

**43 BARKLEY CIRCLE**  
FORT MYERS, FL 33907



# PROFESSIONAL & MEDICAL SPACE FOR LEASE

## AVAILABLE SPACE

Suite 103: 2,591± SF  
Suite 203: 1,735± SF

## LEASE RATE

\$18.00 PSF NNN

## CAM

\$7.14 PSF

## PARKING

7.05/1,000 SF

Please Contact:

**MICHAEL MAHAN**

Vice President

**239.402.3849**

[mmahan@lee-associates.com](mailto:mmahan@lee-associates.com)

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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10/7/25

YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | [Lee-FL.com](http://Lee-FL.com)



# 43 BARKLEY CIRCLE FORT MYERS, FL 33907



- Prime Fort Myers Location Near Colonial Blvd & Summerlin Road
- Professional & Medical Office Suites
- Secure Building Access with Gated Entry
- Ample Parking Options: Surface, Covered, and Reserved Spaces
- Well-Maintained Professional Setting with Excellent Accessibility

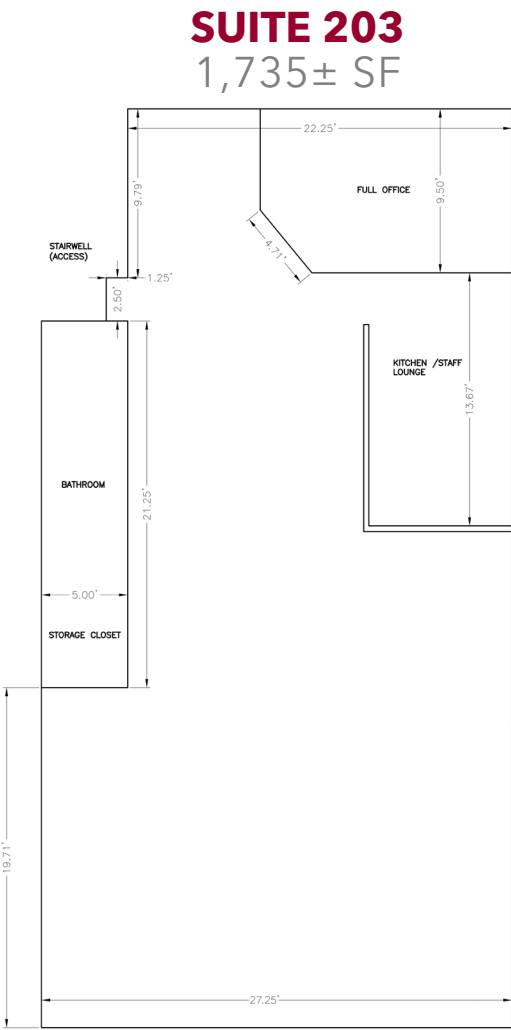
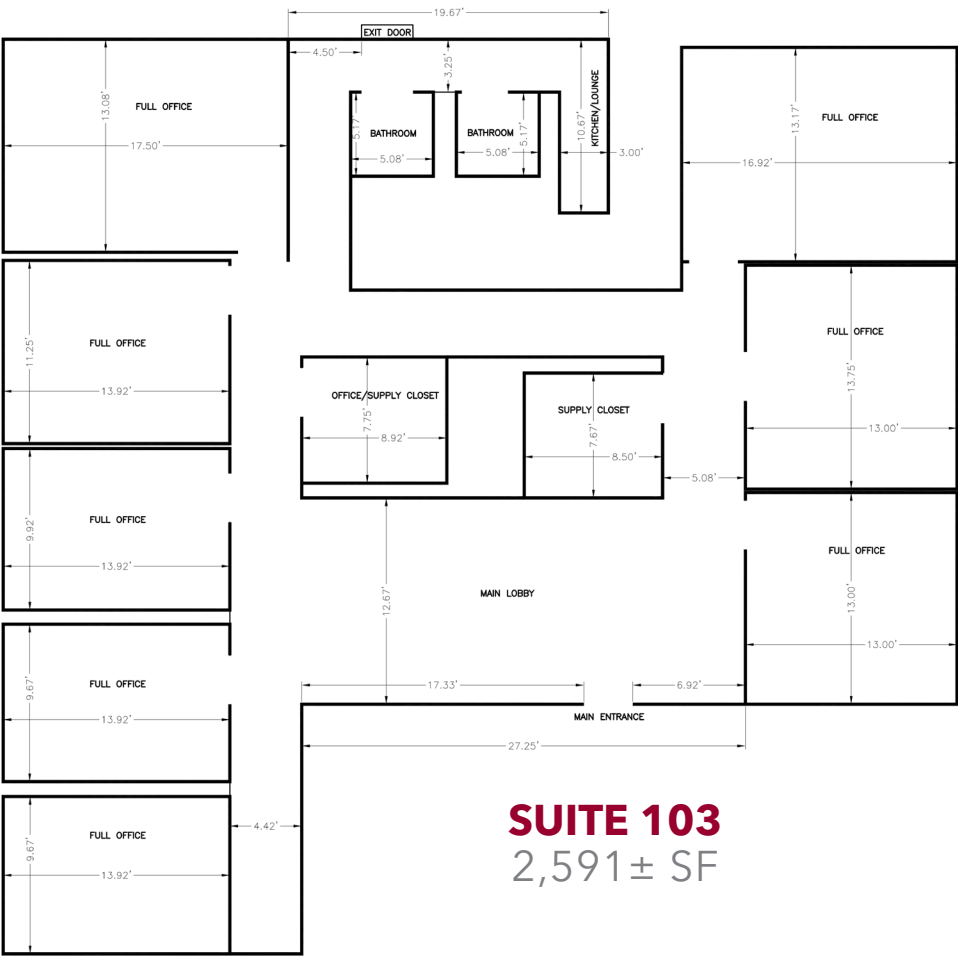


## LOCATION DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| 2025 POPULATION         | 12,276   | 66,550   | 172,958  |
| HOUSEHOLDS              | 5,323    | 29,650   | 81,424   |
| MEDIAN HOUSEHOLD INCOME | \$58,749 | \$60,252 | \$66,354 |
| AVG. HOUSEHOLD INCOME   | \$98,125 | \$93,288 | \$98,737 |

AVAILABILITY

| SUITE | SIZE (SF) | LEASE RATE (PSF) | MONTHLY BASE RENT | CAM (PSF) | MONTHLY CAM | MONTHLY TOTAL |
|-------|-----------|------------------|-------------------|-----------|-------------|---------------|
| 103   | 2,591     | \$18.00          | \$3,886.50        | \$7.14    | \$1,541.65  | \$5,428.15    |
| 203   | 1,735     | \$18.00          | \$2,602.50        | \$7.14    | \$1,032.33  | \$3,725.70    |



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