

# FOR LEASE - Office | Medical Space

## Fountain Park

7955 Airport Rd N, Naples, FL 34109



### OFFERING SUMMARY

Available SF:	1,337 - 4,937 SF
Lease Rate:	\$28.00 - 32.00 SF/yr [NNN]
Year Built:	2003
Building Size:	23,276 SF
Renovated:	2019
Zoning:	PUD
Submarket:	North Naples

### PROPERTY OVERVIEW

Prime medical office space in Fountain Park, 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!

### PROPERTY HIGHLIGHTS

- Superlative location for a professional office suite
- 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
- Signaled Intersection, 32,669 ADT

**Chad D. Commers, CCIM**  
Senior Advisor  
239.315.7017  
chad.commers@svn.com

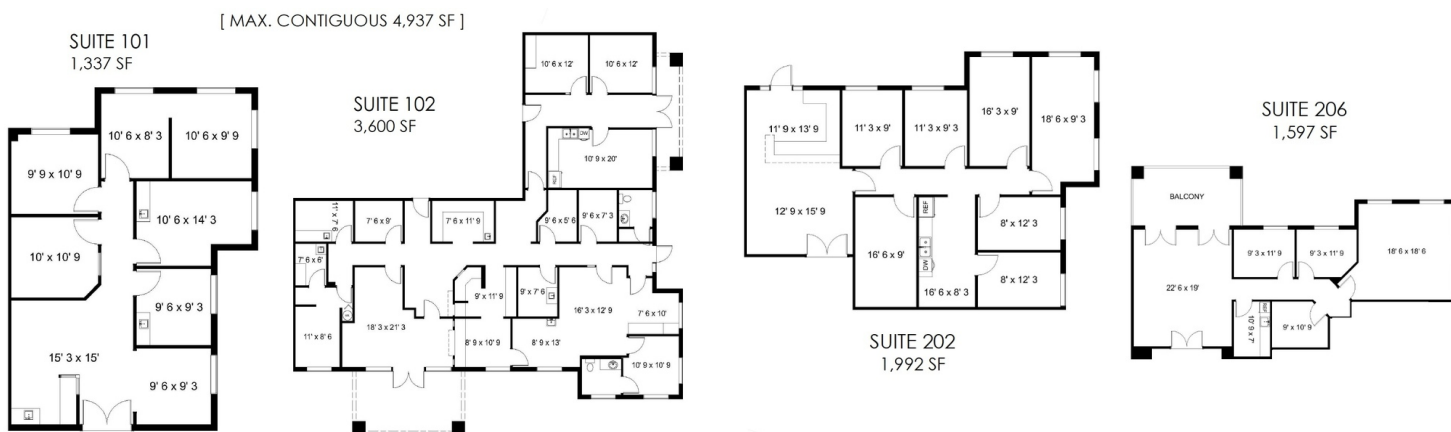
**Felipe Arcila**  
Advisor  
239.315.7097  
felipe.arcila@svn.com



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## FOUNTAIN PARK



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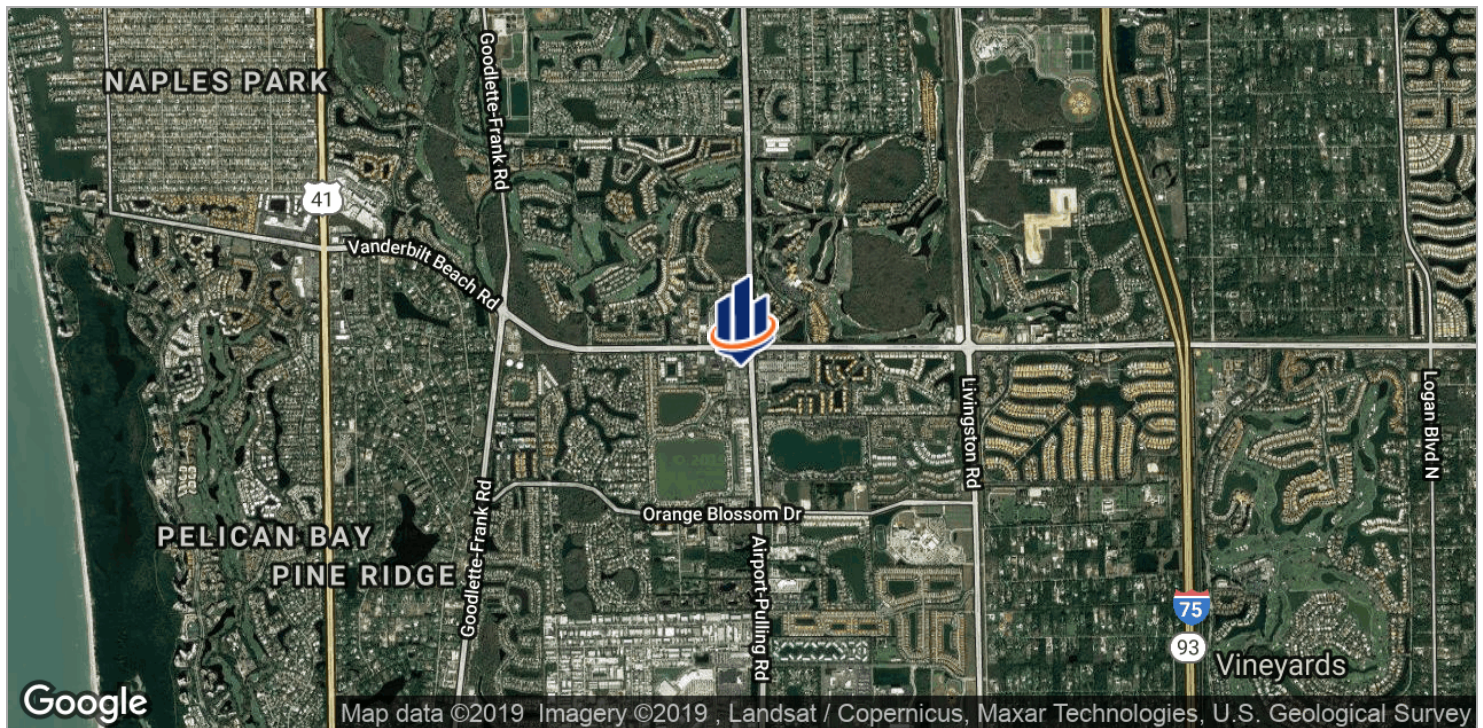
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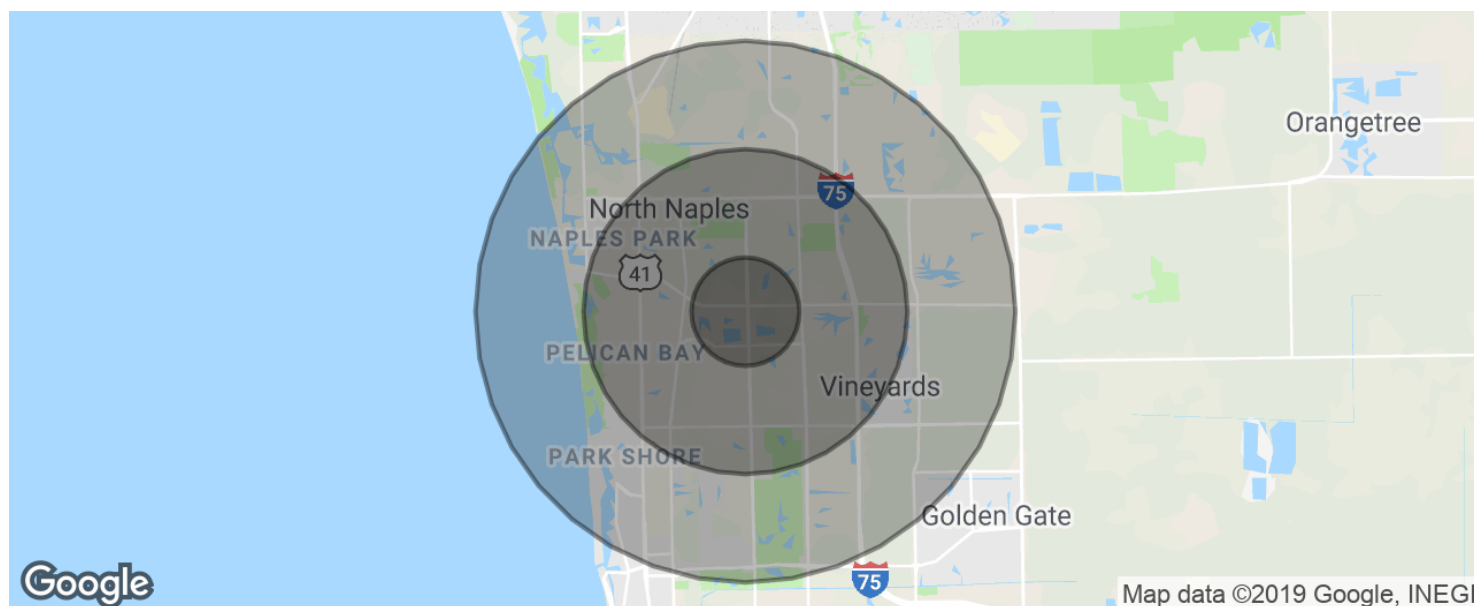
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## POPULATION

	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 2010 US Census

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