

# PROPERTY FEATURES



**CPD**

Commercial Planned  
Development Zoning



**16,340**

Total Square Feet

**14,494**

Ground Floor  
+1,846 SF Mezz



**73**

Parking Spaces  
(4.47/1,000 SF)



**1.32 AC**

Property Size



**\$6,350,000**

(\$388.62/SF)

Price



**2005**

Year Built

## IN PROXIMITY:

HealthPark Medical Center | 0.6 miles

Golisano Children's Hospital of Southwest Florida | 0.8 miles

Cypress Cove at HealthPark | 1.0 miles



Located in the heart of one of Fort Myers' largest medical hubs, 9090 Park Royal Drive presents a premier investment opportunity in a region celebrated for its sustained job and population growth over the past seven years. This site is not only strategically positioned near major healthcare facilities but also benefits from its proximity to Florida Gulf Coast University, fostering a strong and growing local talent pool that continually rejuvenates the workforce.

The property is located directly across from one of the largest and most advanced medical campuses in the area, featuring: Health Park, Golisano Children's Hospital and Cypress Cove CCRC. The surrounding area is characterized by affluent residents and established residential neighborhoods, enhancing the site's appeal and stability. The property's location is also located within minutes of some of the nation's finest beaches, contributing to a vibrant year-round climate that attracts a diverse array of visitors and residents from Canada, Germany, and the Midwestern United States.

Investors will appreciate Fort Myers' robust infrastructure which ensures ease of access and high visibility—key for successful medical and commercial facilities. The stable political environment further enriches the investment landscape. Moreover, Florida's status as a low-tax, business-friendly state amplifies the potential for substantial returns on investment. Investing in 9090 Park Royal Drive offers an opportunity to capitalize on the thriving Fort Myers market, leveraging its strategic location, economic vitality, and the area's comprehensive appeal to secure a valuable asset, in Southwest Florida's flourishing real estate scene.