

Turn Key Class A Medical Space for Sub-Lease

**INTRODUCTORY BASE RENT
\$29.00/SF FOR 1ST YEAR**



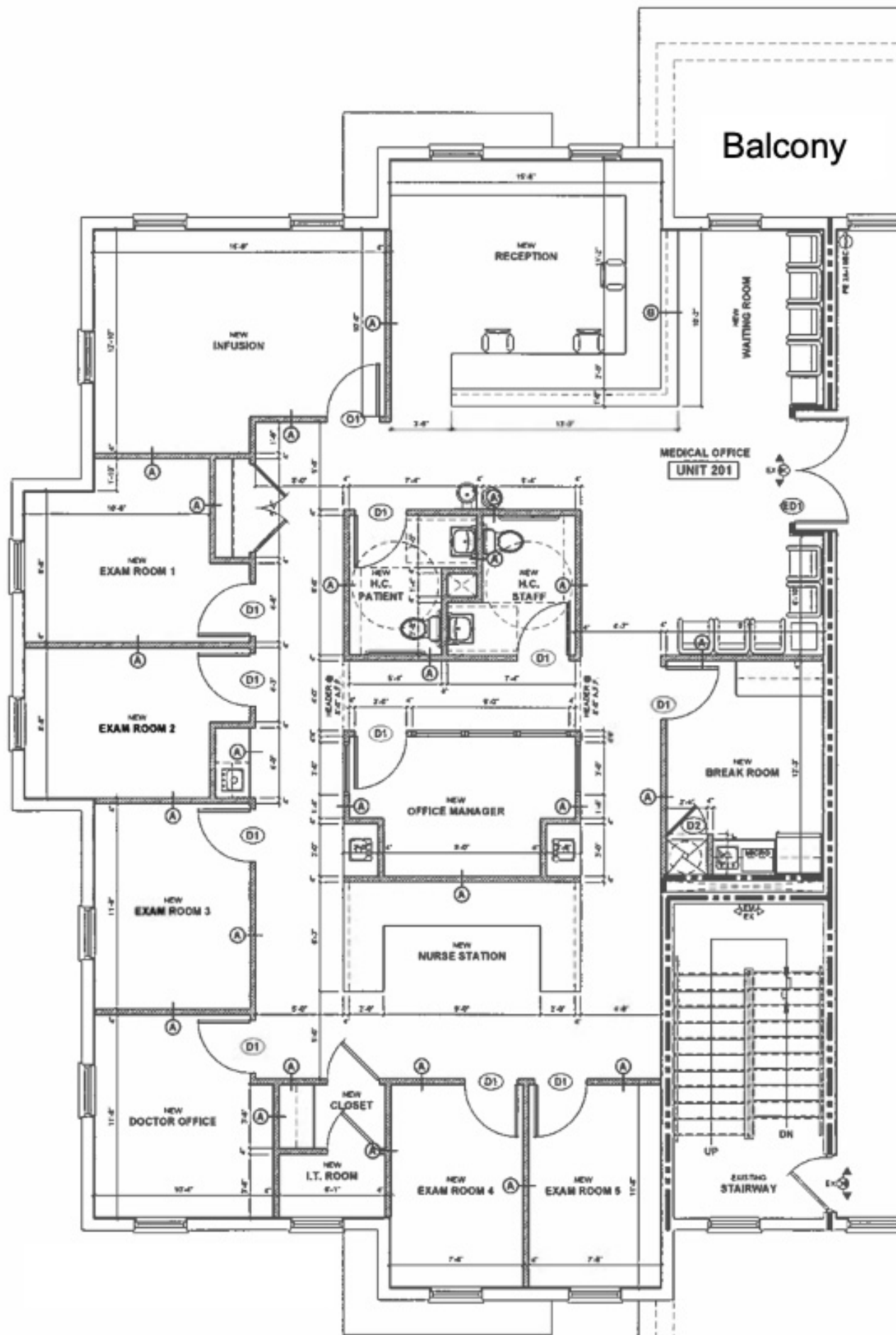
2340 Vanderbilt Beach Road, Suite #201, Naples, FL 34109

Property Highlights

- ❖ 3,193 SF Fully Built-Out Medical Space
- ❖ 5 exam rooms, 2 doctors offices, 1 procedure room
- ❖ Additional Features include:
 - Break room/Kitchenette
 - Reception Area/Waiting Room (10 patients)
 - Common Balcony Access
- ❖ Lease Term Negotiable



Demographics	1 Mile	3 Mile	5 Mile
Total Population 2024	7,064	59,404	129,203
Median HH Income	\$80,233	\$83,841	\$89,124
Population Growth 2024-2029	+12.68%	+13.39%	+13.67%



2340 Vanderbilt Beach Rd. #201



Hamish Williams

C: 239.313.3416
Hamish@AJSRealtyGroup.com