

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. This move-in-ready unit is ideally suited for a 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

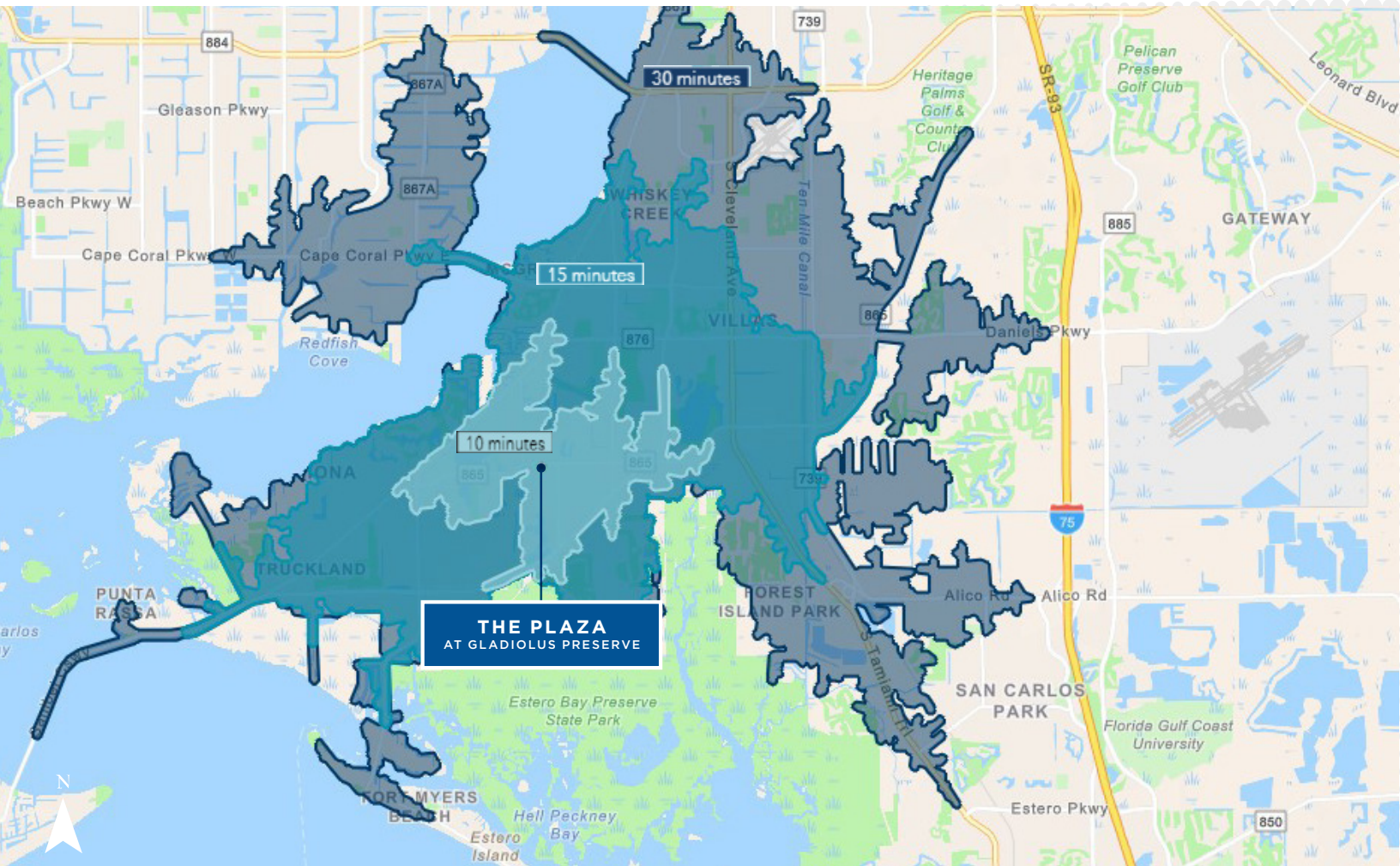
- **Prime Location:** The location has an established clientele and great reputation. Business owner is retiring.
- **Move-in Ready:** This space has been fully built out for personal trainer or boutique gym.

SUITE SIZE
1,517 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

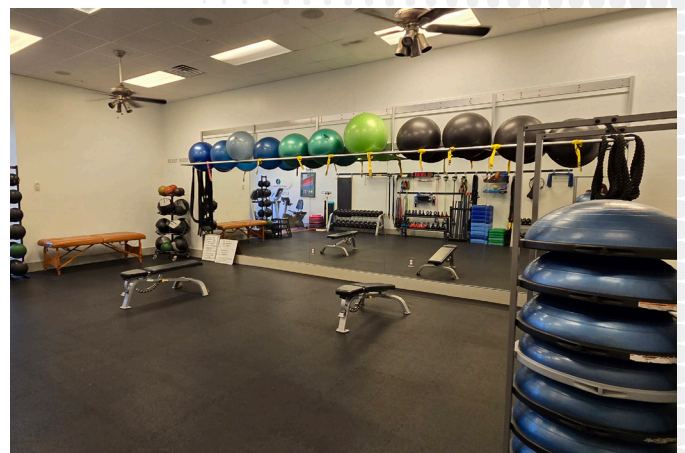
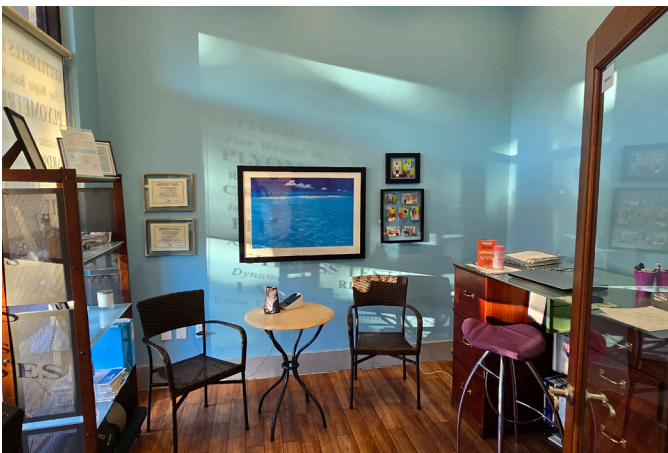
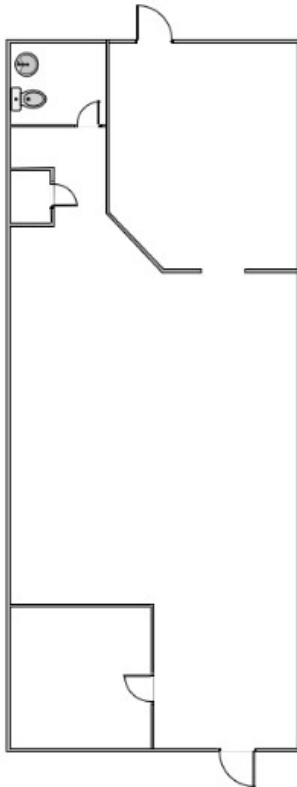


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MEDICAL OFFICE BUILDING

Suite 108 | 1,517 SF

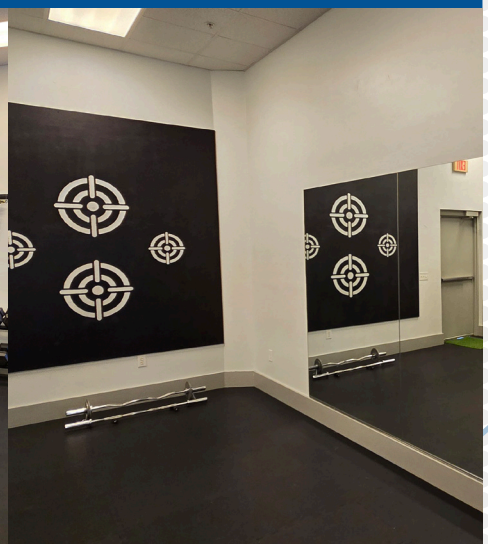
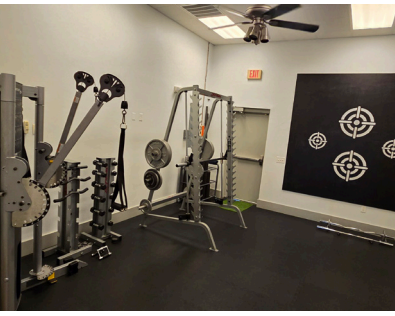
Lease Rate - \$27.00 Gross
Monthly Total - \$3,413.25 taxes not included



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AT GLADIOLUS PRESERVE

THE SPACE



GARY TASMAN
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



VANESSA TYLER
Associate Director
+1 239 489 3600
vtyler@cpswfl.com