



Accelerating success.

4301 Sanibel Captiva Road, Sanibel, FL.

# Medical/Office space available **for lease**

3,226 SF in freestanding building.

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# Property Profile

Sanibel Captiva Medical Center is located on Sanibel Captiva Road, on Sanibel Island, FL.

## Specification

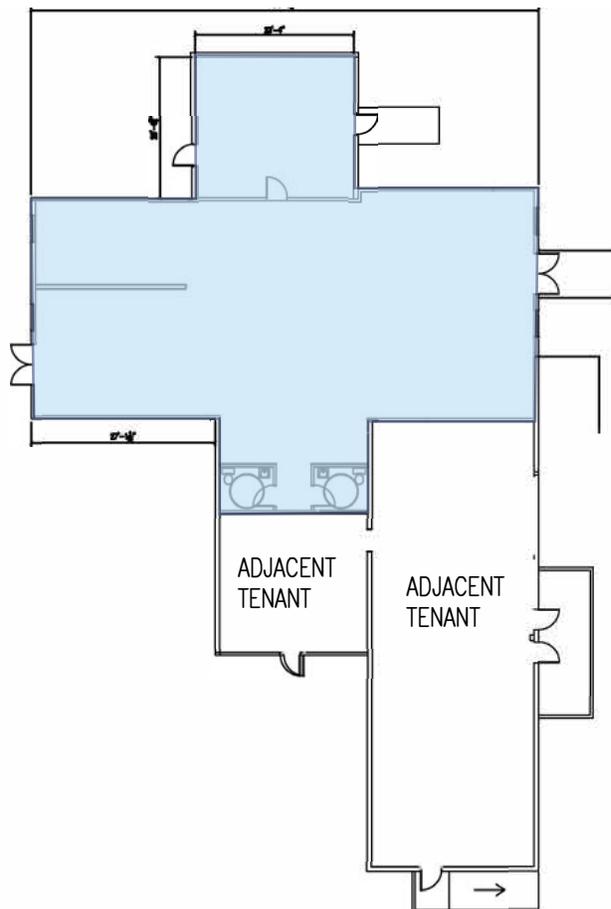
- 5,400 ± SF freestanding building
- 4.62 AC lot
- Excellent visibility with 400 Ft of frontage
- Renovated property in 2014
- Use: Medical
- 2 units
- Co-tenant: Fyzical Therapy
- 20 parking spaces
- Signage available

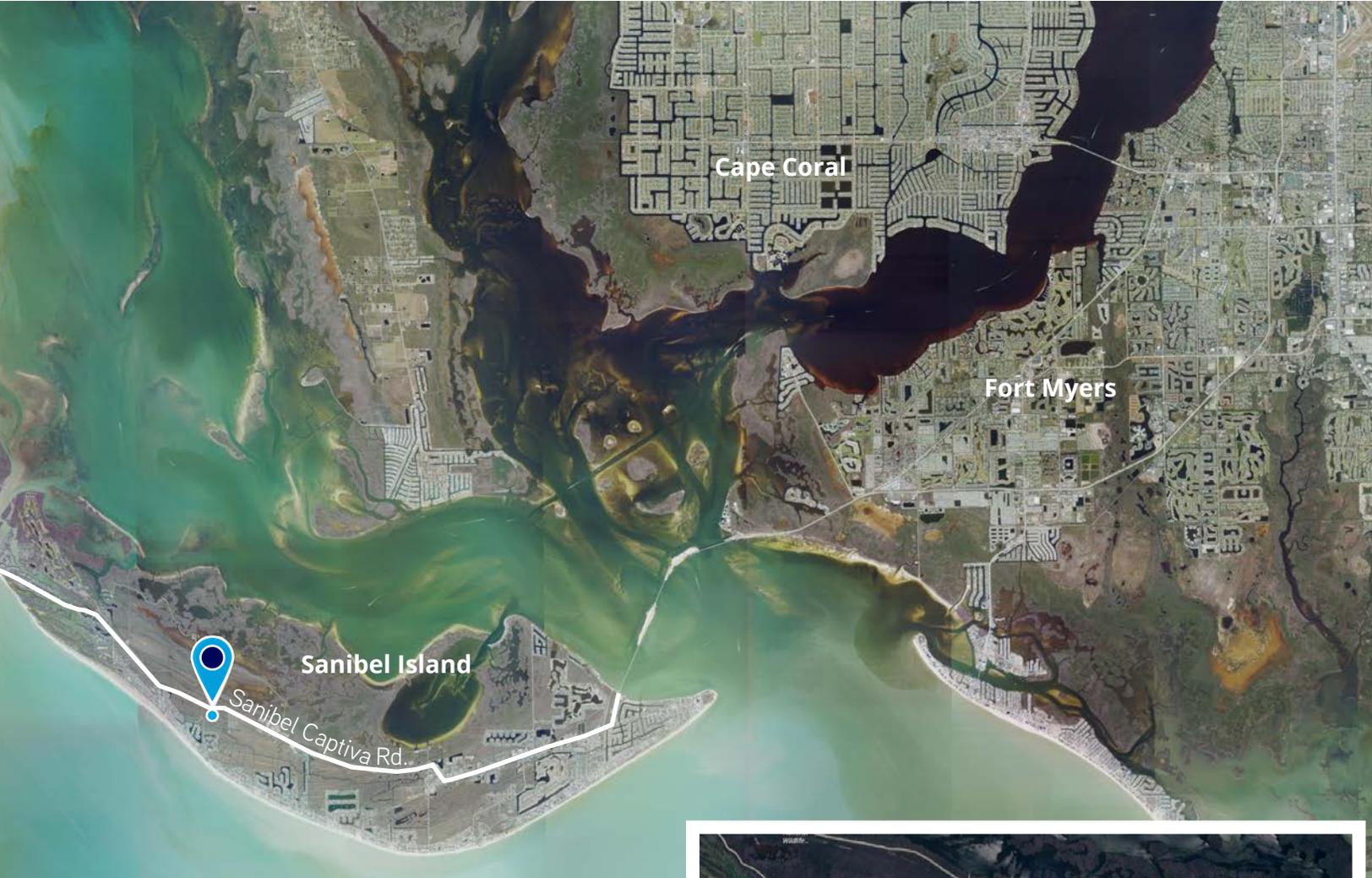
## Availability

- Unit 200
- 3,226 SF
- Landlord willing to assist tenant with unit build out.

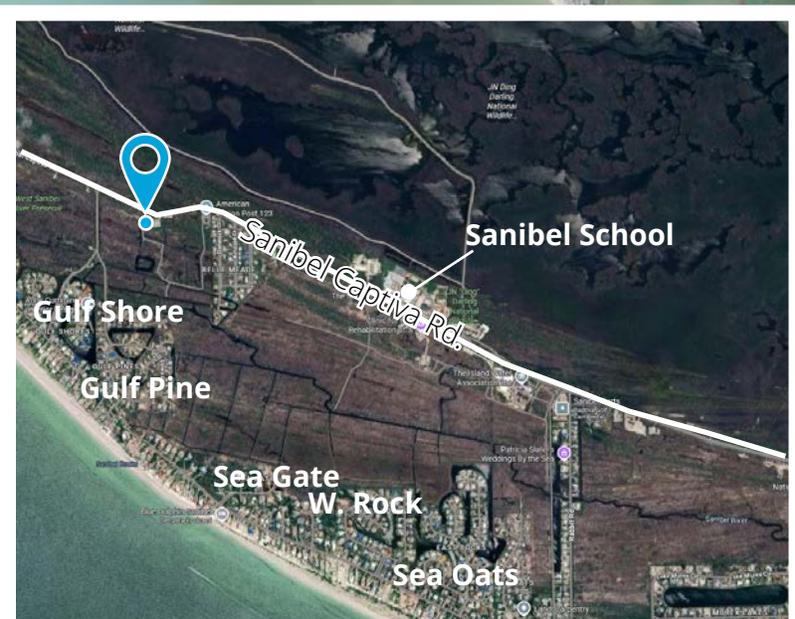
Leasing Rate:

**\$22.00/SF**  
\$7.00/SF NNN

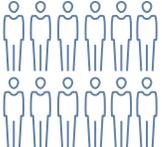




# Property Location



## Demographics (5 mile radius)

 2025 Day time Population  
**7,483**

 2025 Average Household Income  
**\$240,195**

 2025 Median Age  
**69.7**



## Contact us

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