

# Pondella Professional Park – Medical Office Leasing Opportunity

68–72–76 Pondella Rd • North Fort Myers, FL 33903

Property Type:	Medical / Healthcare Office
Zoning:	C-2 (General Commercial)
Buildings / Units:	3 Buildings / 6 Medical Suites
Total Gross Area:	7,816 SF
Lot Size:	1.62 Acres
Traffic Count:	±26,000 Vehicles Per Day
Parking:	±50 Surface Spaces (ADA Accessible)
Power:	3-Phase, 200 Amp, Separately Metered (FPL)

## Property Description

Pondella Professional Park is being completely remodeled inside to create brand-new, state-of-the-art medical office suites. Each building features modern construction, ADA compliance, and the flexibility for tenants to select custom finishes, flooring, cabinetry, and layouts—or choose from professionally designed floor plans. This property provides an ideal opportunity for medical, dental, or wellness users seeking new, move-in ready space with design input during build-out. Located along Pondella Road near US-41, the site experiences ±29,000 vehicles per day, offering excellent visibility and accessibility. A new perimeter fence with added lighting and security cameras will surround the property. A secondary entrance is planned along River Road, providing safe ingress and egress for staff and patients.

## Property Highlights

- Three medical office buildings totaling ±7,816 SF with six customizable suites.
- All new interior construction with tenant-selected finishes or professional design models.
- Upgraded security with new fencing, lighting, and cameras.
- Planned secondary entrance from River Road for safer access.
- C-2 zoning supports medical, dental, and professional uses.
- ±50 surface parking spaces with ADA access and patient drop-off.
- Prominent visibility along Pondella Rd (±29,000 VPD) near Cape Coral Hospital.

## Contact

**Laurel Paula, Licensed Realtor®**  
C: 404-944-2035 E: laurelpaula76@gmail.com

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