

THE PLAZA AT GLADIOLUS PRESERVE

9671 GLADIOLUS DR
FORT MYERS, FL 33908

FOR LEASE



PROPERTY SUMMARY

Discover the perfect location for your business at The Plaza at Gladiolus Preserve. Available units are ideally suited for a professional office users, personal trainer, boutique fitness center, or wellness studio. With a fantastic tenant mix already in place, you'll benefit from the synergy of neighboring businesses and a well-trafficked location. The space is designed to accommodate a variety of uses and offers the flexibility to make it your own.

PROPERTY HIGHLIGHTS

- High visibility on Gladiolus Dr
- Ample parking for clients and staff
- Surrounded by a thriving residential community
- Professional atmosphere

Opportunity

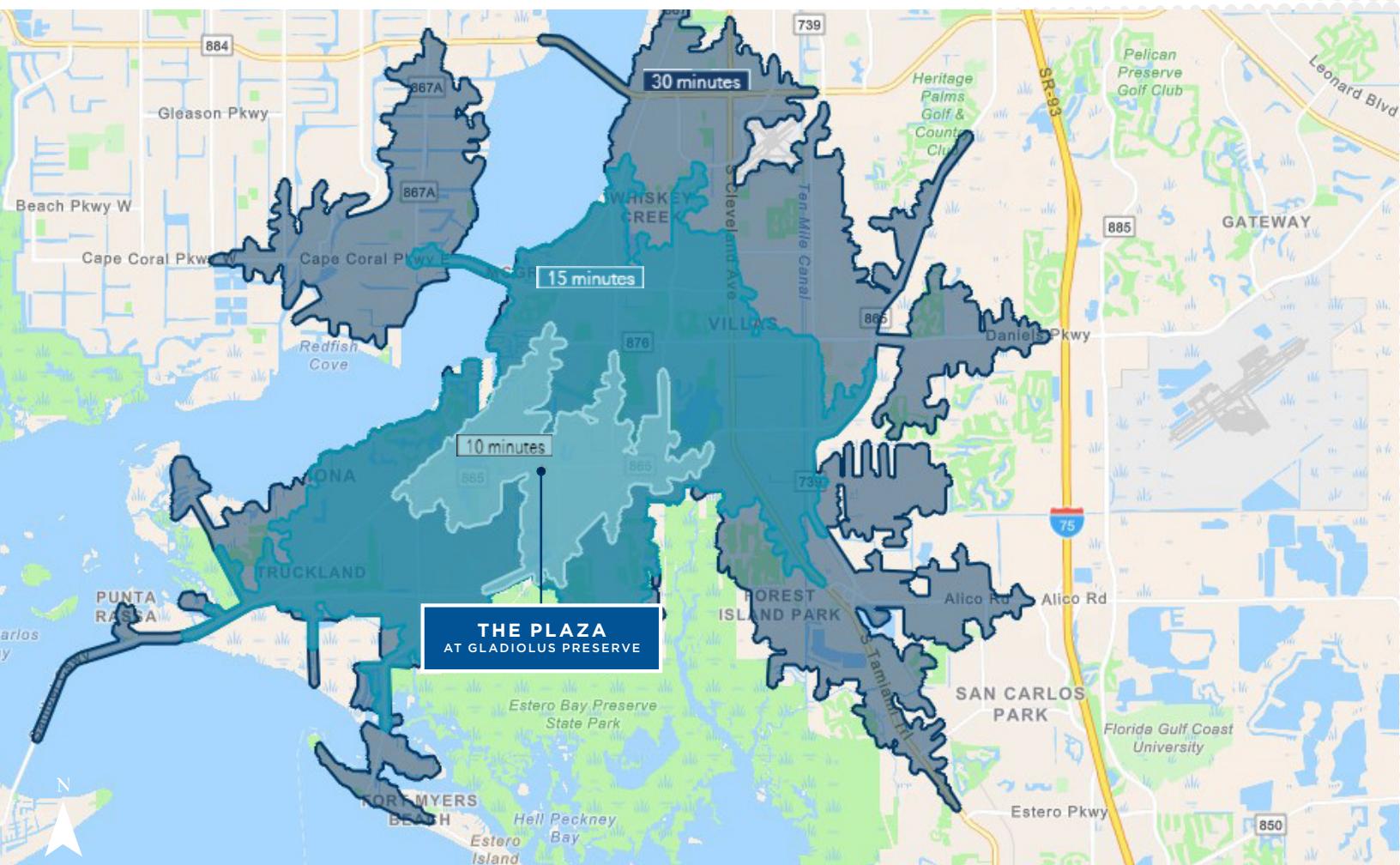
- **Prime Location:** The location has an established clientele and great reputation. Business owner is retiring.
- **Move-in Ready:** Suite 108 has been fully built out for personal trainer or boutique gym. Suite 105/106 has been built out as a full office.

SUITE SIZE
1,517-3,089 SF

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| 2024 TOTAL POPULATION | 9,172 | 60,376 | 129,519 |
| 2024 MEDIAN AGE | 52.5 Yrs | 61.4 Yrs | 58.1 Yrs |
| 2024 AVERAGE HOUSEHOLD INCOME | \$74,838 | \$84,868 | \$81,795 |

Drive-Time From Property



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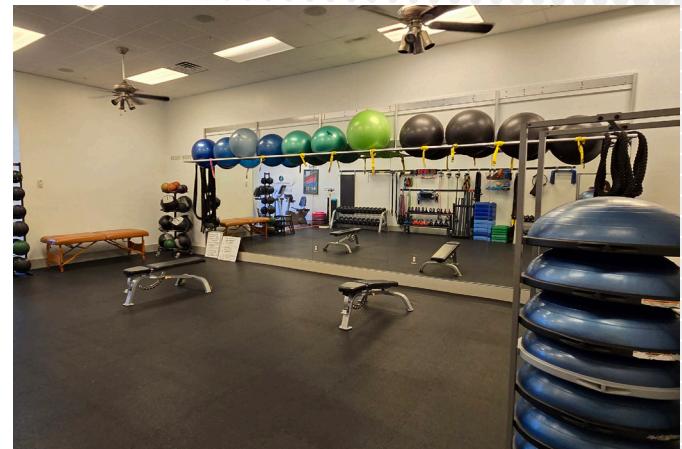
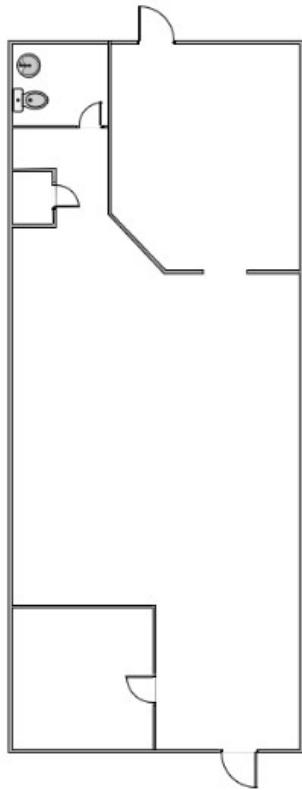
MEDICAL OFFICE BUILDING

Suite 108 | 1,517 SF

Lease Rate - \$18.00 NNN

CAM - \$6.00

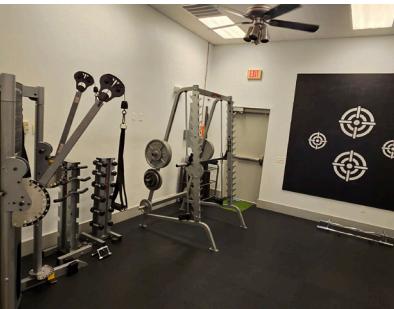
Monthly Total - \$ 3,034.00



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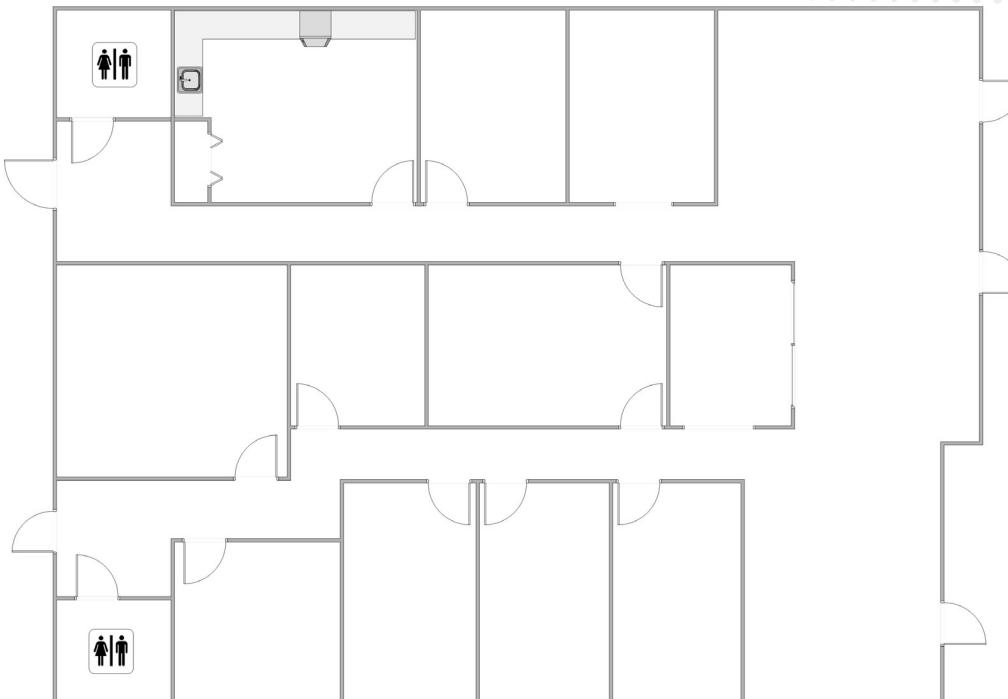
MEDICAL OFFICE BUILDING

Suite 105/106 | 3,089 SF

Lease Rate - \$18.00 NNN

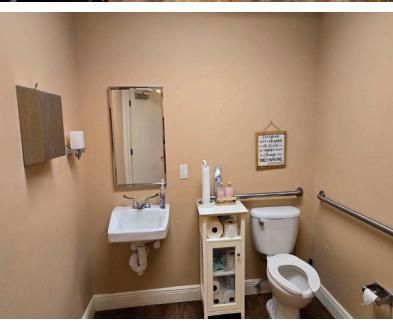
CAM - \$6.00

Monthly Total - \$6,178.00



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