

16970 SAN CARLOS BLVD

FORT MYERS, FL 33908

Publix Anchored Plaza



PROPERTY HIGHLIGHTS

- Publix anchored plaza with McDonald's outparcel
- High traffic visibility
- Acceptable uses include Retail, Office & Medical Office
- Medical impact fees paid
- Ample parking
- Join UPS Store, 60-Minute Cleaners, Lin's Restaurant & Premier Nails
- Located at the intersection of San Carlos Blvd and Summerlin Rd, close to Lee County area beaches & The Islands!
- Large pylon signs on San Carlos and Summerlin Rd at the overpass

PROPERTY HIGHLIGHTS

Available Unit	1,056 - 1,353 sf
Asking Rate	\$15.75 - \$16.50 PSF NNN
CAM	\$8.56



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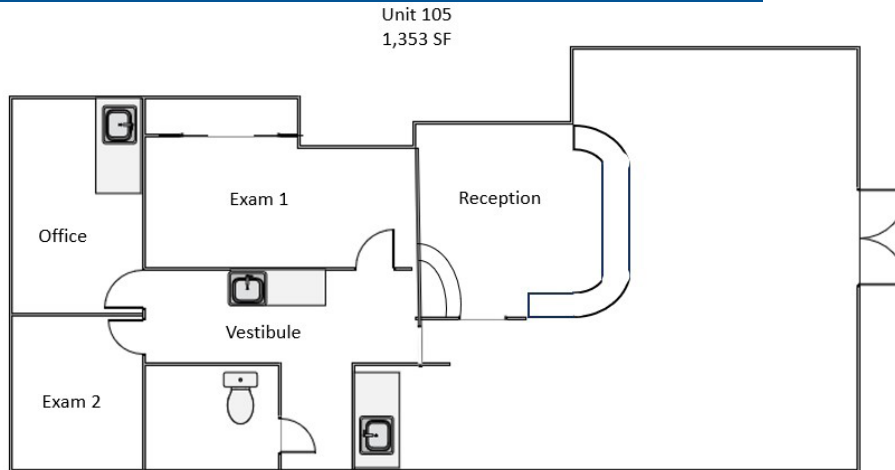
FORT MYERS, FL 33908

Suite 105 | 1,353 SF

Lease Rate - \$16.50 NNN

CAM - \$8.56

Monthly Total - \$2,825.52 *taxes not included



SPACE HIGHLIGHTS

- **Waiting Area:** A warm and welcoming reception for your patients, designed for their comfort and relaxation.
- **Reception Area:** A well-organized space to efficiently manage patient check-ins, appointments, and inquiries.
- **Two Exam Rooms:** State-of-the-art examination rooms to provide top-notch care.
- **Office Space:** Private, comfortable space for physicians to consult with patients and plan treatment strategies.



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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16970 SAN CARLOS BLVD

FORT MYERS, FL 33908

Suite 160 | 1,056 SF

Lease Rate - \$15.75 NNN

CAM - \$8.56

Monthly Total - \$2,139.28 *taxes not included



SPACE HIGHLIGHTS

- **Proximity to Complementary Businesses:** Surrounding businesses in the strip mall create a synergistic environment, potentially attracting customers who are already shopping in the area.
- **Storefront Visibility:** The space offers an attractive storefront, allowing for eye-catching displays and promotional materials to draw in passersby.
- **Ample Parking:** Convenient parking facilities in the strip mall make it easy for customers to access the store, encouraging more footfall.
- **Prime Location:** Situated in a bustling strip mall and Publix opening soon, the space benefits from high foot traffic, ensuring visibility and exposure to potential customers.



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