

Pondella Professional Park – Confidential Remarks

Pondella Professional Park is currently being fully renovated into brand-new, customizable medical office suites. Construction is underway throughout the interiors, with options for tenants or buyers to select finishes, flooring, cabinetry, lighting, and layouts. Professionally designed floor models are available to preview for quick build-out decisions. Each unit features ADA-compliant access, private entrances, restrooms, and individual utilities. A new security gate is scheduled to be installed, and a redesigned front entrance will provide a professional appearance and improved flow. Access will also be available through River Road, offering a secondary entry point with reduced traffic for safer ingress and egress. Zoned C-2 (General Commercial), the site supports medical, dental, and wellness uses. Positioned on 1.62 acres with approximately 26,000 vehicles per day, the property offers high visibility, ample surface parking, and excellent accessibility near US-41 and Cape Coral Hospital.