



SALE

Land Condo Suitable for up to 11,900 SF of Medical or Regular Office

4790 BARKLEY CIR # B

Fort Myers, FL 33907

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
ZONING:	PUD
PAD SIZE:	5,950 SF
AMOUNT BUILDABLE	11,900 SF
HEIGHT MAX	35 FT
PYLON SIGNS	2

PROPERTY DESCRIPTION

Build your own medical or office building without the development hassle. This land condo is the last of three in the Midpoint Professional Center. All utilities are in, and most of the parking is already completed. The plans for the parking are complete and the pad is cleared and mostly filled. The water management lake is directly behind this parcel and there are mature trees on site, offering serene views from all directions. The approved footprint is 70' x 85', or 5,950 SF on one floor. Other existing medical buildings include Snead Eye Group and Gastroenterology Associates Of Southwest Florida.

PROPERTY HIGHLIGHTS

- Last Available Land Pad in this Three-Unit Development
- Two Other Medical Offices Already in Place
- Parking and Utilities in Place
- Two Pylon Signs on Barkley Circle for Name Visibility
- Water Management in Place
- Can be Medical or Regular Office
- Surrounded by Medical and Professional Offices

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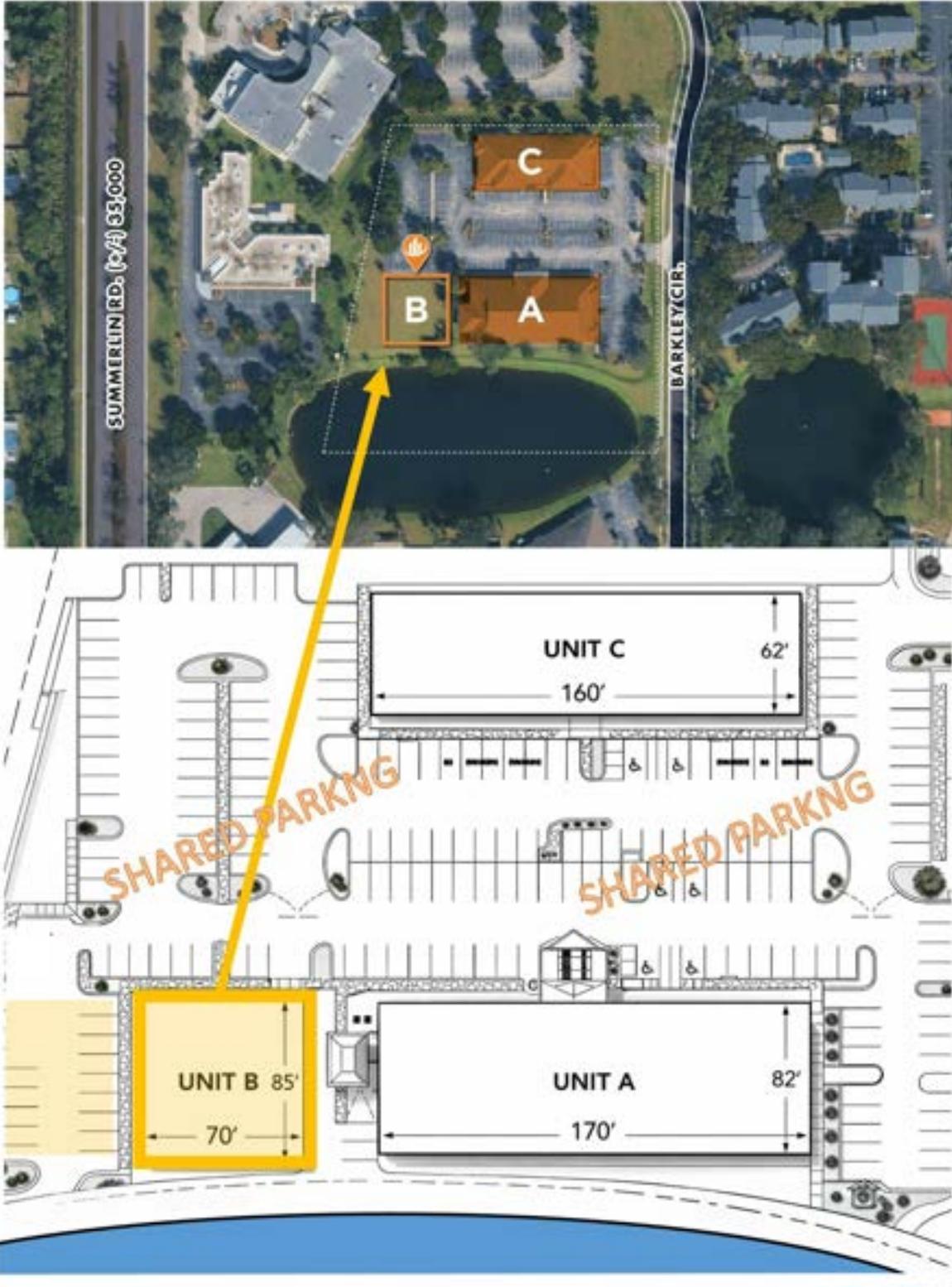
ADDITIONAL PHOTOS



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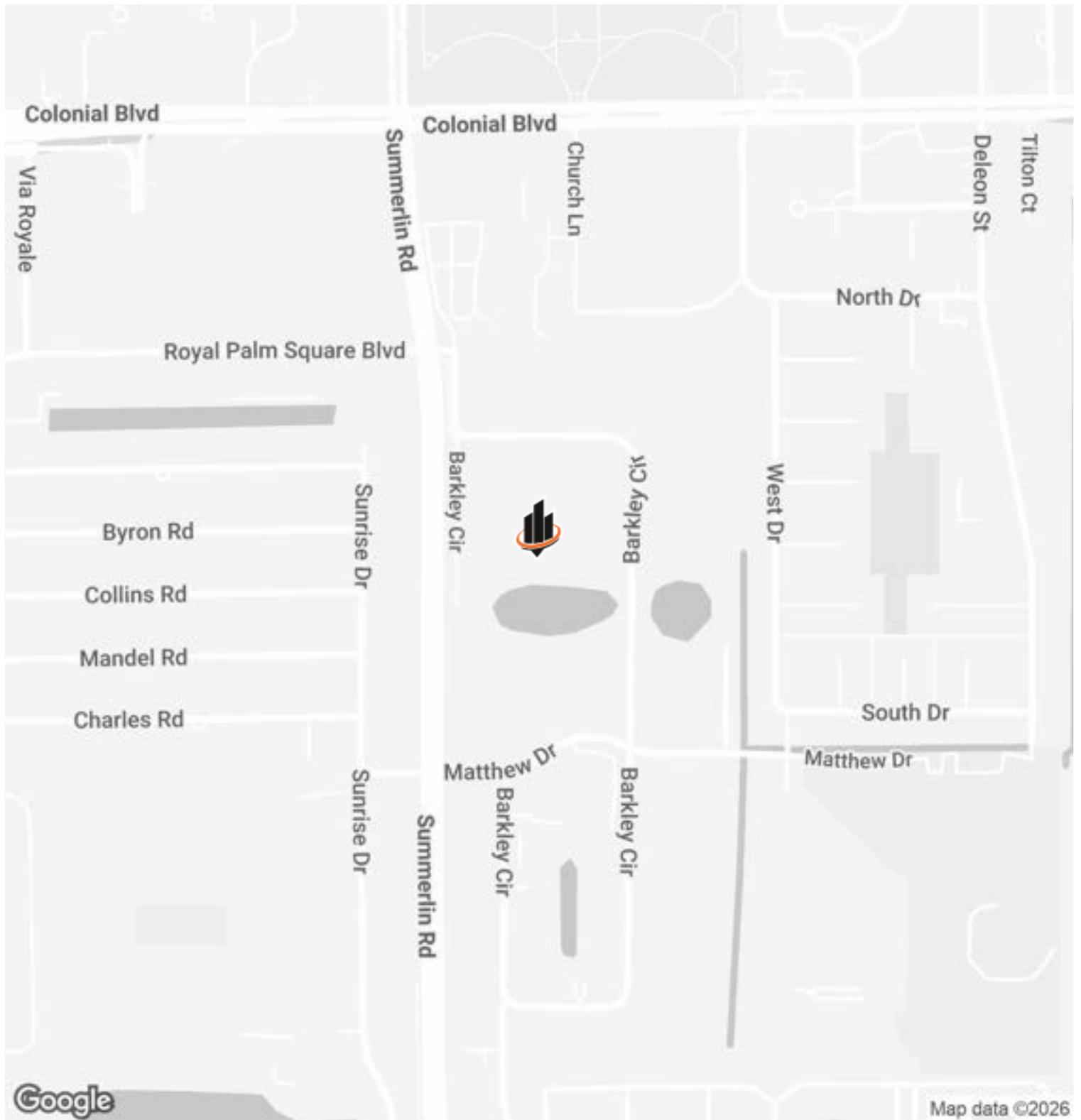
SITE PLAN



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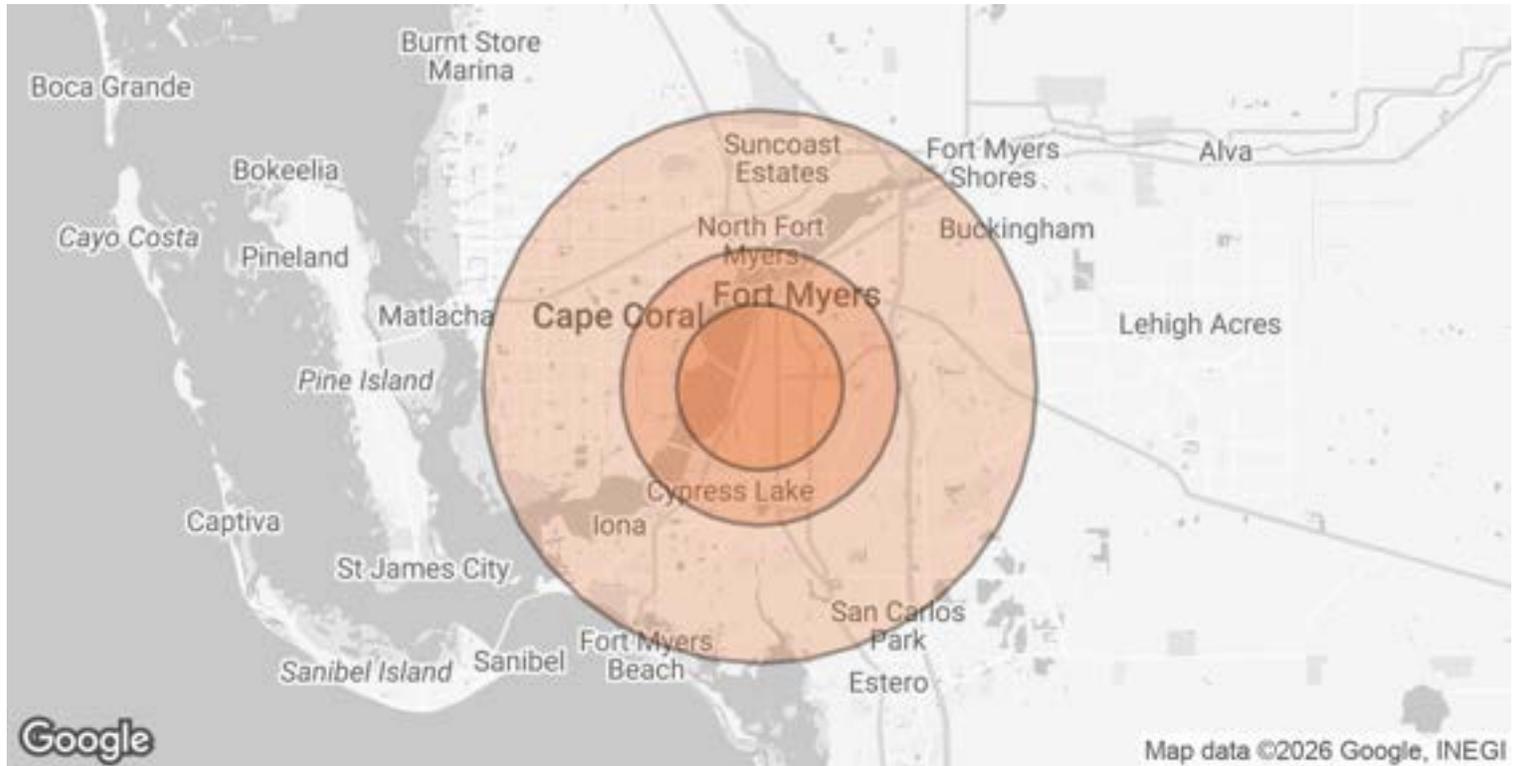
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	65,343	173,261	532,450
AVERAGE AGE	43	48	47
AVERAGE AGE (MALE)	42	47	47
AVERAGE AGE (FEMALE)	44	48	48
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	28,338	78,440	224,887
# OF PERSONS PER HH	2.3	2.2	2.4
AVERAGE HH INCOME	\$80,624	\$84,839	\$92,428
AVERAGE HOUSE VALUE	\$345,493	\$362,863	\$370,226

Demographics data derived from AlphaMap

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