

# 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



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

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

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

# Opportunity

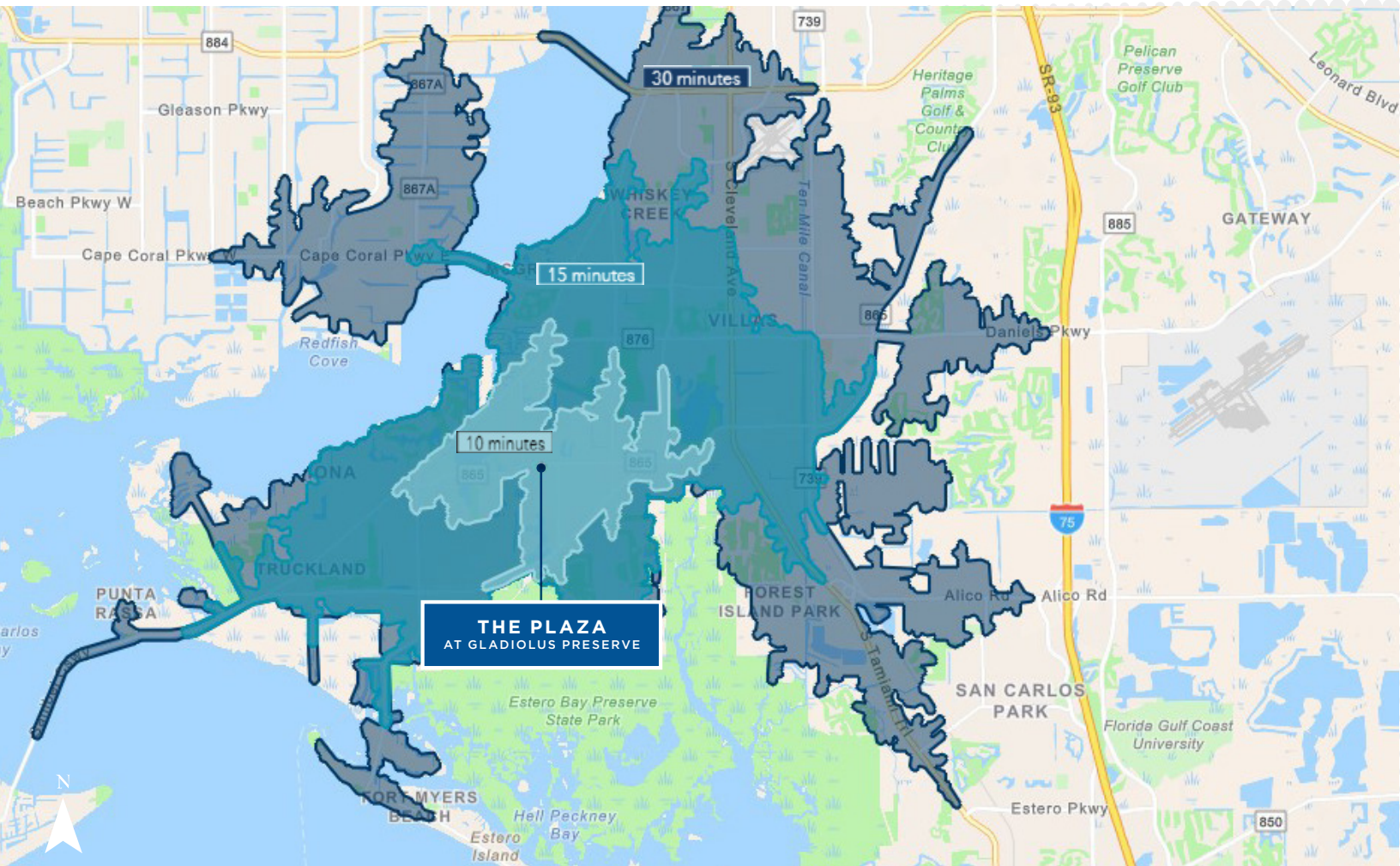
- **Prime Location:** The location has an established clientele and great reputation. Business owner is retiring.
- **Move-in Ready:** Suite 108 has been fully built out for personal trainer or boutique gym. Suite 105/106 has been built out as a full office.

**SUITE SIZE**  
**1,494-3,089 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



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

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

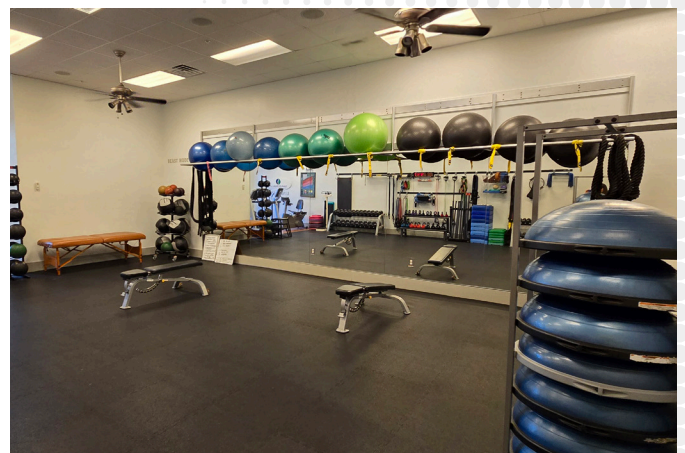
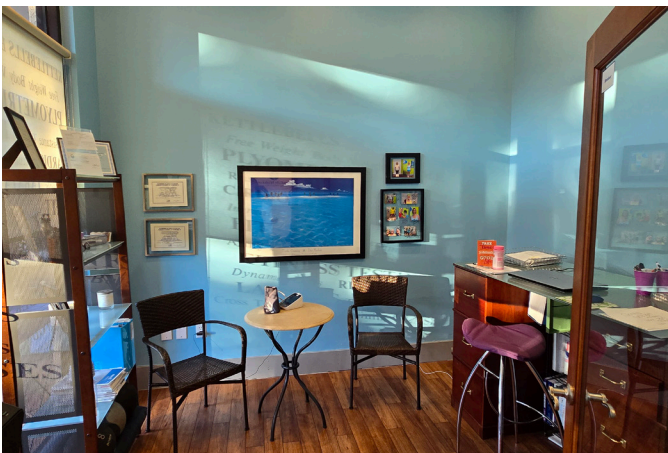
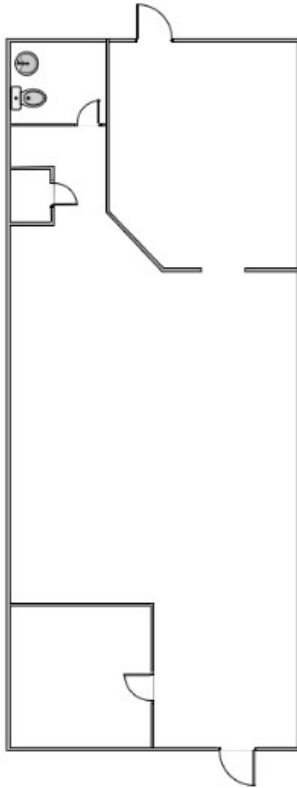
**VANESSA TYLER**  
Associate Director  
+1 239 489 3600  
vtyler@cpswfl.com

# THE PLAZA AT GLADIOLUS PRESERVE

## MEDICAL OFFICE BUILDING

Suite 108 | 1,517 SF

Lease Rate - \$18.00 NNN  
CAM - \$6.56  
Monthly Total - \$ 3,104.79



**CUSHMAN & WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

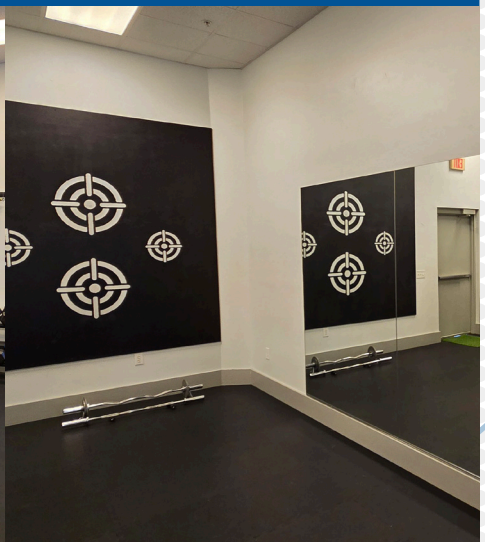
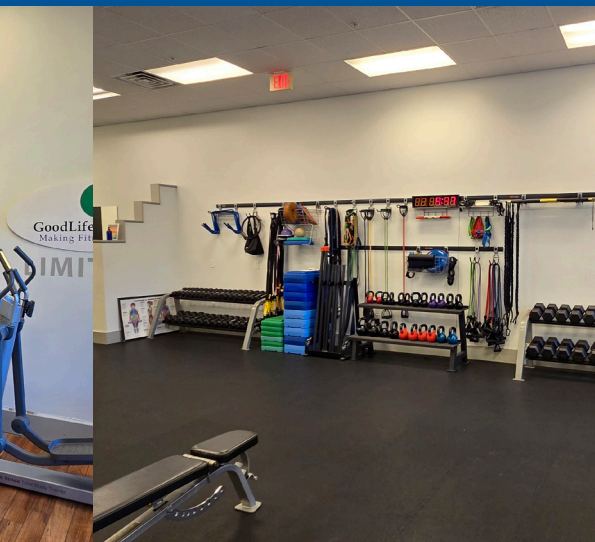
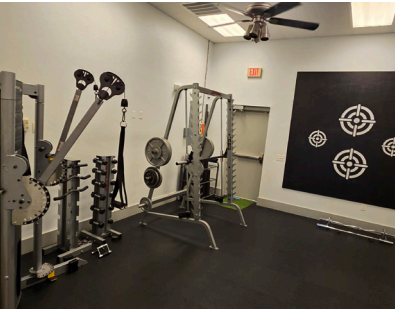
**GARY TASMAN**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com

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

# THE PLAZA

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

# THE PLAZA AT GLADIOLUS PRESERVE

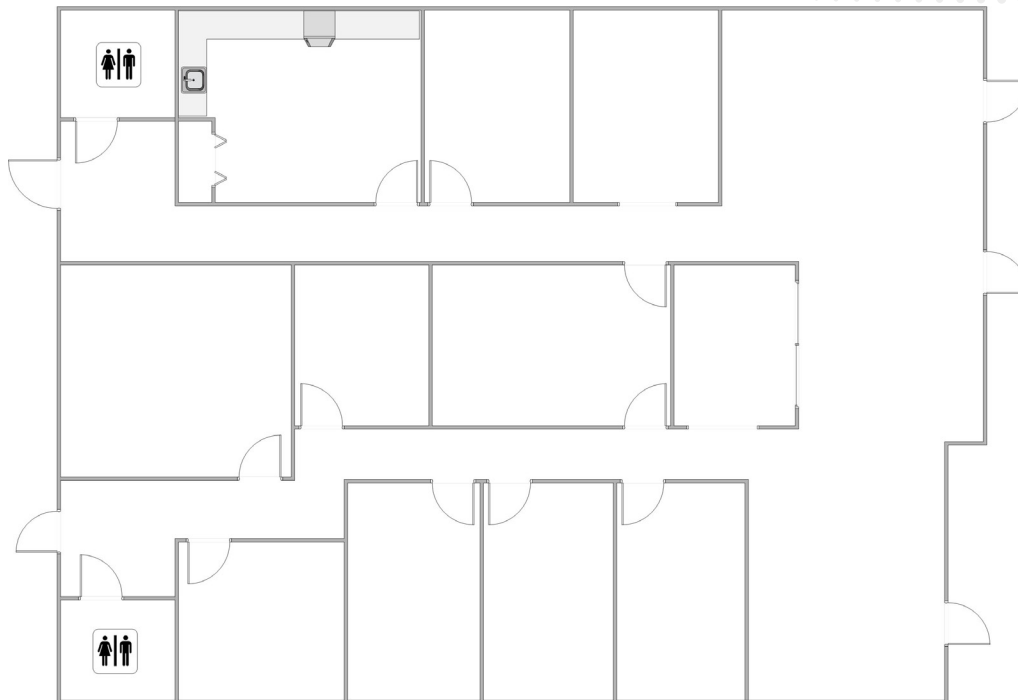
## MEDICAL OFFICE BUILDING

Suite 105/106 | 3,089 SF

Lease Rate - \$18.00 NNN

CAM - \$6.56

Monthly Total - \$6,322.15



**CUSHMAN & WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

**GARY TASMAN**

CEO & Principal Broker

+1 239 489 3600

gtasman@cpswfl.com

**VANESSA TYLER**

Associate Director

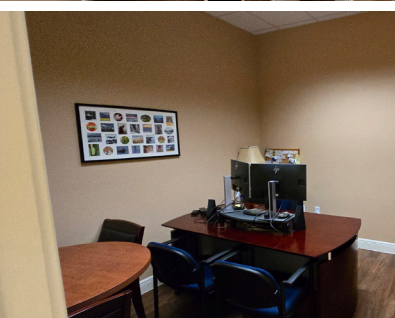
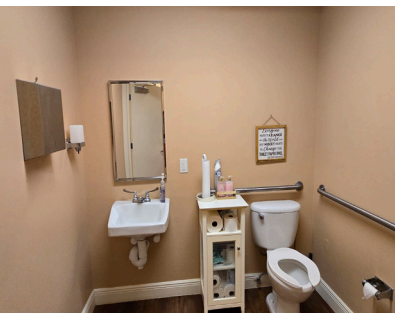
+1 239 489 3600

vtyler@cpswfl.com

# THE PLAZA

AT GLADIOLUS PRESERVE

## THE SPACE



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



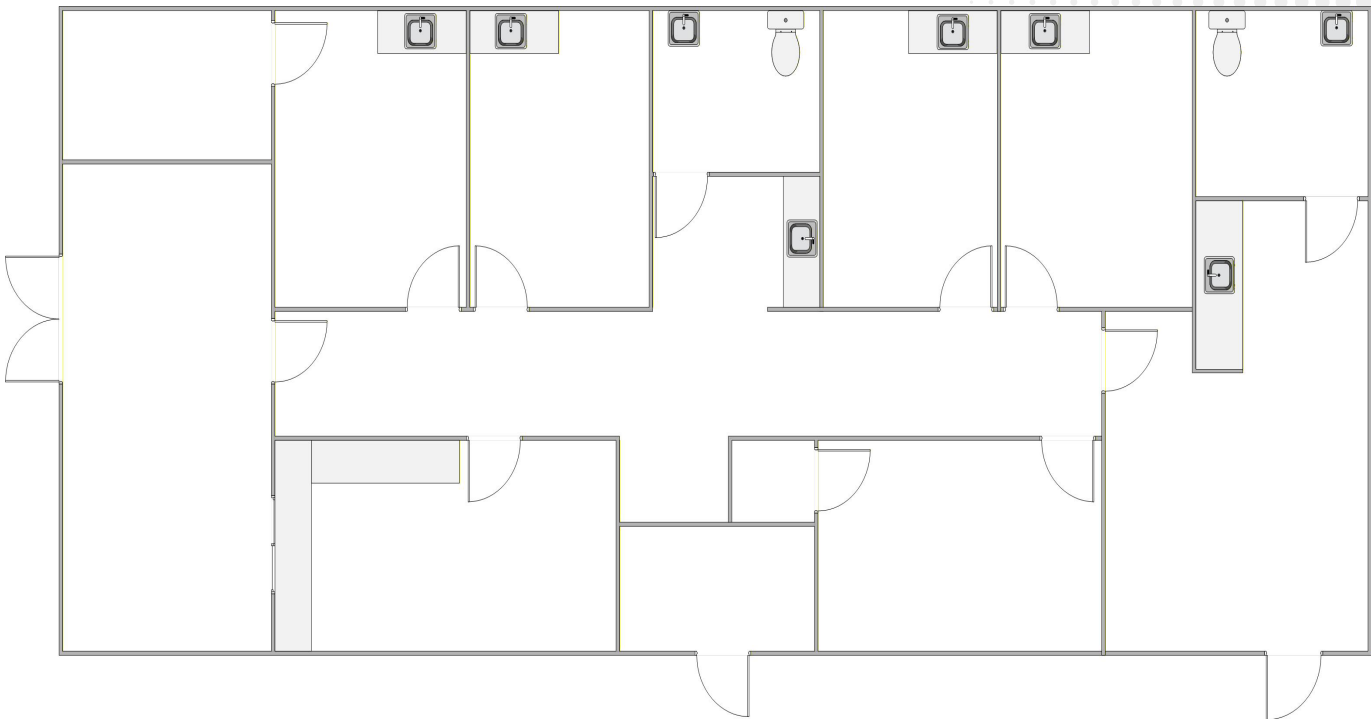
**VANESSA TYLER**  
Associate Director  
+1 239 489 3600  
vtyler@cpswfl.com

# THE PLAZA AT GLADIOLUS PRESERVE

## MEDICAL OFFICE BUILDING

Suite 111 | 1,494 SF

Lease Rate - \$18.00 NNN  
CAM - \$6.56  
Monthly Total - \$3,057.72



**CUSHMAN & WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

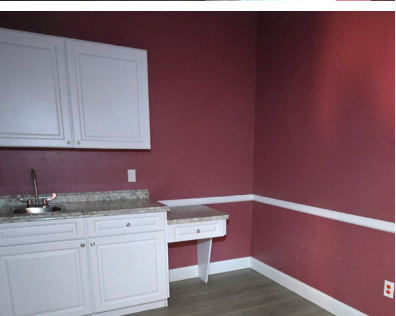
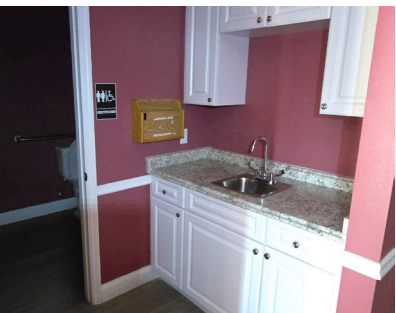
**GARY TASMAN**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com

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

# THE PLAZA

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