



**LEASE**

# Corkscrew Palms

**9510 CORKSCREW PALMS CIRCLE, UNIT 3**

Estero, FL 33928

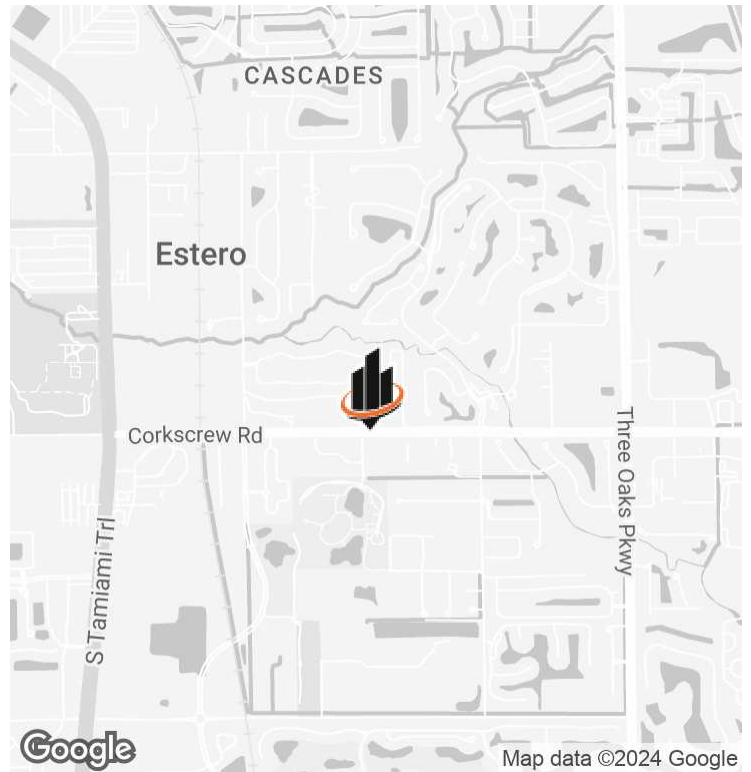
**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>CAM:</b>	\$7.50
<b>SALES TAX:</b>	2.5%
<b>TOTAL MONTHLY:</b>	\$3,068
<b>UNIT SIZE:</b>	1,306 SF
<b>ZONING:</b>	CPD
<b>CAN BE MEDICAL</b>	YES

### PROPERTY DESCRIPTION

1306 sf Office fronting Corkscrew Road in Estero. Formerly a medical aesthetics practice, and prior to that a foot and leg doctor, the unit has an extremely versatile layout with high ceilings and well-appointed finishes.

Current FF&E inventory including medical exam tables available for sale separately at a generous discount as current tenant is moving to California and would prefer not to move them.

### PROPERTY HIGHLIGHTS

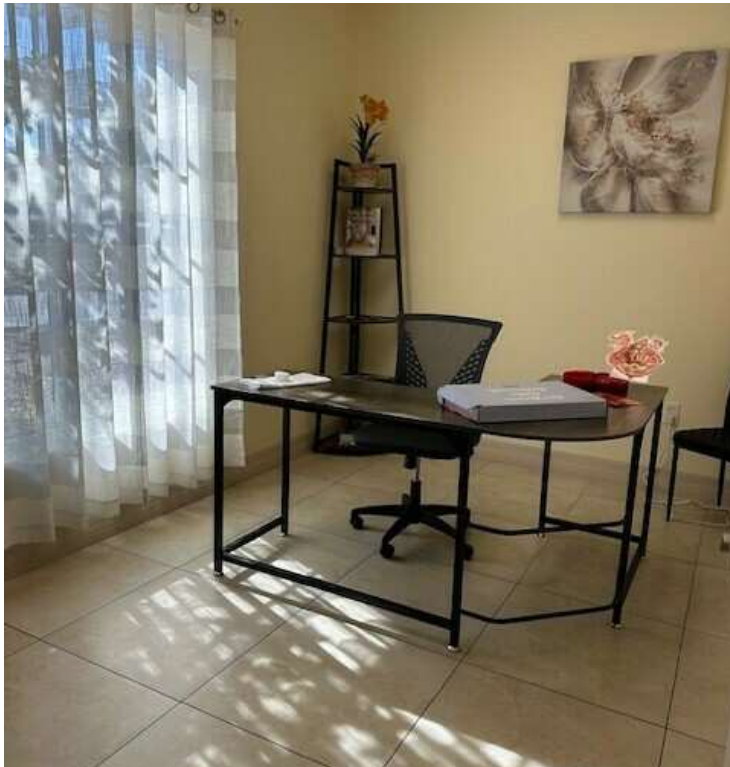
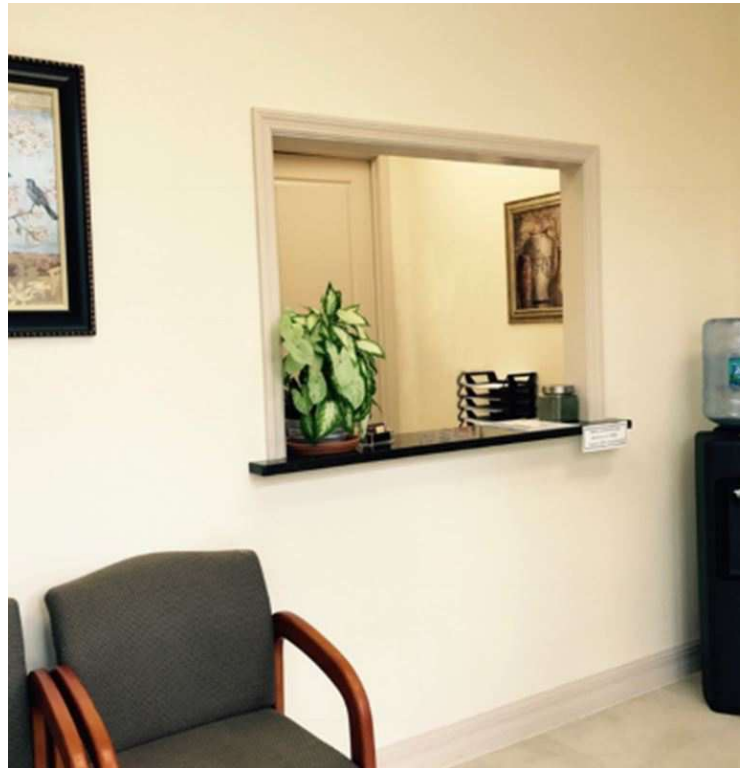
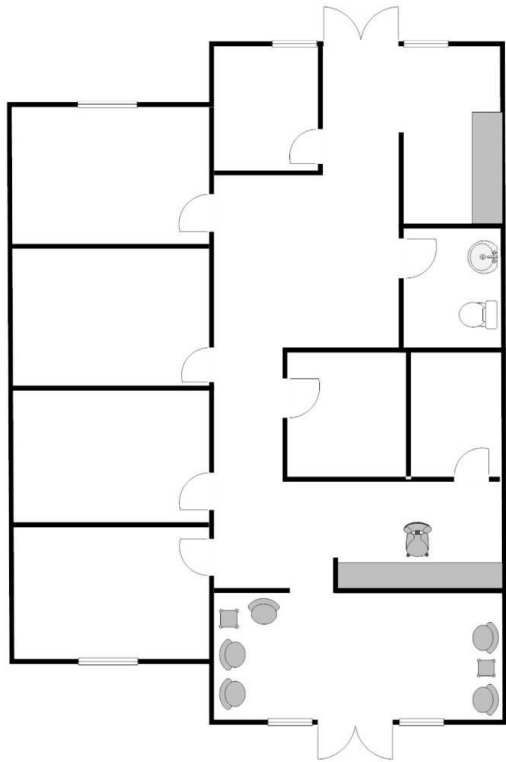
- Fronts Corkscrew Road
- Right next to the Village of Estero Government building
- 4 Offices, plus Reception, Kitchen, and Storage.
- 10 minutes from RSW
- All Medical Impact Fees Paid

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## ADDITIONAL PHOTOS

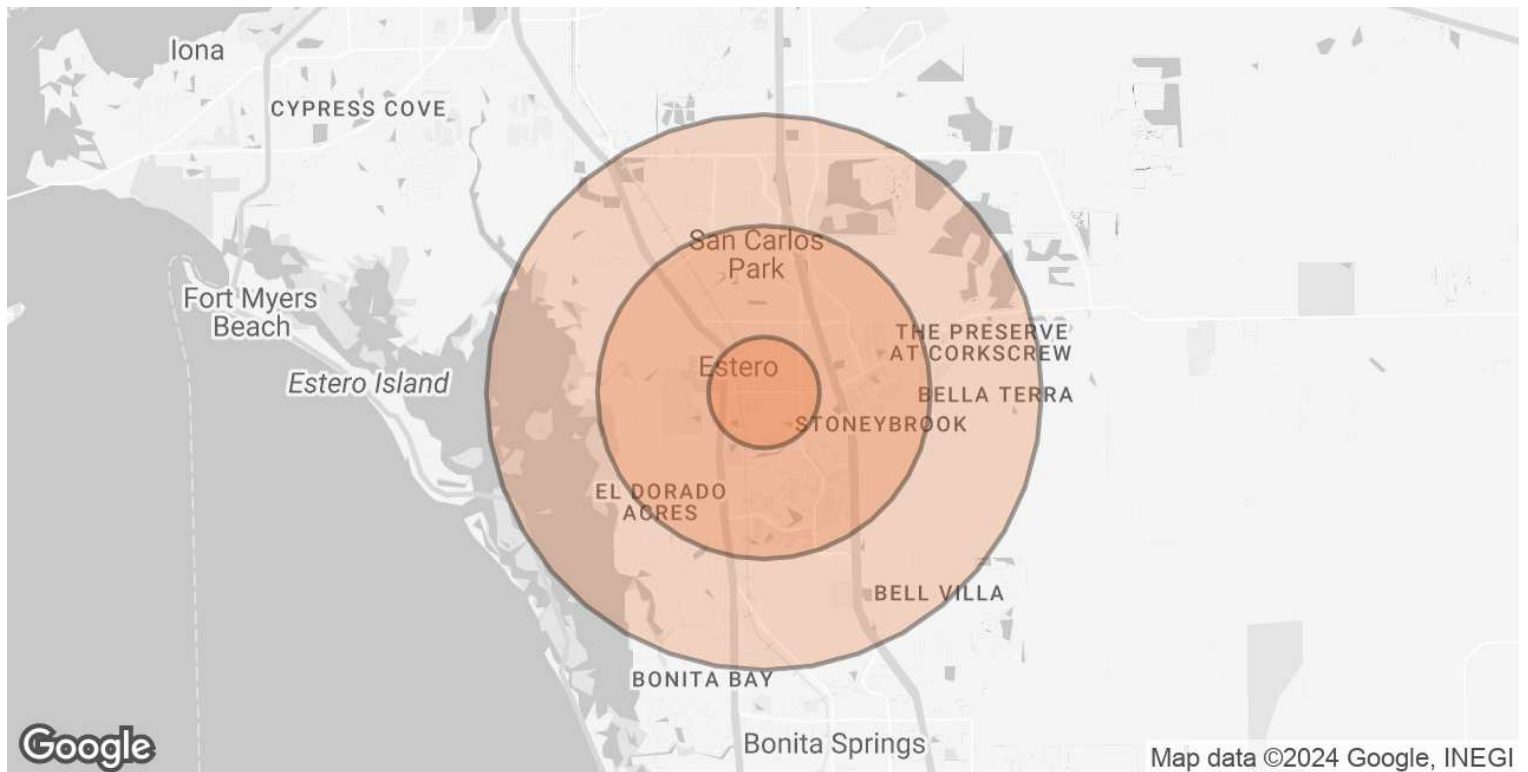


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,025	29,353	66,123
<b>AVERAGE AGE</b>	62.1	51.2	49.3
<b>AVERAGE AGE (MALE)</b>	61.9	50.6	48.5
<b>AVERAGE AGE (FEMALE)</b>	62.4	51.4	49.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,026	13,000	27,993
<b># OF PERSONS PER HH</b>	2.0	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$83,587	\$91,067	\$88,562
<b>AVERAGE HOUSE VALUE</b>	\$248,472	\$233,150	\$250,491

2020 American Community Survey (ACS)

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