

FOR SALE OR FOR LEASE
MEDICAL / PROFESSIONAL OFFICE BUILDING



**Commercial
Property
Specialists, Inc.**

Vacant and Ready to Occupy
9,206 Square Feet, Fully Built-Out Medical Office
Built in 2004 for Associates in Nephrology

Linda Haas, CCIM

Office: 239-939-9959

Direct: 239-826-2315

LindaHaas@cps-ccim.com

7981 Gladiolus Drive, Fort Myers, Florida 33908



Property Summary

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Sale Price	\$4,700,000.00
Lease Rate	\$30.00 psf NNN
Available Square Feet	9,206 SF
Lot Size	0.94 acres
Zoning	CN-2
Parking	40 Spaces

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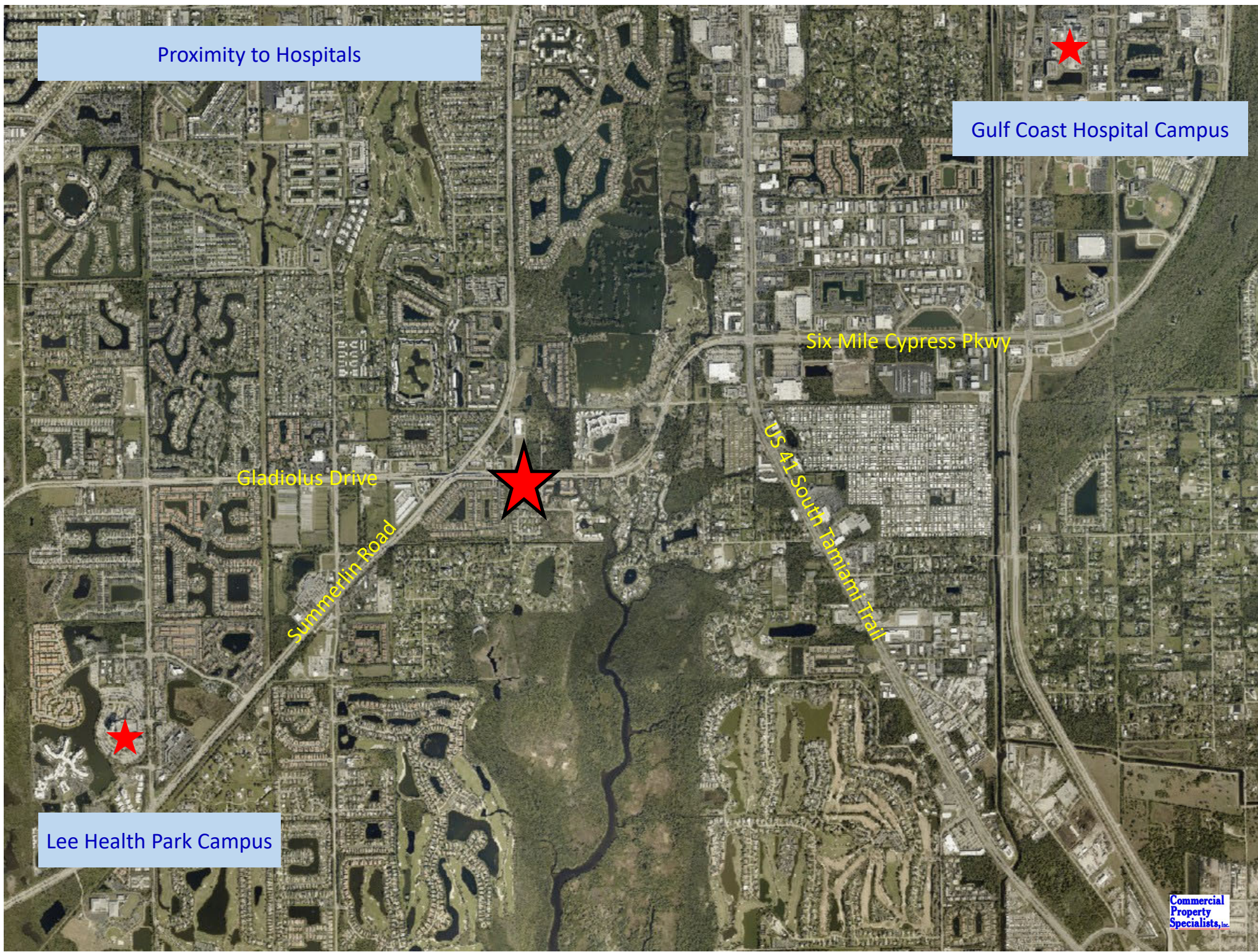
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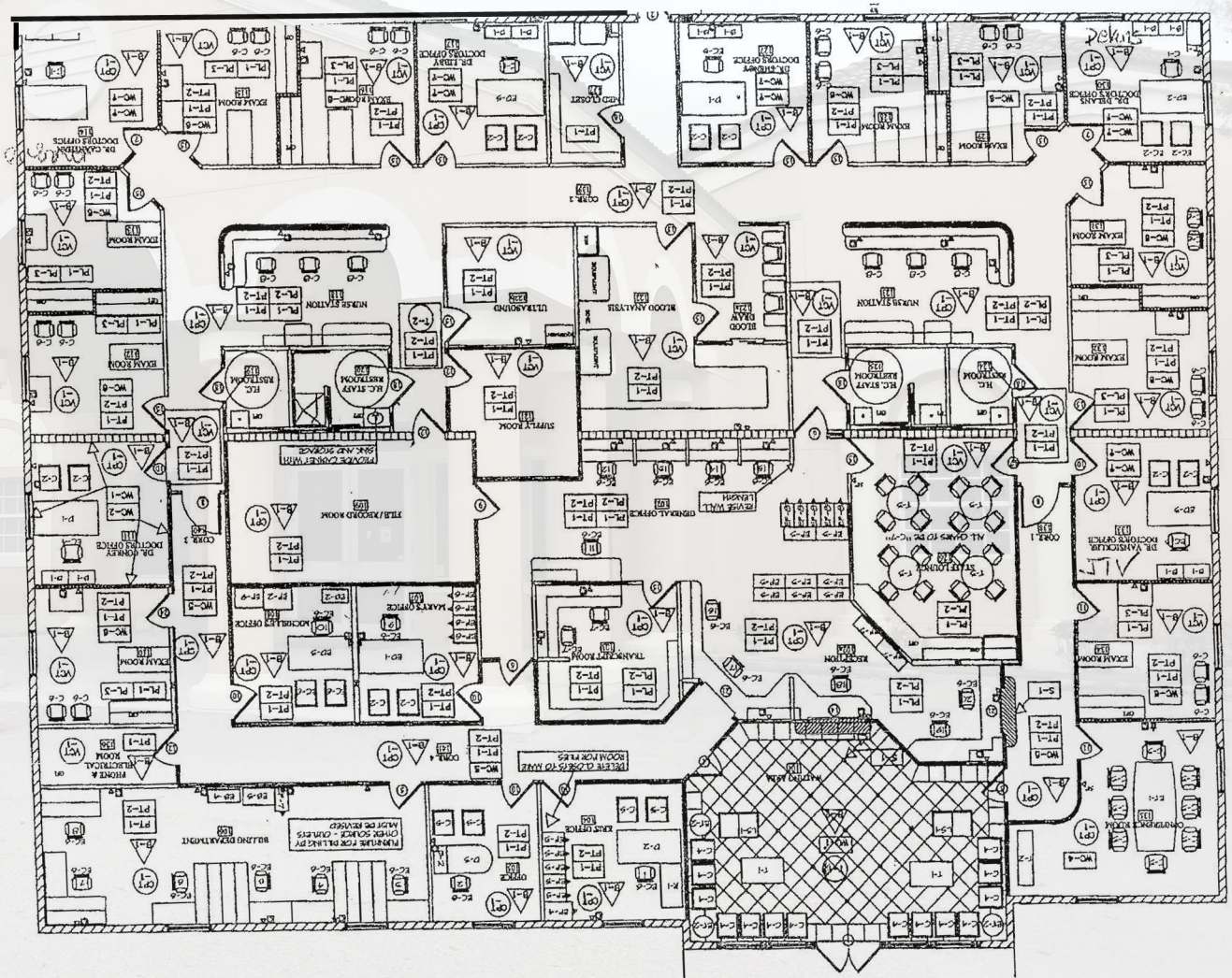
Proximity to Hospitals

Gulf Coast Hospital Campus

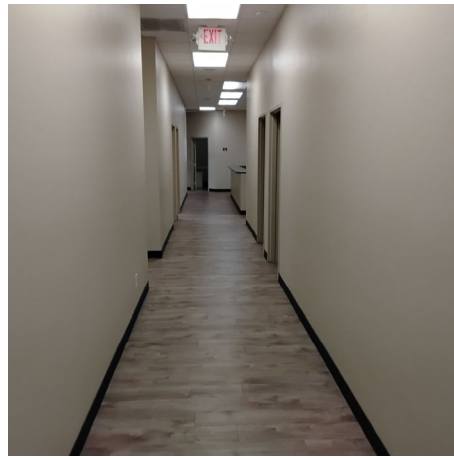
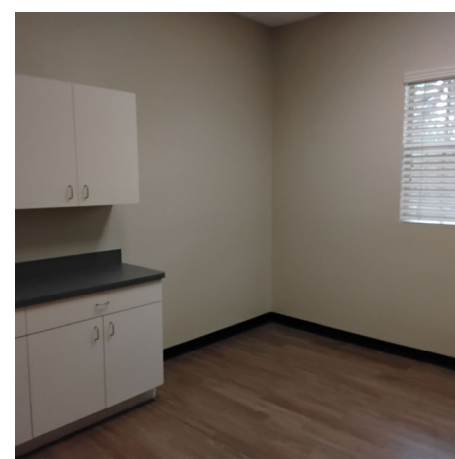
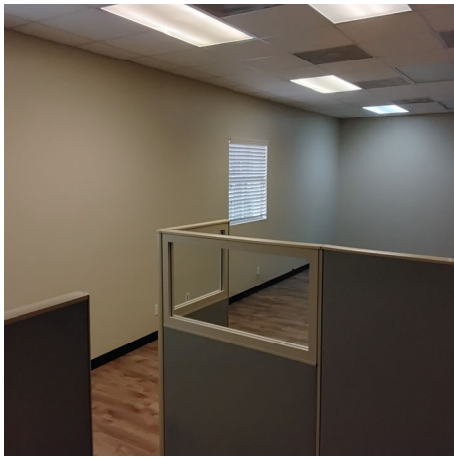
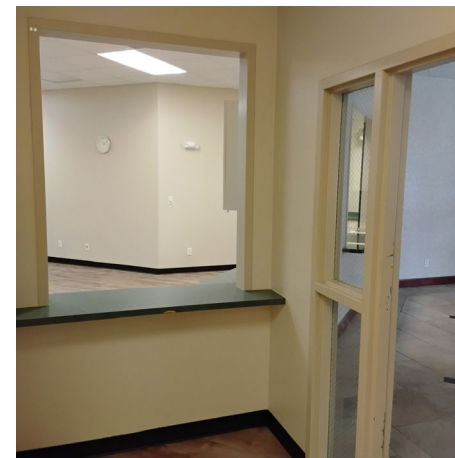
Lee Health Park Campus



- Lobby/Waiting Room
- 2 Checkout Counters
- Administrative Office
- 10 Exam Rooms
- 6 Private Doctor Offices
- 2 Nurses Stations
- Lab
- Staff Lounge
- Conference Room
- Work Room
- Storage Area
- 4 Restrooms
- Floor Plan with many Possibilities



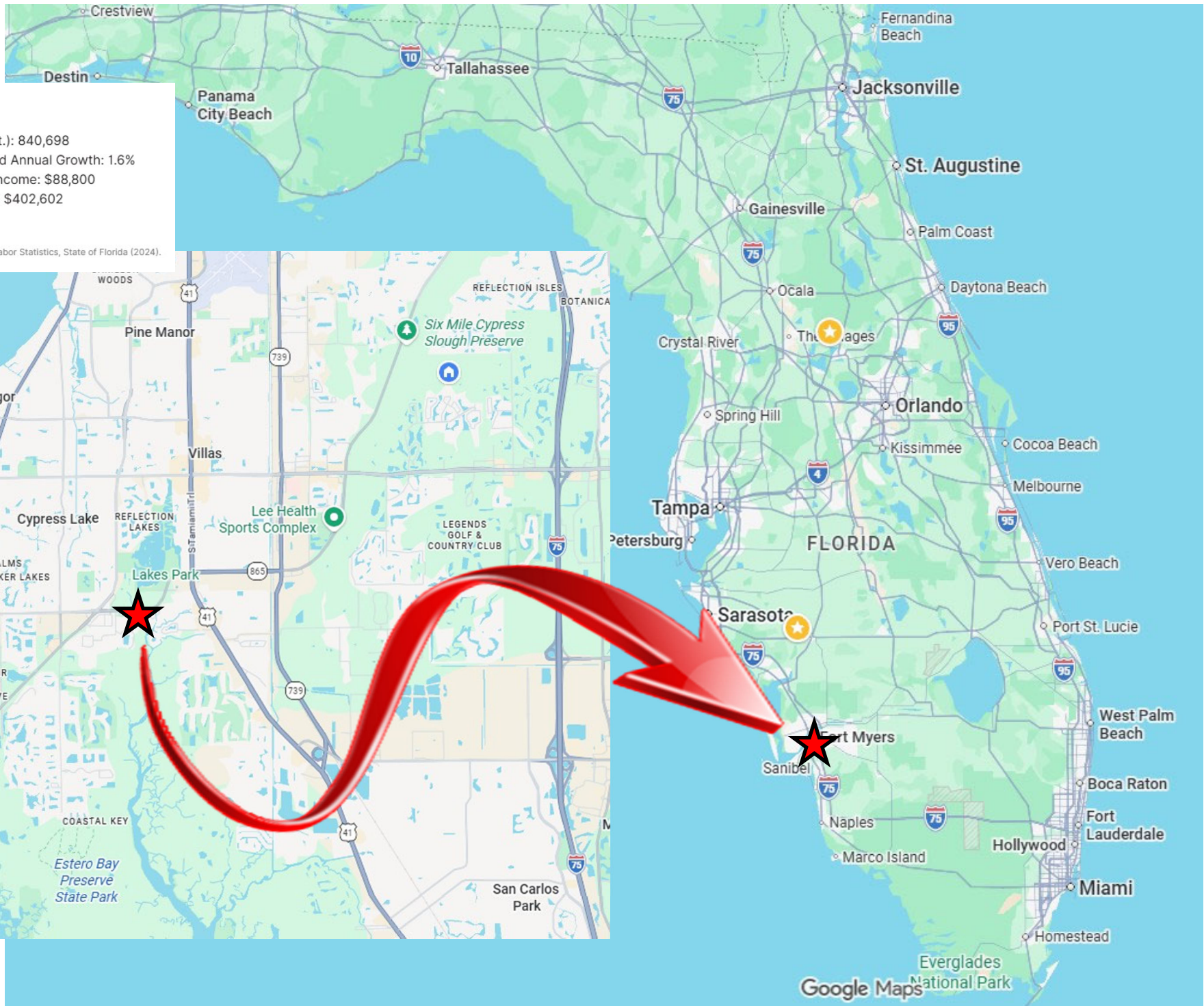
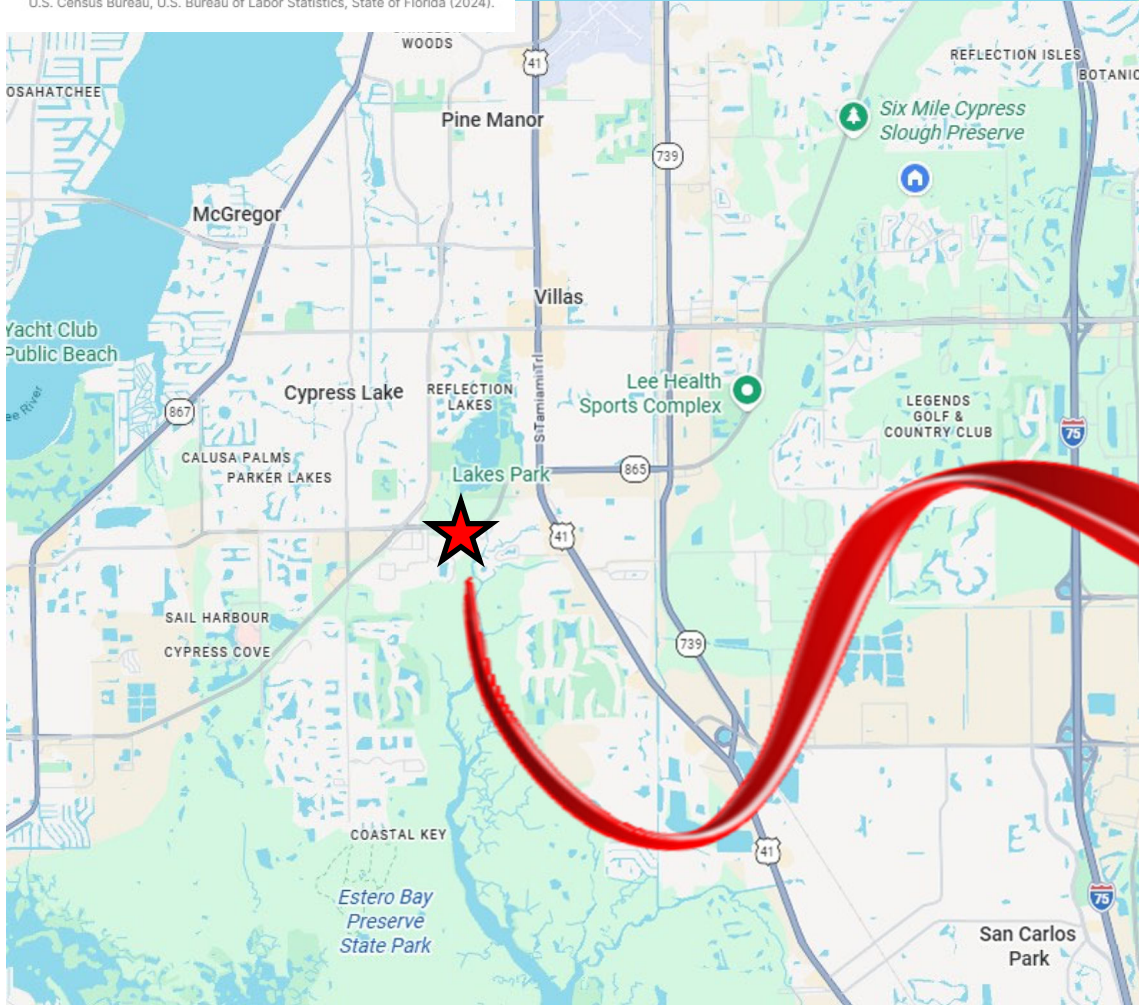




Lee County

- 2024 Population (est.): 840,698
- 2024-2029 Projected Annual Growth: 1.6%
- Median Household Income: \$88,800
- Median Home Value: \$402,602

U.S. Census Bureau, U.S. Bureau of Labor Statistics, State of Florida (2024).



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Disclaimer—Although information has been obtained from sources deemed reliable, we make no guarantees as to accuracies. This property maybe withdrawn without notice.

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