

# Medical Office Building For Sale

506 SE 47TH TERRACE

Cape Coral, FL 33904

**SALE**

**PRESENTED BY:**

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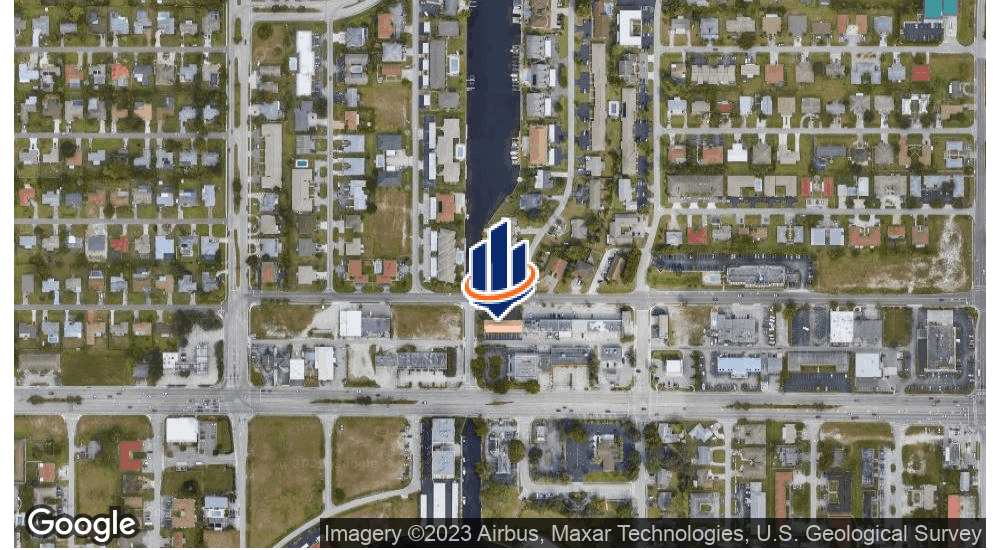
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Imaging

HEALTHY  
Community Center



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call for details
<b>BUILDING SIZE:</b>	4,891 SF
<b>LOT SIZE:</b>	0.46 Acres
<b>ZONING:</b>	MXB (Mixed Use Bimini-Cape Coral)
<b>MARKET:</b>	Southwest Florida
<b>SUBMARKET:</b>	Cape Coral

### PROPERTY OVERVIEW

Great location for this 100% Medical Office Building with an existing turn-key MRI Center. The office buildout includes an MRI room and an X-ray room built to code for medical imaging standards. Two tenants - Imaging Center (Owner-User) and Physician Services & Rehab (Short-term Tenant)

### PROPERTY HIGHLIGHTS

- The MRI and X-ray rooms include approximately \$2,000,000 in improvements
- Next door to the current Lee Physician Group for Internal Medicine in the Lee Memorial Health System-owned building.
- New Lee Health Clinic at Bimini Square is expected to occupy most of the 1st floor and is slated to open Summer of 2025. The project includes retail, office, a waterfront restaurant, and 218 apartments. It is located on the south side of Cape Coral Pky.
- Over 35,000 AADT at Cape Coral Parkway E. and Palm Tree Drive (building is one parcel from Cape Coral Parkway).

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# BUILDING PHOTOS



Monument Sign



Front Left Side of Building



Front Right Side of Building



Back of Building



Dedicated Parking in Back of Building



Located on Corner of 47th Terrace & 5th Place  
Looking toward Cape Coral Parkway

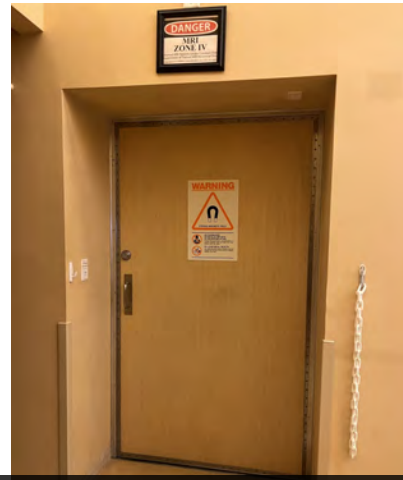
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## IMAGING CENTER PHOTOS



MRI Machine #1



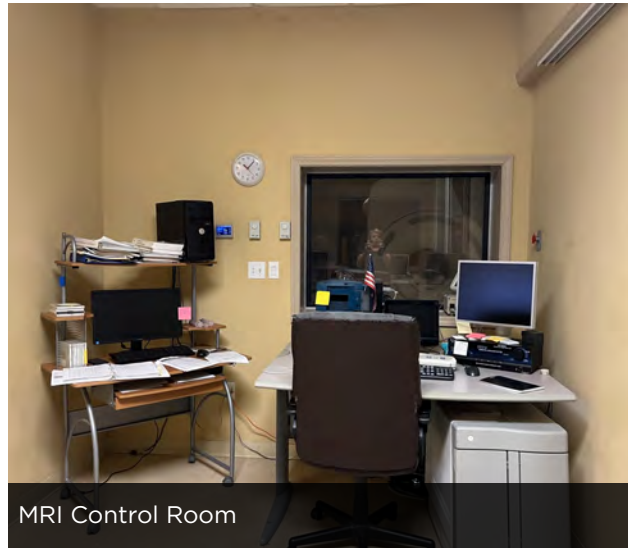
MRI Room



MRI Machine #2



MRI Control Room Window



MRI Control Room



X-Ray Room

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## IMAGING OFFICE PHOTOS



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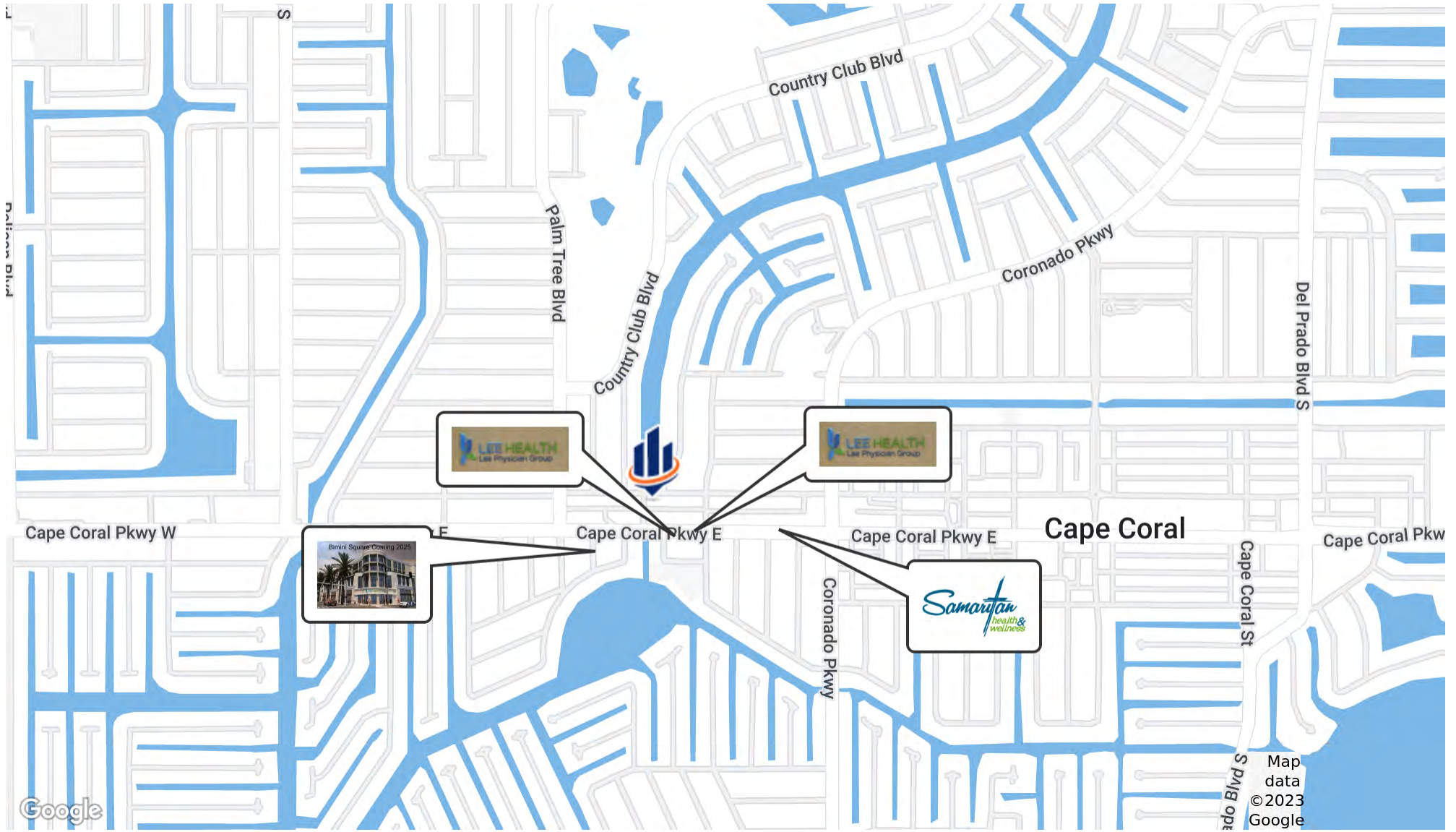
# LOCATION MAP



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# AERIAL MAP



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# DEMOGRAPHIC REPORT

506 SE 47th Terrace									
Cape Coral, FL 33904	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
<b>Population</b>									
Estimated Population (2023)	10,253		63,566		169,835		412,341		
Projected Population (2028)	10,507		65,806		178,290		447,860		
Census Population (2020)	9,949		61,098		162,166		389,800		
Census Population (2010)	9,030		53,446		139,061		326,400		
Projected Annual Growth (2023-2028)	254	0.5%	2,240	0.7%	8,455	1.0%	35,519	1.7%	
<b>Households</b>									
Estimated Households (2023)	5,233		29,360		76,767		181,873		
Projected Households (2028)	5,614		31,737		84,001		204,884		
Census Households (2020)	5,032		27,939		72,715		170,761		
<b>Average Household Income</b>									
Estimated Average Household Income (2023)	\$74,641		\$102,392		\$95,280		\$94,779		
Projected Average Household Income (2028)	\$68,843		\$96,553		\$88,161		\$85,261		
Census Average Household Income (2010)	\$48,578		\$67,223		\$67,497		\$62,481		
Census Average Household Income (2000)	\$42,298		\$56,670		\$57,252		\$54,193		
<b>Total Annual Consumer Expenditure (2023)</b>									
Total Household Expenditure	\$298.83 M		\$2.1 B		\$5.21 B		\$12.24 B		
Total Non-Retail Expenditure	\$157.99 M		\$1.11 B		\$2.75 B		\$6.48 B		
Total Retail Expenditure	\$140.84 M		\$987.48 M		\$2.45 B		\$5.76 B		
Apparel	\$10.24 M		\$73.25 M		\$181.43 M		\$428.43 M		
Contributions	\$9.77 M		\$72.2 M		\$176.79 M		\$414.61 M		
Education	\$8.26 M		\$64.43 M		\$156.47 M		\$372.97 M		
Entertainment	\$16.61 M		\$119.66 M		\$296.1 M		\$695.8 M		
Food and Beverages	\$44.11 M		\$305.78 M		\$761.03 M		\$1.79 B		
Furnishings and Equipment	\$10.38 M		\$74.44 M		\$184.2 M		\$432.3 M		
Gifts	\$7.29 M		\$54.62 M		\$132.49 M		\$311.59 M		
Health Care	\$26.31 M		\$180.09 M		\$448.67 M		\$1.05 B		
Household Operations	\$11.76 M		\$83.99 M		\$207.55 M		\$487.39 M		
Miscellaneous Expenses	\$5.7 M		\$40.16 M		\$99.46 M		\$233.39 M		
Personal Care	\$4.02 M		\$28.2 M		\$70.02 M		\$164.5 M		
Personal Insurance	\$2.05 M		\$15.31 M		\$37.61 M		\$88.09 M		
Reading	\$667.7 K		\$4.72 M		\$11.67 M		\$27.33 M		
Shelter	\$62.82 M		\$437.98 M		\$1.09 B		\$2.57 B		
Tobacco	\$1.93 M		\$12.15 M		\$30.65 M		\$72.15 M		
Transportation	\$54.09 M		\$379.15 M		\$943.12 M		\$2.21 B		
Utilities	\$22.81 M		\$153.23 M		\$382.85 M		\$897.7 M		

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# DEMOGRAPHIC MAP



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