

# 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

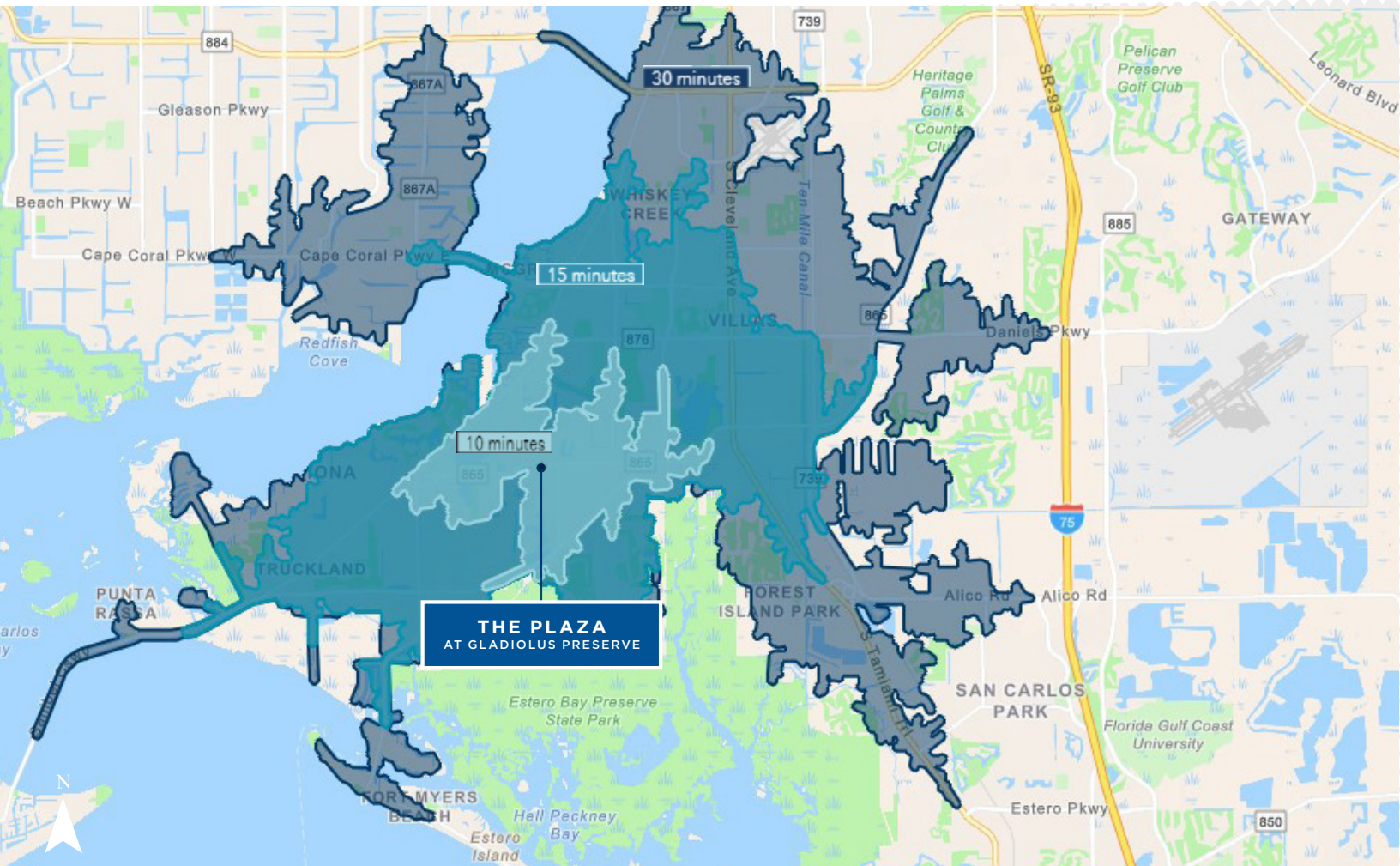
- **Prime Location:** The location has an established clientele and great reputation. Business owner is retiring.
- **Move-in Ready:** Suite 108 has been fully built out for personal trainer or boutique gym. Suite 105/106 has been built out as a full office.

**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

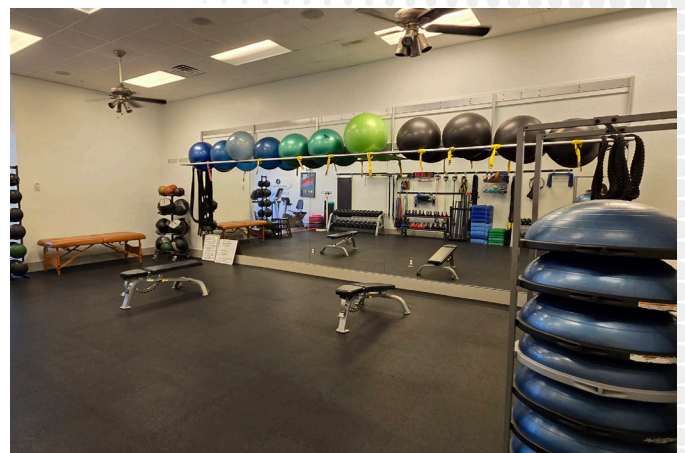
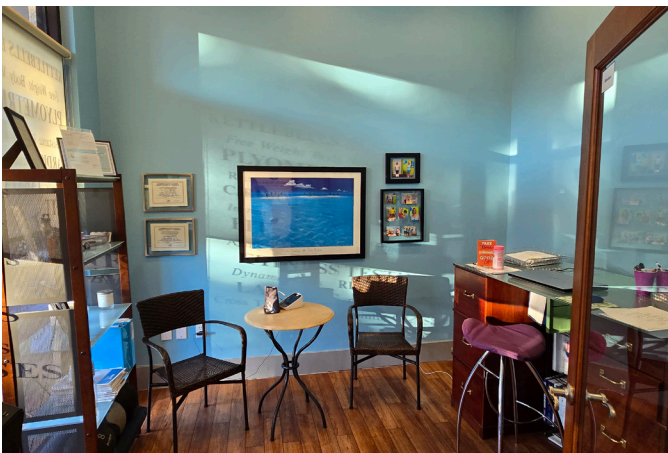
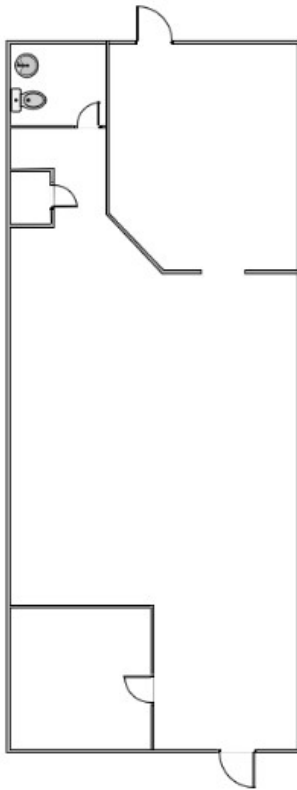


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## MEDICAL OFFICE BUILDING

Suite 108 | 1,517 SF

Lease Rate - \$18.00 NNN  
CAM - \$6.00  
Monthly Total - \$ 3,034.00

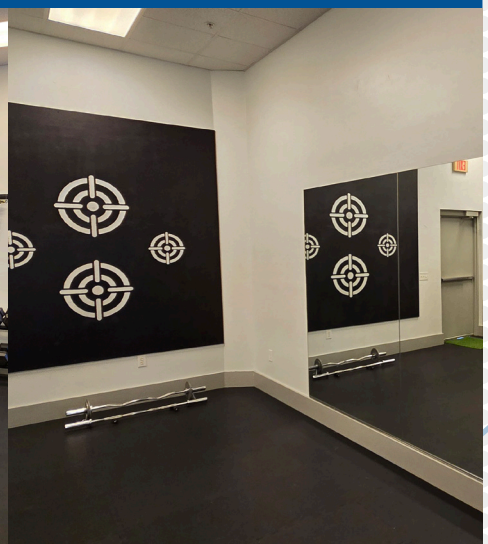
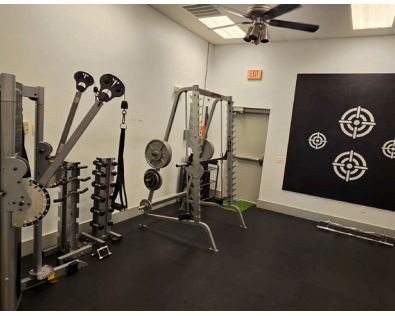




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## THE SPACE



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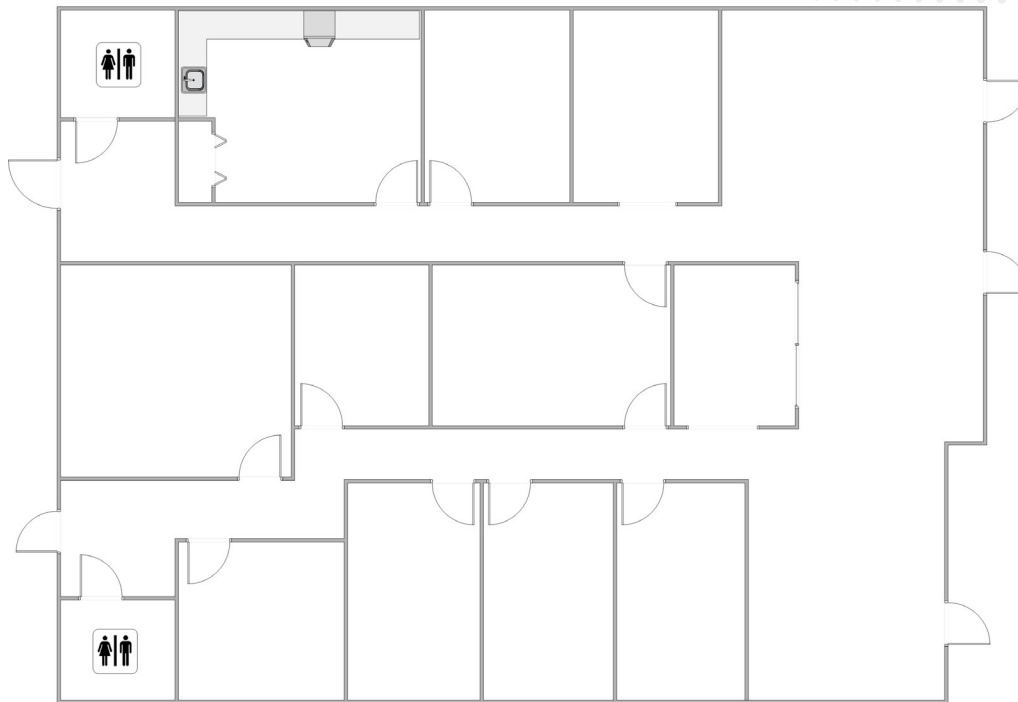


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## MEDICAL OFFICE BUILDING

Suite 105/106 | 3,089 SF

Lease Rate - \$18.00 NNN  
CAM - \$6.00  
Monthly Total - \$6,178.00

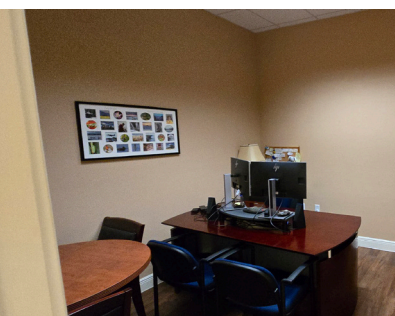
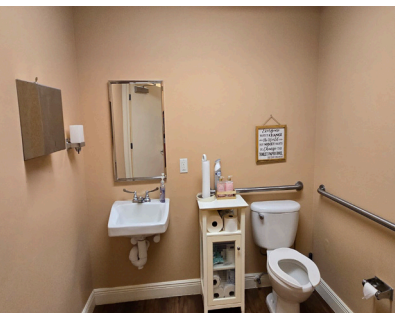




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