



**Investment  
Properties  
Corporation**

MEDICAL / OFFICE / RETAIL

**F O R L E A S E**

# CORKSCREW VILLAGE

 Corner of Corkscrew Road and US41 in Estero

21401 Corkscrew Village Lane | Estero, FL.33928



**APPROVED  
FOR MEDICAL  
USE**

## VERSATILE AND WELL-POSITIONED

Flanked by Golf Course Communities and conveniently located directly off of US-41 and Corkscrew Road, with an interior accessway connecting the Publix anchored shopping center at Corkscrew Village.

An ideal location for medical, retail, or a wide variety of business services.

**CONTACT (239) 261-3400**

**Tara Stokes, ext. 176 [tara@ipcnaples.com](mailto:tara@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.

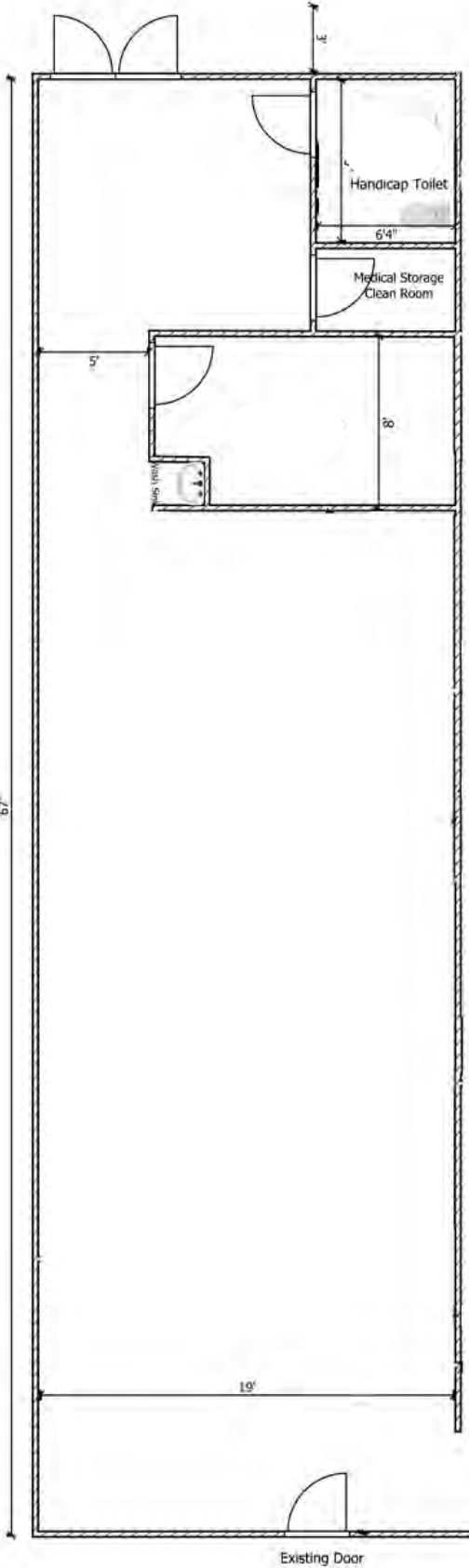


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Estero FL 33928



SUITE	SF	RENT PSF/YR	Est. 2022 CAM PSF/YR	EST. MONTHLY TOTAL
2	1,273	\$24 NNN	\$7.90	\$3,384.061



**BRAND NEW SALON/NAIL BAR  
BUILT-OUT SPACE**

*click here!*



**Google Maps**

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**Google Maps**

### Demographics (2021)

	1 MILE	3 MILE	5 MILE
Est. Population	4,207	41,847	86,927
Est. Average Household Income	\$119,916	\$129,386	\$132,961
2019. Avg. Daily Traffic Count - On Tamiami Trail S. of Corkscrew Rd	40,500 cars on average daily		

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