



**MAYHUGH**  
COMMERCIAL ADVISORS



**FOR SALE**

7964 SUMMERLIN LAKES DR | FORT MYERS, FL 33907

**PRIME MEDICAL INVESTMENT OPPORTUNITY**



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# EXECUTIVE SUMMARY

## *Investment Opportunity: Prime 14,025 SF Medical Facility with National Tenant*

Mayhugh Commercial Advisors is proud to present 7964 Summerlin Lakes Dr in Fort Myers – a rare opportunity to acquire a freestanding medical office building with ample parking, situated on 1.22 acres along heavily trafficked Summerlin Rd. This prime location offers outstanding visibility, with a daily traffic count of over 70,000 at the signalized intersection of Summerlin and Cypress Lake Dr. The property is part of the highly desirable Reflection Lakes Commercial Center and features a 14,025-square-foot building.

The building is occupied by Pain Management Consultants, owned and operated by National Spine and Pain Centers, a leading provider of pain management services with over 120 locations across the U.S. This state-of-the-art medical facility, built in 2018, reflects a commitment to quality, with no expense spared in its construction.

Positioned along one of Southwest Florida's busiest commercial corridors, Summerlin Lakes Dr, the property enjoys excellent exposure and close proximity to key businesses and retail centers. To the south is Busey Bank, while the north is home to Northern Trust, UBS, and several other prominent financial institutions. Upscale shopping and dining are just minutes away, adding further appeal to this prime location.

Located less than a mile from US-41 and only 3 miles from Cape Coral, this investment offers not only a modern Class A medical facility in a professional setting but also the security of a strong credit tenant.

### OFFERING HIGHLIGHTS

LISTING PRICE	\$6,095,175
NET OPERATING INCOME	\$350,472.60 (\$29,206.05/month)
CAP RATE	5.75%
PRICE PSF	\$453.53



### PROPERTY OVERVIEW

ADDRESS	7964 Summerlin Lakes Dr Fort Myers, FL 33907
YEAR BUILT	2018
BUILDING SIZE	14,027 SF
LAND SIZE	1.22 AC
PARCEL NUMBER	23-45-24-62-00000.003B

# OPPORTUNITY



*National medical tenant with a strong track record*



*A turnkey investment: modern and functional design ideal for healthcare use*



*Cap rate of 5.75%, offering stable and reliable income*



*Equipped with multiple procedure rooms for medical services*



*Ample parking for patients and staff*



*Strategic location in a high-traffic area with excellent accessibility*



*Long-term security with a strong tenant providing stable, long-term cash flow*



# PROPERTY OVERVIEW

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ADDRESS	7964 Summerlin Lakes Dr Fort Myers, FL 33907
YEAR BUILT	2018
BUILDING SIZE	14,027 SF
LAND SIZE	1.22 AC
PARCEL NUMBER	23-45-24-62-00000.003B
PARKING SPACES	67
CONSTRUCTION TYPE	CBS
CLASS TYPE	A

## OPERATIONAL HIGHLIGHTS

LEASE TYPE	NNN
GUARANTOR	Corporate
ORIGINAL LEASE COMMENCEMENT DATE	March 1, 2018
LEASE EXPIRATION	February 29, 2028
LEASE TERM REMAINING	3 + Years
INCREASES	Flat During Remaining Term
OPTIONS	One 5-Year Option



## HIGHLIGHTS

- Class A Medical Facility
- CBS Construction
- Constructed in 2018
- Excellent Visibility on Summerlin Rd
- Located within Upscale Professional Hub
- Ample Parking (67 Parking Spaces)
- Procedure Rooms

# PROPERTY PHOTOS

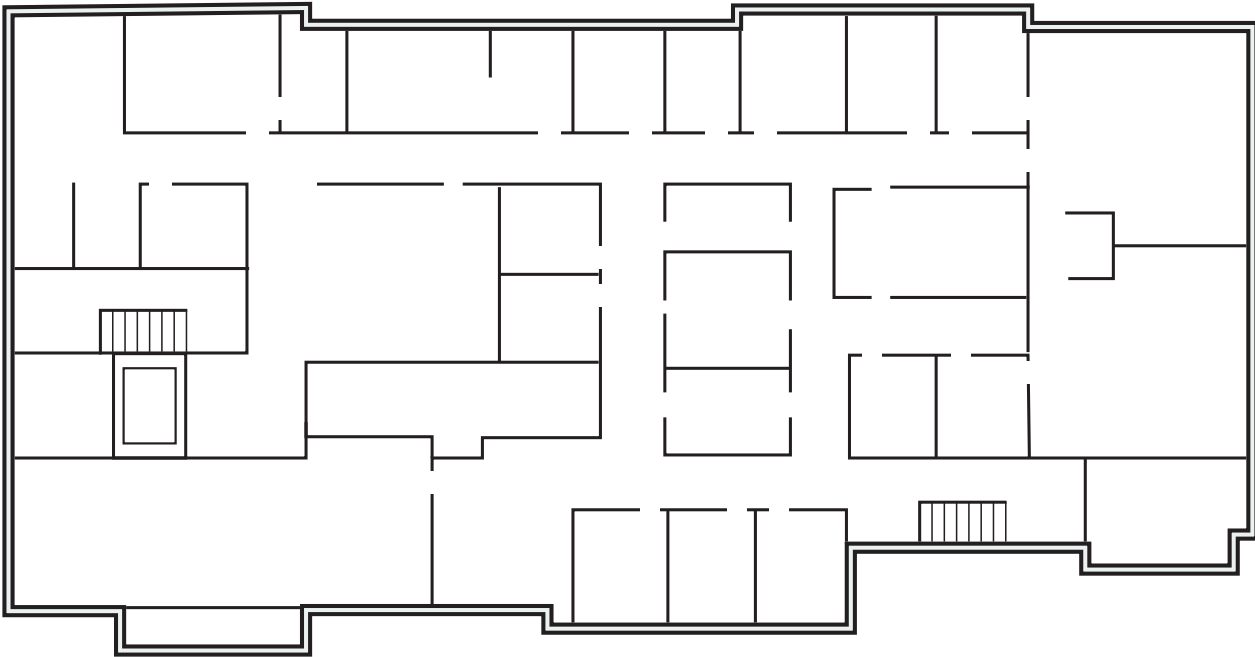


# PROPERTY PHOTOS



# FLOORPLANS

## FIRST FLOOR

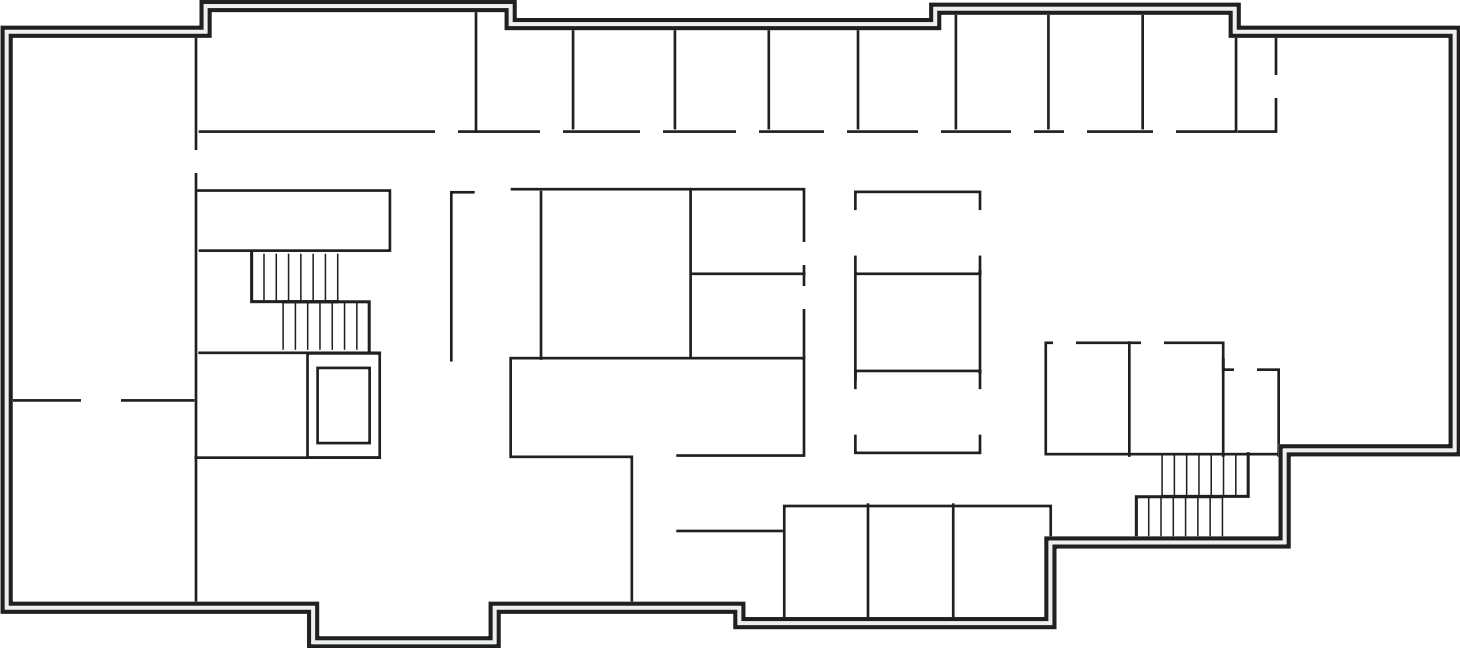


This floorplan is for illustrative purposes only and is not drawn to scale.



# FLOORPLANS

## SECOND FLOOR



This floorplan is for illustrative purposes only and is not drawn to scale.

# TENANT OVERVIEW



*National Spine & Pain  
Centers in Fort Myers  
offers comprehensive pain  
management services.*

The center specializes in treating various pain-related conditions through personalized care. With a dedicated team of doctors and medical staff, they provide advanced treatments to improve patients' quality of life. Their expertise includes addressing chronic pain, joint issues, and more. The facility is well-equipped with modern medical technology, ensuring effective and efficient pain relief.



TENANT	National Spine & Pain Clinic Subsidiary	# OF LOCATIONS	120
FOUNDED	30 years ago	HQ LOCATION	Frederick, MD
EMPLOYEES	1,000+	<a href="#">CLICK HERE TO VIEW WEBSITE</a>	

# RENT SCHEDULE

## CURRENT RENT SCHEDULE

Term	Monthly Base Rent	Annual Base Rent
March 1, 2024 – February 28, 2025	\$29,206.05	\$350,472.60
March 1, 2025 – February 28, 2026	\$29,206.05	\$350,472.60
March 1, 2026 – February 28, 2027	\$29,206.05	\$350,472.60
March 1, 2027 – February 29, 2028	\$29,206.05	\$350,472.60

## OPTION 1 (ONE – 5 YEAR OPTION TO EXTEND)

Term	Monthly Base Rent	Annual Base Rent
March 1, 2028 – February 28, 2029	\$30,082.23	\$360,986.76
March 1, 2029 – February 28, 2030	\$30,082.23	\$360,986.76
March 1, 2030 – February 28, 2031	\$30,082.23	\$360,986.76
March 1, 2031 – February 29, 2032	\$30,082.23	\$360,986.76
March 1, 2032 – February 28, 2033	\$30,082.23	\$360,986.76

# LEASE ABSTRACT

TENANT:	Pain Management Consultants of Southwest Florida PL
LEASE TYPE:	NNN
LEASE COMMENCEMENT DATE:	March 1, 2018
LEASE EXPIRATION DATE:	February 29, 2028
OPTIONS:	One 5-year option
PROPERTY TYPE:	Net Lease Medical Office
LANDLORD RESPONSIBILITIES:	None
TENANT RESPONSIBILITIES:	All

# LOCATION OVERVIEW

*A highly desirable location for businesses seeking a well-connected and dynamic community.*



Conveniently located near several medical facilities



Close to recreational spots with walking trails, lakes, and family-friendly activities

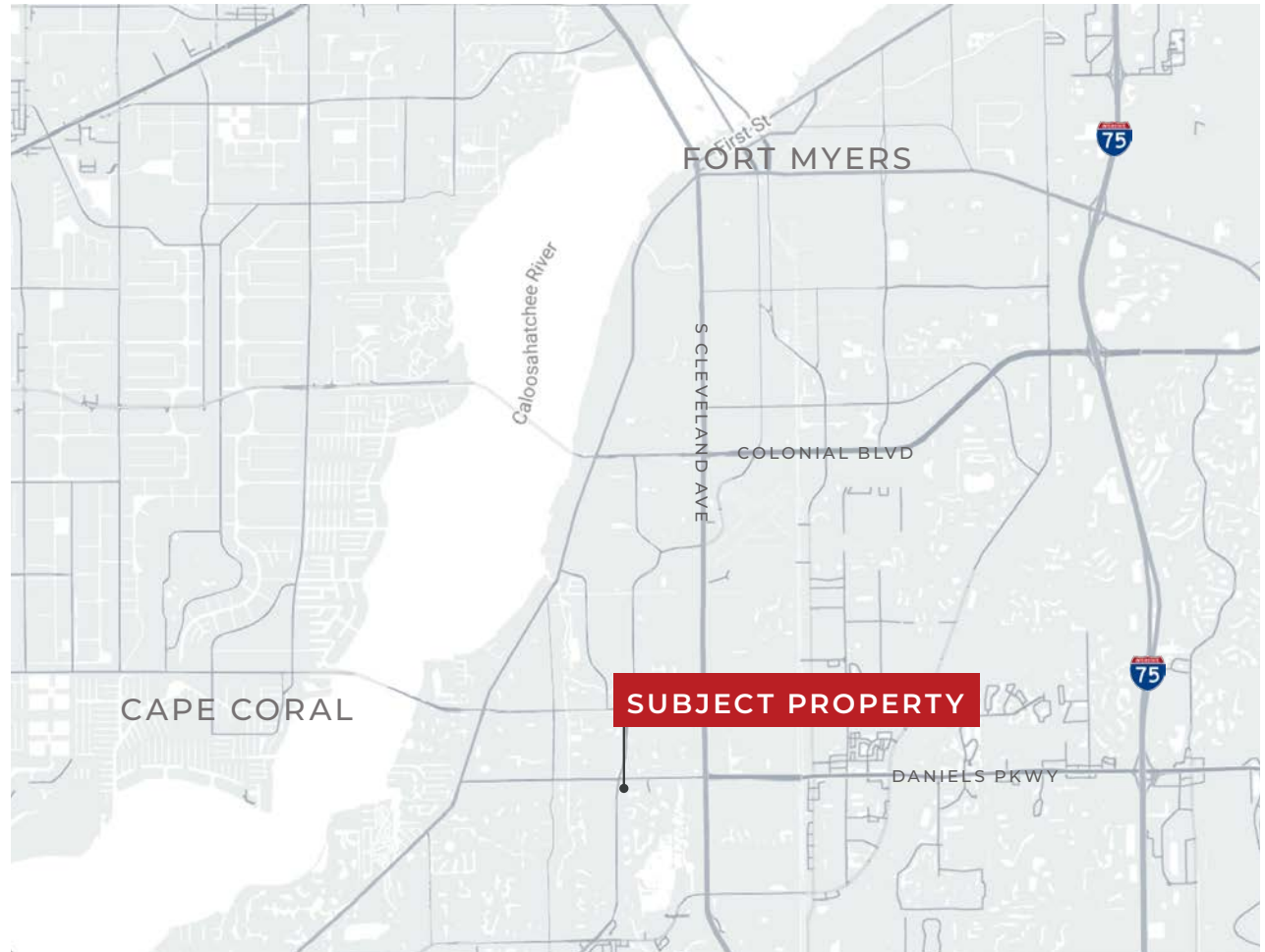


Within a short drive there are multiple retail and dining options

Strategically located in a prominent commercial area of Fort Myers, Florida. Nestled near Summerlin Road, it benefits from excellent connectivity to major highways such as US-41 and I-75, facilitating easy access to key destinations like Sanibel Island and Fort Myers Beach. This prime location enhances its appeal to businesses looking to attract clients and employees alike.

The surrounding area boasts a rich array of amenities that cater to both personal and professional needs. Within a short drive, residents and employees can enjoy shopping and dining at Bell Tower Shops, a popular outdoor shopping center featuring upscale retailers, diverse restaurants, and entertainment venues. For healthcare, several medical facilities, including HealthPark Medical Center and Lee Memorial Hospital, are conveniently nearby, ensuring easy access to essential services.

In addition to commercial conveniences, the property is situated close to recreational spots such as Lakes Regional Park, a sprawling 279-acre park that offers walking trails, lakes, and family-friendly activities, providing a relaxing environment for employees and visitors alike. The business environment in the vicinity is well-established, featuring a mix of professional offices, medical practices, and corporate spaces, contributing to a dynamic community.



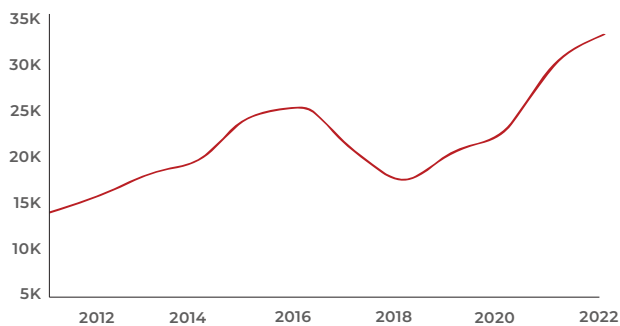
# MARKET OVERVIEW

## A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

### LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com



“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2

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