

# 6150 Diamond Centre Ct. Building 1000, Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Medical Office Condo for Sale: **\$1,250,000**

### Property Highlights

- Located within a professionally managed office park
- Proximity to US-41 and Daniels Pkwy
- Located in a strong medical corridor in proximity to Gulf Coast Hospital
- Growing demand for outpatient and specialty medical services in the S Ft Myers / San Carlos submarket
- Building is demised into 3 units
- Owner-user or investment sale

GLA

± 4,100 SF

PROPERTY TYPE

Medical Office Condo

YEAR BUILT

2000

PARKING RATIO

± 3.17 / 1,000 SF

ZONING

CPD – Commercial Planned Development

SUBMARKET

S Ft Myers / San Carlos

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## CENTRAL LOCATION:

LOCATED ALONG ONE OF FORT MYERS' BUSIEST COMMERCIAL CORRIDORS, THIS SITE OFFERS EXCELLENT VISIBILITY AND EASY ACCESS VIA METRO PARKWAY. WITH CLOSE PROXIMITY TO MAJOR INTERSECTIONS, NEARBY SERVICES, AND A MIX OF SURROUNDING DEVELOPMENT, IT PROVIDES A CONVENIENT AND WELL-CONNECTED BASE FOR GROWTH AND ACTIVITY IN THE REGION.

	2024 Demographics	2-Miles	5-Miles	10-Miles
<b>Total Population</b>		20,046	136,801	456,455
<b>Total Households</b>		9,810	62,340	199,401
<b>Annual Population Growth 2024-2029</b>		3.5%	3.7%	3.8%
<b>Average Household Income</b>		\$87,453	\$89,716	\$87,938
<b>Median Age</b>		56.2	50.8	50

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