

MEDICAL OFFICE CONDOMINIUMS FOR SALE



**2340 Vanderbilt Beach Road
Naples, FL 34109**

Class A Medical Offices

Medical office building located in the Olympia Park Commercial Development on the south side of Vanderbilt Beach Road, west of Airport Pulling Road, Naples, Florida. Please call for details.



Vanderbilt Beach Rd

Airport Pulling Rd

CONTACT 📞 (239) 777-1042

SUITE #	SIZE (Rentable/ Usable SF)	ASKING PRICE	AVAILABILITY	NOTES
101	3,193 +/- RSF ----- 2,551 +/- USF	\$1,995,000	Investment opportunity with long-term lease in place	Please call for details
102	Approx. 2,500 RSF ----- Approx. 2,000 USF	TBD	Unfinished space, ready for improvements	Please call for details
201	3,193 +/- RSF ----- 2,551 +/- USF	\$1,910,000	Investment opportunity with long-term lease in place or possible owner-occupancy	Please call for details
202	2,811 +/- RSF ----- 2,245 +/- USF	\$1,380,000	Unfinished space, ready for improvements	Please call for details



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2340 Vanderbilt Beach Rd

FLOOR PLAN

1st Floor

AVAILABLE FOR INVESTMENT

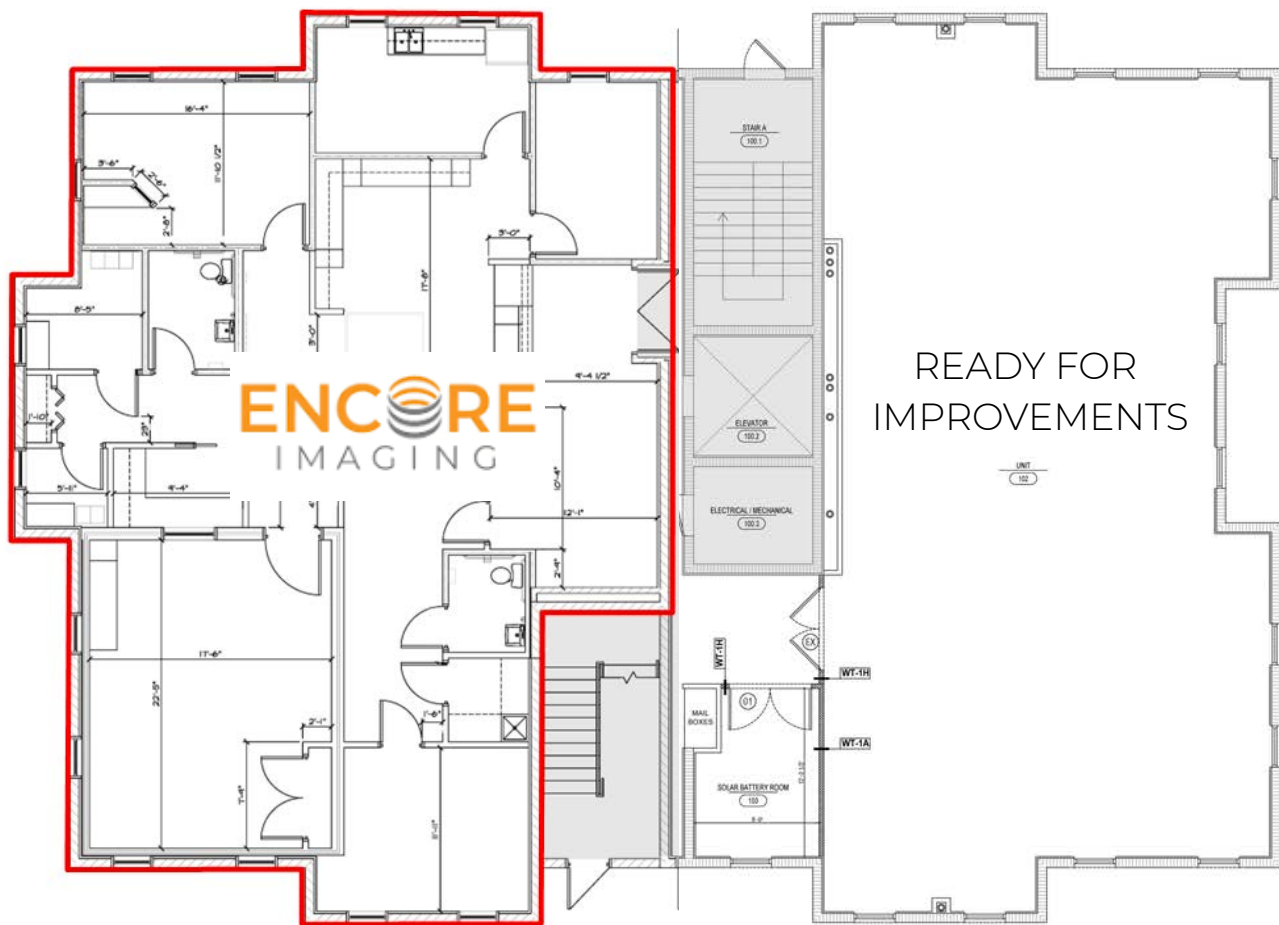
SUITE 101

3,193 +/- rentable square feet
2,551 +/- usable square feet

READY FOR IMPROVEMENTS

SUITE 102

Approx. 2,500 rentable square feet
Approx. 2,000 usable square feet



*actual floor plan may vary

CONTACT ☎ (239) 261-3400

David J. Stevens, CCIM, david@ipcnaples.com
Clint Sherwood, CCIM, clint@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

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2340 Vanderbilt Beach Rd

FLOOR PLAN

2nd Floor

AVAILABLE FOR INVESTMENT OR
POSSIBLE OWNER-OCCUPANCY

SUITE 201

3,193 +/- rentable square feet
2,551 +/- usable square feet

READY FOR IMPROVEMENTS

SUITE 202

2,811 +/- rentable square feet
2,245 +/- usable square feet



*actual floor plan may vary

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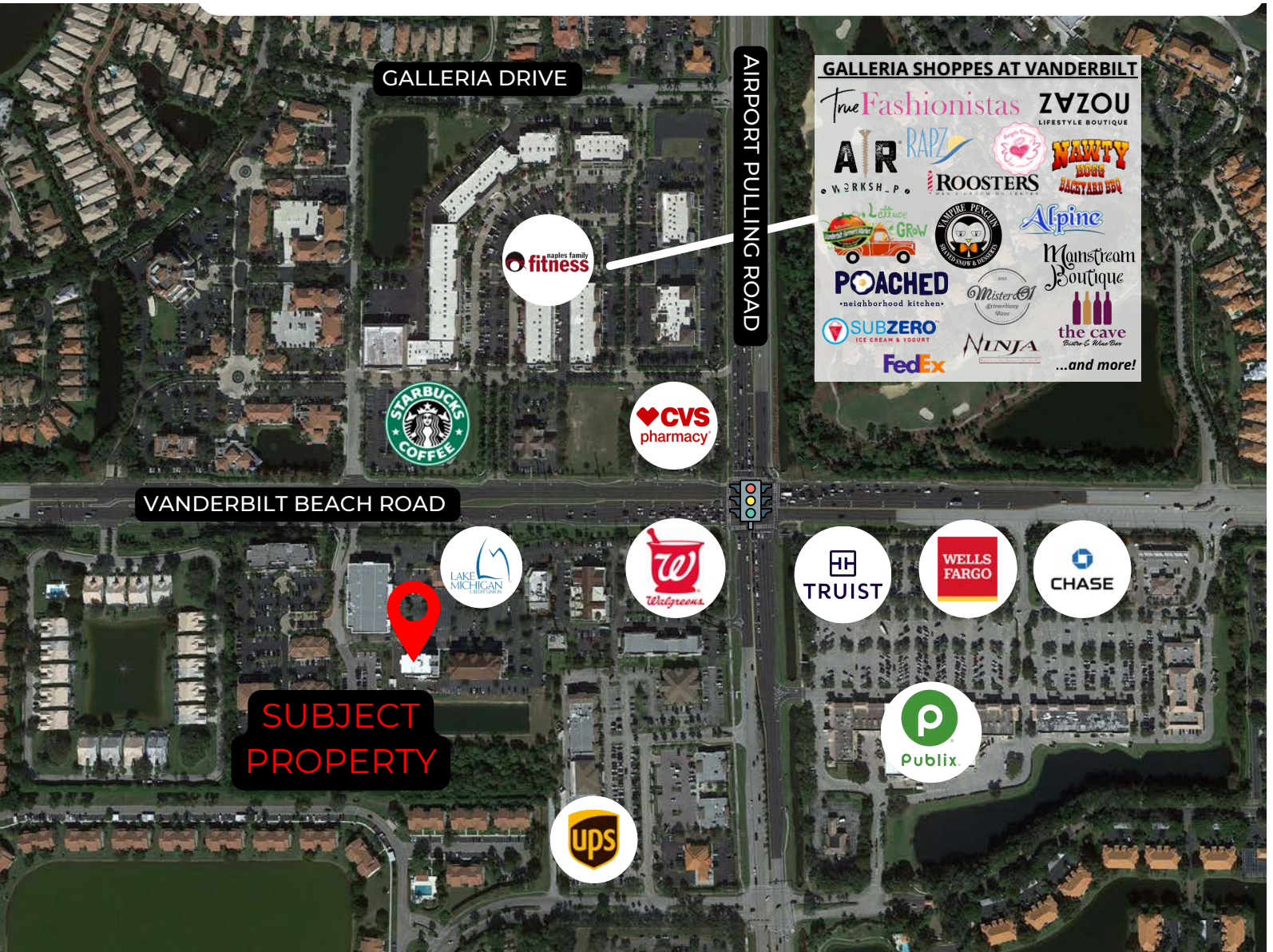
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2340 Vanderbilt Beach Rd

LOCATOR MAP



click
here!



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Maps

Demographics (2026)	1 MILE	3 MILE	5 MILE
Est. Population	8,043	58,583	126,247
Est. Average Household Income	\$171,597	\$174,885	\$183,959

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