

FOR LEASE



PROPERTY SUMMARY

Cypress Lake Professional Center is a multi-tenant property zoned for medical, professional office and retail uses. Building and Monument signage on Cypress Lake Drive included.

Conveniently located on Cypress Lake Drive (between McGregor Blvd. and S. Pointe Blvd.) with easy access to Cape Coral and US 41.

- Ample Parking
- Surveillance Cameras Throughout Property
- Medical Impact Fees Paid
- Pylon and Building Signage
- Full-Median Cut
- Within Close Proximity to Cape Coral & US 41
- Medical, Professional Office & Retail Uses
- Tenant Exclusions: Hair/Nail Salons

DEMOGRAPHICS

2020	1 Mile	3 Miles	5 Miles
Population	9,519	63,913	151,391
Avg. HH Income	\$71,582	\$82,278	\$80,445
Households	5,158	30,960	72,116

PROPERTY HIGHLIGHTS

YEAR BUILT	1975 – Renovation 2019
ZONING	CT – Commercial Tourist
AVAILABLE	2,264 SF – Build to Suit
RENTAL RATE	Negotiable
CAM	\$5.86 SF 2025 EST



CONTACT:

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UNIT	SIZE	LEASE RATE	COMMENTS
Confidential	2,264	Negotiable	Available 2026, Owner willing to customize floor plan to tenant needs. 5-7 year lease. Newly built out 2021, nice modern interior, would make a nice physical therapy or medical office.

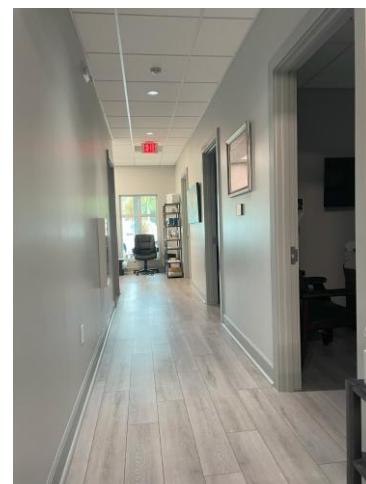
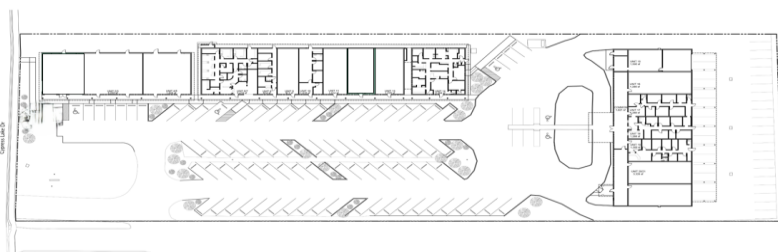


EXISTING TENANTS

Kolodziej Chiropractic	Xpressions Hair Salon
Landseal Title Agency, Inc.	Connect SWFL
Karate	Indigo Plumbing
Allstate	Vibrant Beat
HireQuest Quality Staffing	Cypress Family Medical
McGegor Medical & Wellness	

NOTE: Tenant Exclusion: Hair/Nail Salons

SITE PLAN



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