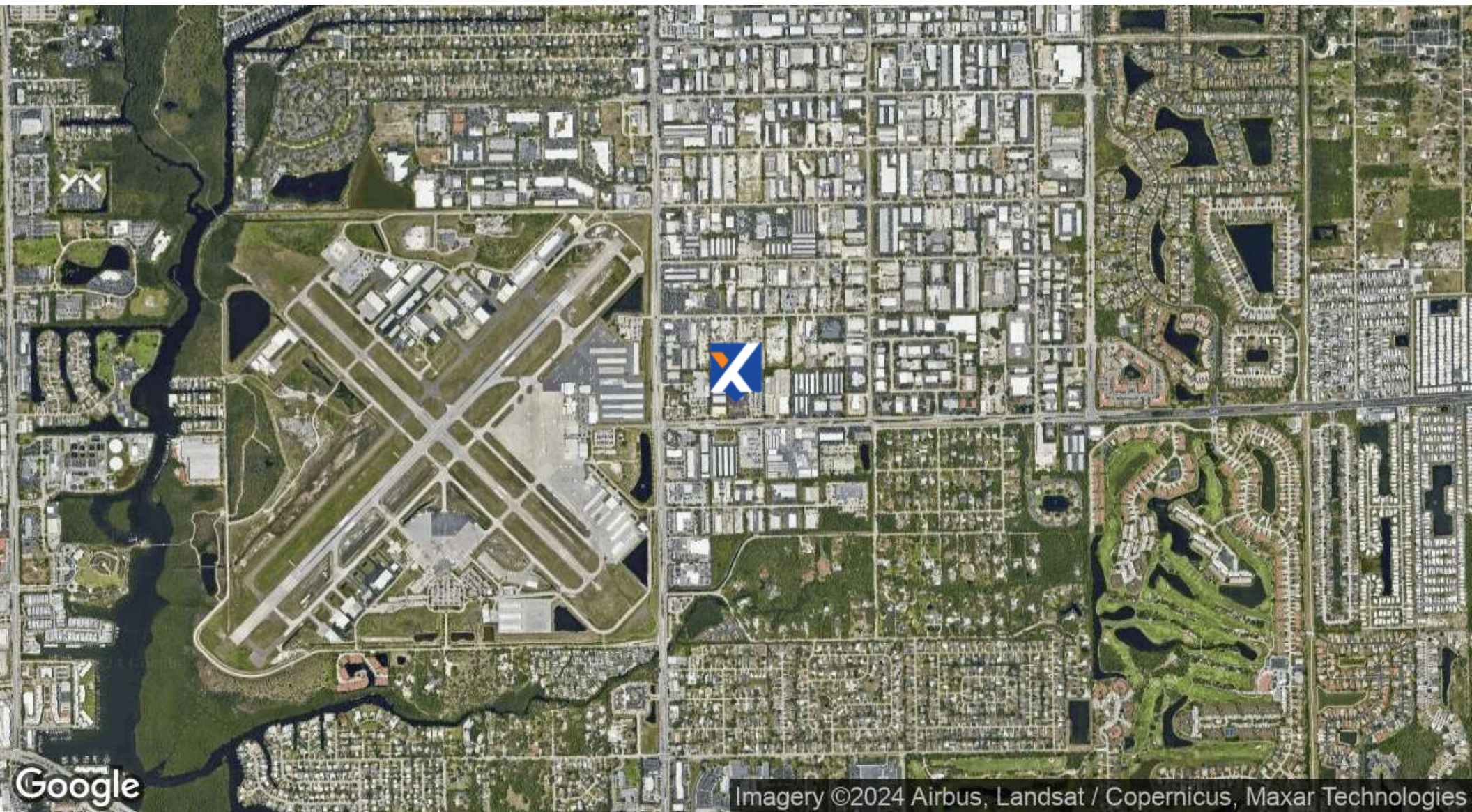
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FOR SALE | Aerial Map

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SALE COMPARABLES

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FOR SALE | Sale Comps

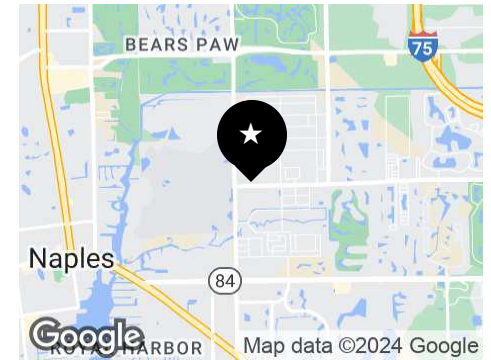
3415 Radio Road, Naples, FL 34104



CLOCK TOWER BUSINESS PARK CONDOMINIUM

3415 Radio Road, Naples, FL 34104

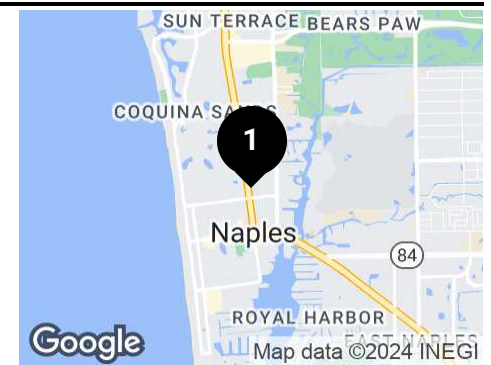
Price:	\$1,145,000	Bldg Size:	3,932 SF
Lot Size:	3.14 Acres	Year Built:	2007



PARAGON PROFESSIONAL CENTER

130 9th St N, Naples, FL 34102

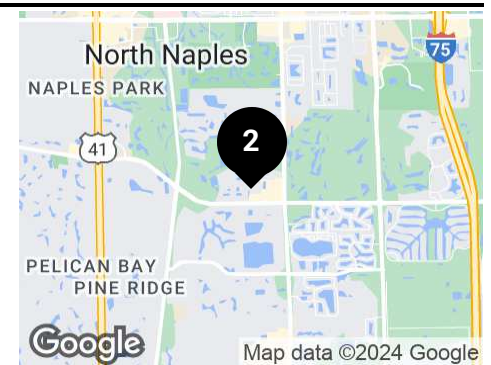
Price:	\$425,000	Bldg Size:	1,359 SF
Year Built:	1992		



VANDERBILT FINANCIAL CENTER

9045 Strada Stell Ct, Naples, FL 34109

Price:	\$1,400,000	Bldg Size:	3,722 SF
Year Built:	2007		



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FOR SALE | Sale Comps

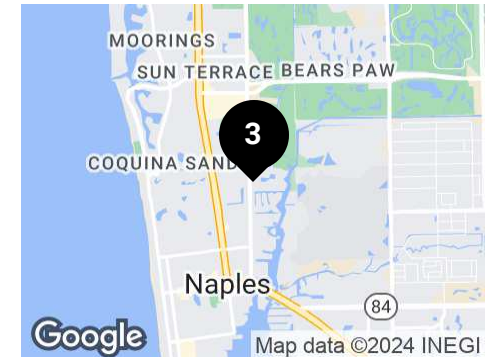
3415 Radio Road, Naples, FL 34104



501 GOODLETTE RD N

Naples, FL 34102

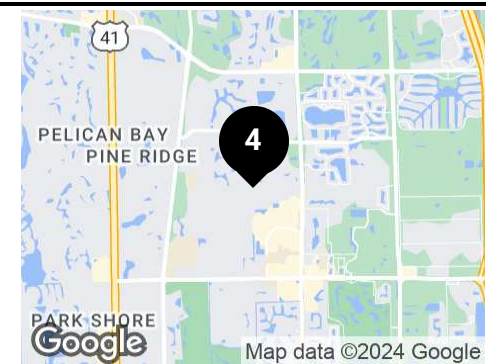
Price: \$300,000 Bldg Size: 805 SF
Year Built: 1986



TC 1 COMMERCIAL CONDOS

2043-2069 Trade Center Way , Naples, FL 34109

Price: \$1,325,000 Bldg Size: 3,625 SF
Year Built: 1994



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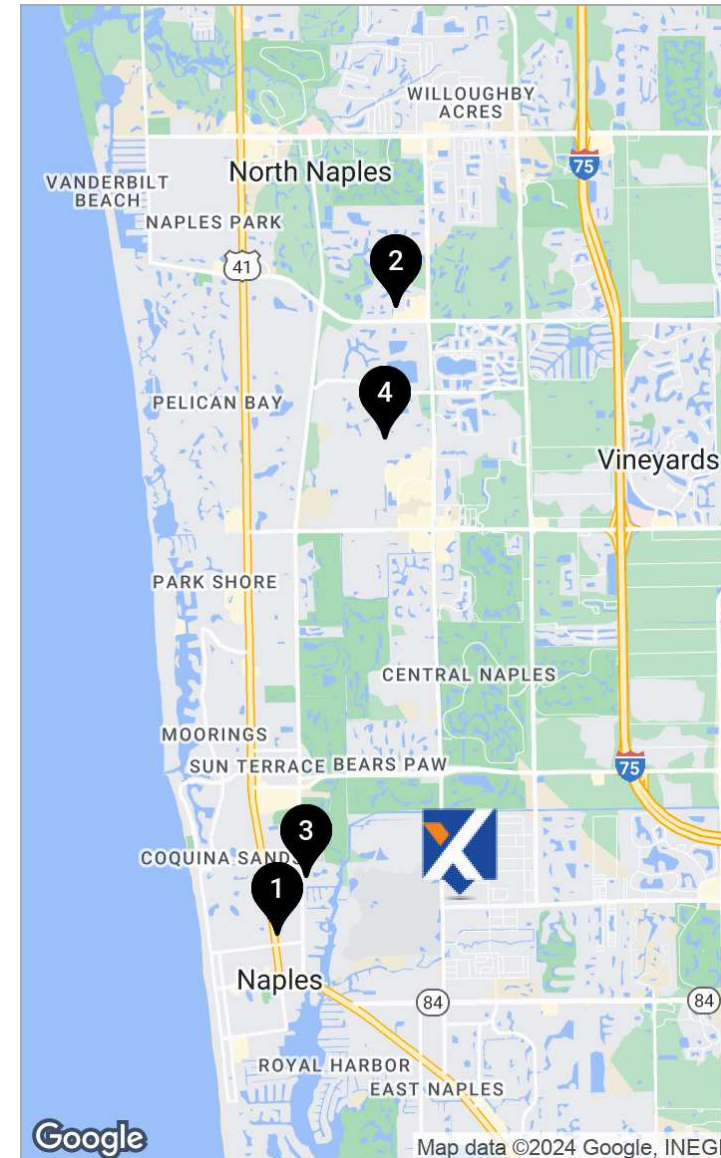
305.874.0835
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FL #SL3474730



FOR SALE | Sale Comps Map & Summary

3415 Radio Road, Naples, FL 34104

	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF
★	CLOCK TOWER BUSINESS PARK CONDOMINIUM 3415 Radio Road Naples, FL	\$1,145,000	3,932 SF	2007	\$291.20
1	Paragon Professional Center 130 9th St N Naples, FL	\$425,000	1,359 SF	1992	\$312.73
2	Vanderbilt Financial Center 9045 Strada Stell Ct Naples, FL	\$1,400,000	3,722 SF	2007	\$376.14
3	501 Goodlette Rd N Naples, FL	\$300,000	805 SF	1986	\$372.67
4	TC 1 Commercial Condos 2043-2069 Trade Center Way Naples, FL	\$1,325,000	3,625 SF	1994	\$365.52
	AVERAGES	\$862,500	2,378 SF	1994	\$356.76



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DEMOGRAPHICS

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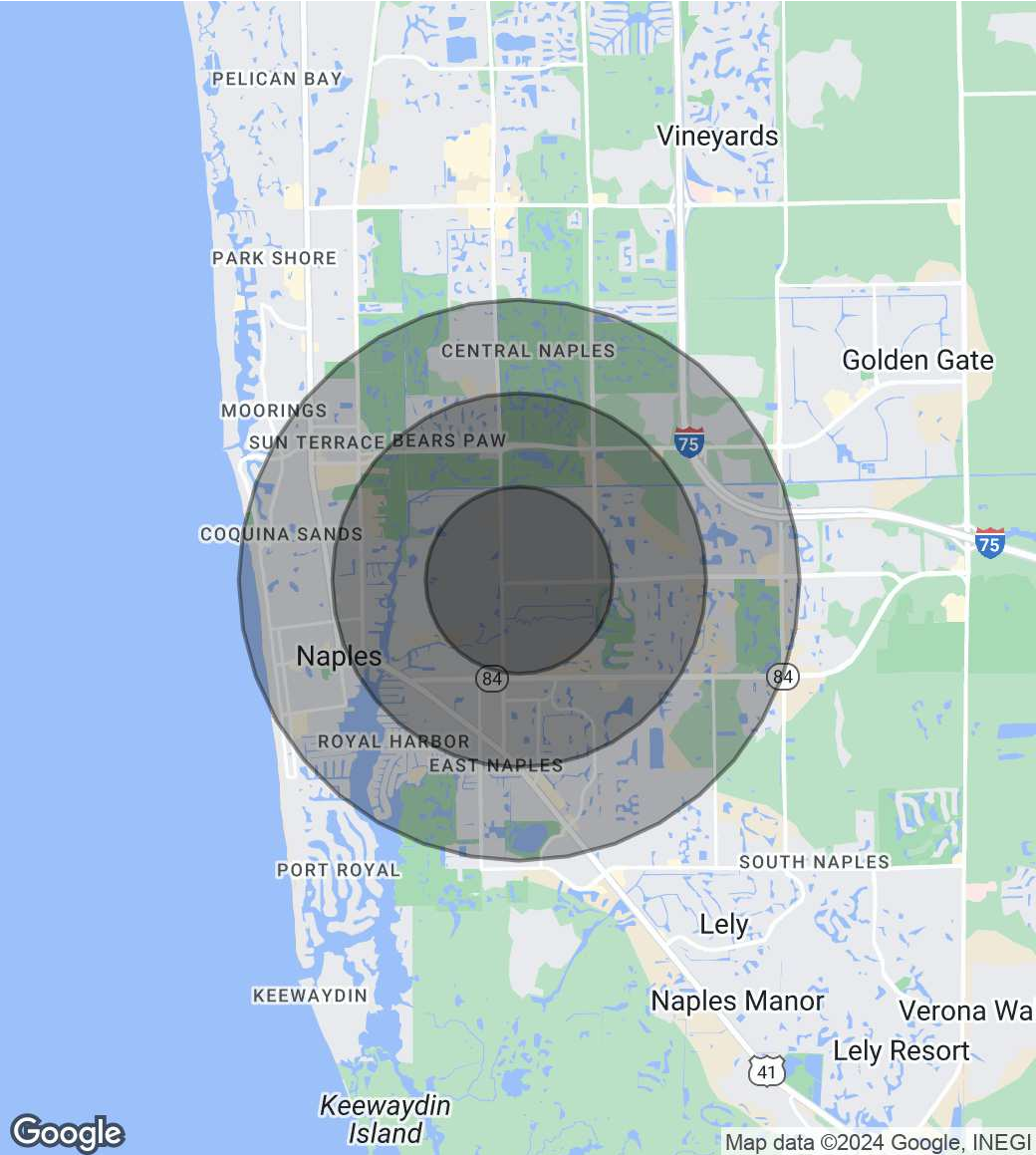
FOR SALE | Demographics Map & Report

3415 Radio Road, Naples, FL 34104

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,255	25,771	53,648
Average Age	50.9	50.8	55.0
Average Age (Male)	44.6	47.1	51.8
Average Age (Female)	53.0	52.3	56.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,381	15,277	36,488
# of Persons per HH	1.8	1.7	1.5
Average HH Income	\$61,589	\$66,257	\$71,191
Average House Value	\$338,233	\$422,203	\$524,469

2020 American Community Survey (ACS)



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FOR SALE | Meet the Team

3415 Radio Road, Naples, FL 34104



JESSE SPENCER

Commercial Broker Associate

Direct: 855.452.0263 x247 **Cell:** 239.788.7820
jesse.spencer@expcommercial.com



FL #BK3384974



JERAD GRAHAM

Commercial Advisor

Direct: 305.874.0835
jerad.graham@expcommercial.com



FL #SL3474730

Jesse Spencer

855.452.0263 x247
jesse.spencer@expcommercial.com
FL #BK3384974

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