



# OFFICE OR MEDICAL BUILDING

# FOR SALE OR LEASE



## 9431 Corkscrew Palms Circle

Estero, FL 33928

### Improved Professional or Medical Suite

7,228 +/- square feet class 'A' medical office building conveniently located directly off of Corkscrew Road, in Estero, Florida. Currently improved as a turn-key dialysis treatment center. Easily accessible to I-75 and US 41, surrounded by medical, retail, and residential communities. Please call for details.



**PRICE:** **\$2,399,000**

**BASE RENT:** **\$25.00 PSF NNN**

**SIZE:** **7,228 SF +/-**

**ASSOC. DUES:** **\$5,622.88/qtr.**

**YEAR BUILT:** **2019**

**CONTACT** 📞 **(239) 261-3400 x 179** **Clint Sherwood, CCIM ext. 179, [clint@ipcnaples.com](mailto:clint@ipcnaples.com)**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

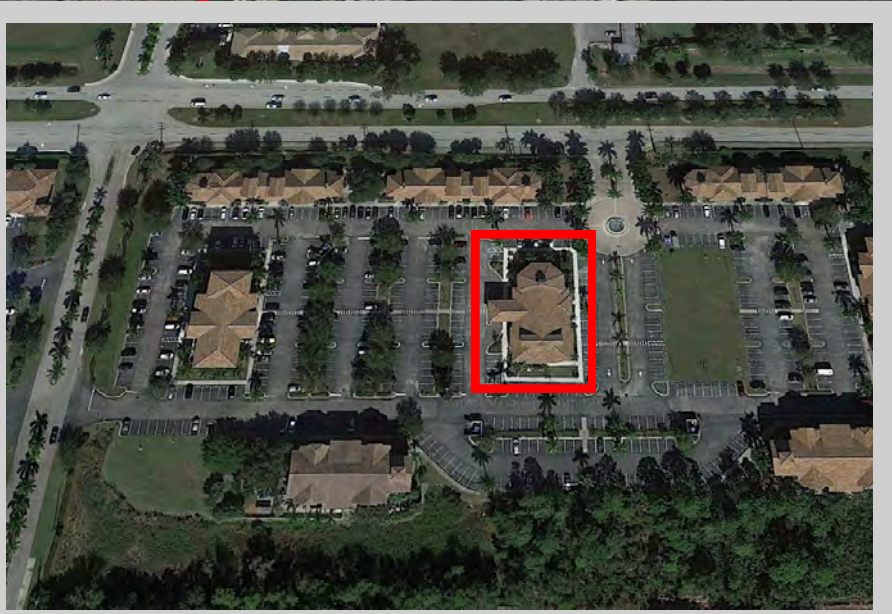
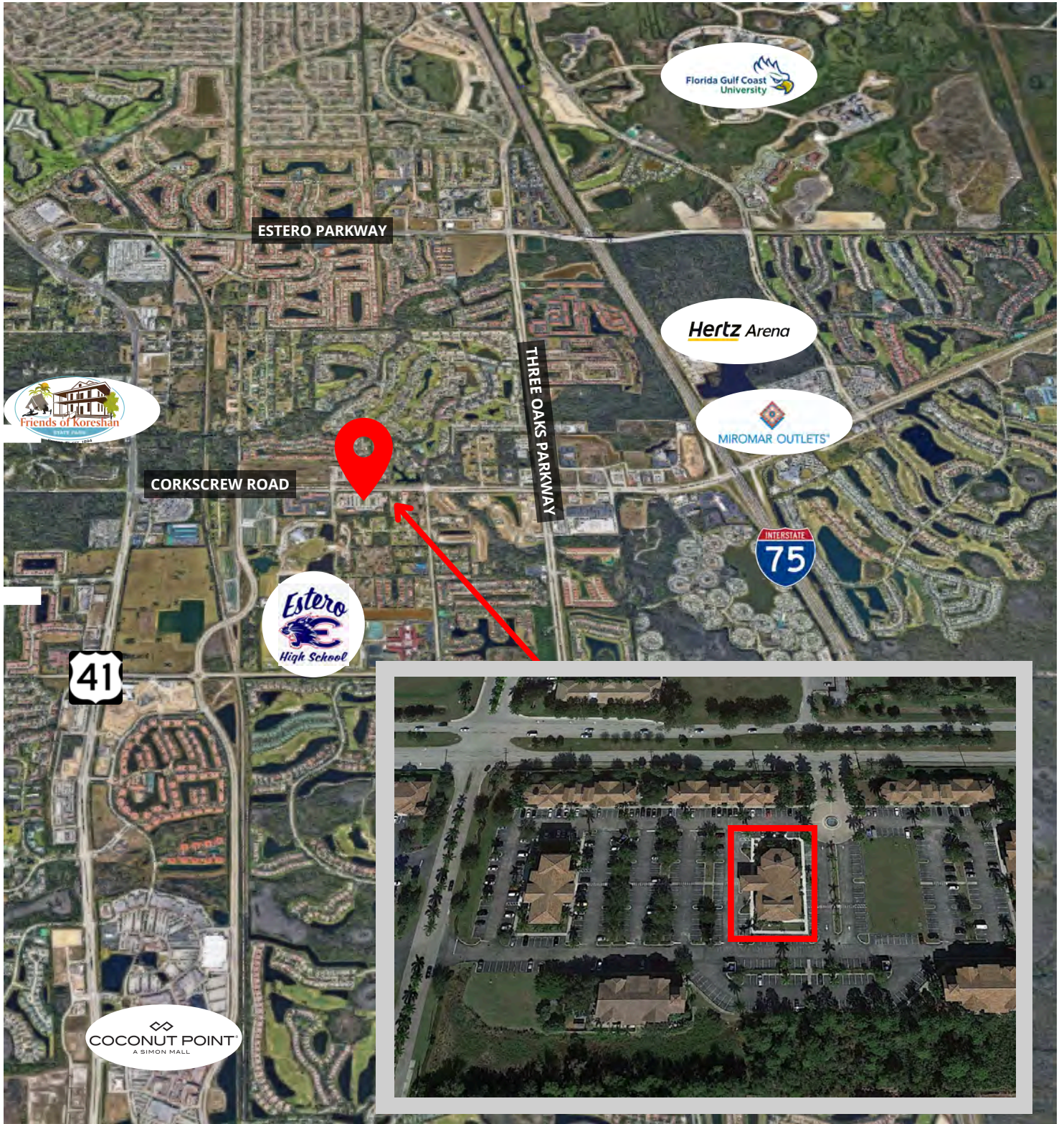




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## L O C A T O R M A P



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Demographics (2024)	1 MILE	3 MILE	5 MILE
Est. Population	5,361	48,156	90,773
Est. Average Household Income	\$122,004	\$129,159	\$135,635
2023 Avg. Daily Traffic Count on Corkscrew Rd	38,000 cars on average daily		

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