



Accelerating success.

Signage

1,810 SF For Sublease  
Turnkey, Medical/Office

19976 S. Tamiami Trail  
Estero, FL



# Highlights

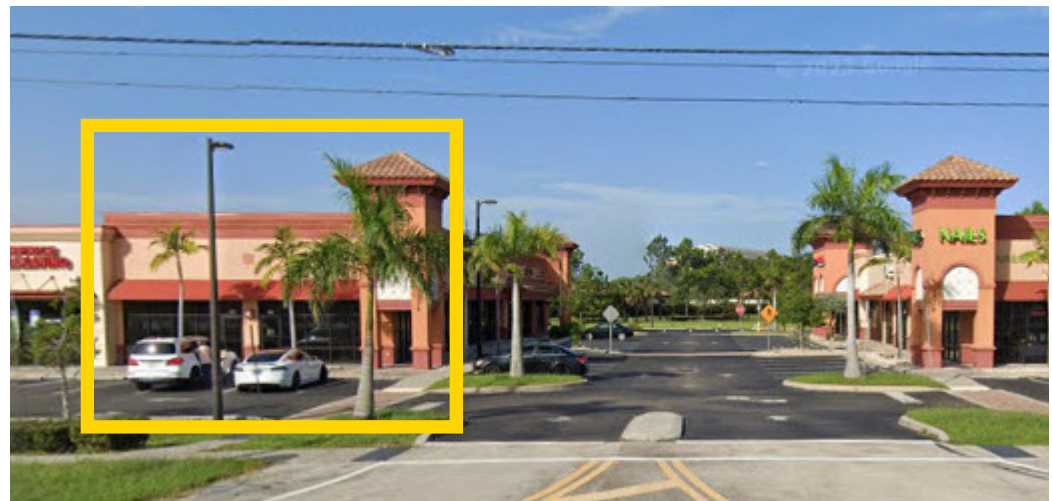
## 19976 S. Tamiami Trail Estero, FL

### Move-In Ready Medical/Office:

- 1,810 SF
- Suite 206-207
- Located in Cayo de Estero Shoppes
- Great exposure on US 41
- Monument sign and building signage
- Ample parking
- Traffic - 49,000 AADT on US 41

### Space:

- Renovated: 2022
- Reception
- Medical Lab
- 3 patient care rooms
- 3 offices
- Breakroom
- 2 restrooms
- IT room



### Terms:

- Immediate occupancy
- Sublease: Est. 8 years remaining (2032)
- Turnkey
- FFE open for negotiation

Leasing Rate:

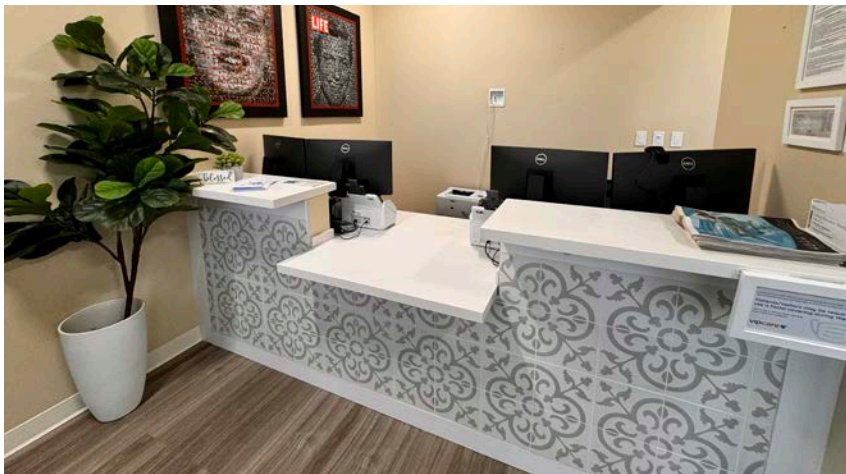
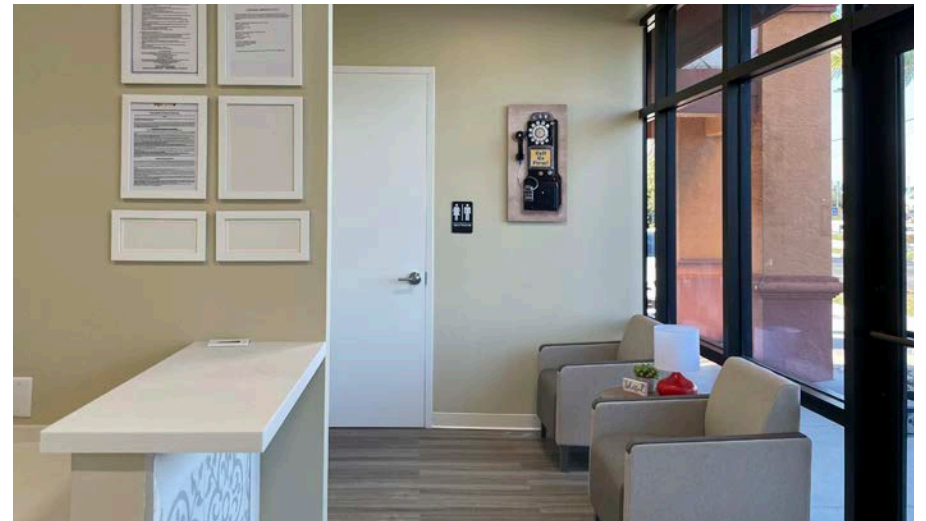
**\$40.00/SF**

+ \$6.00/SF NNN

# Photos

19976 S. Tamiami Trail  
Estero, FL

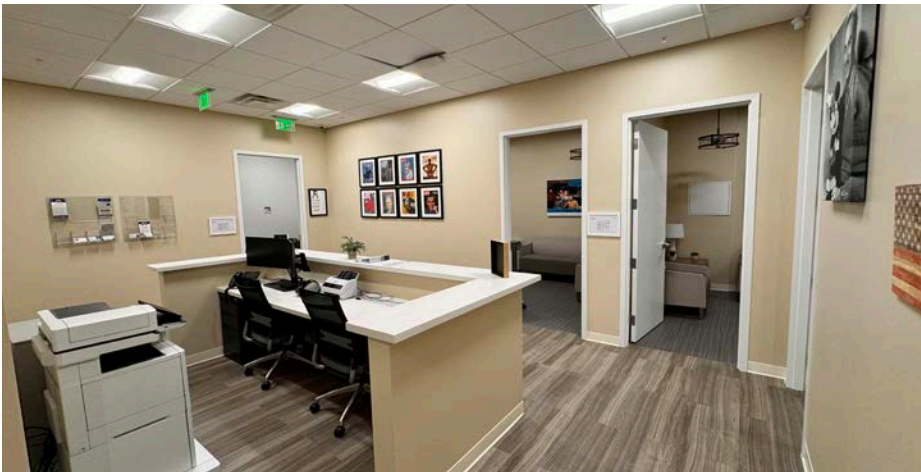
Front Office



# Photos

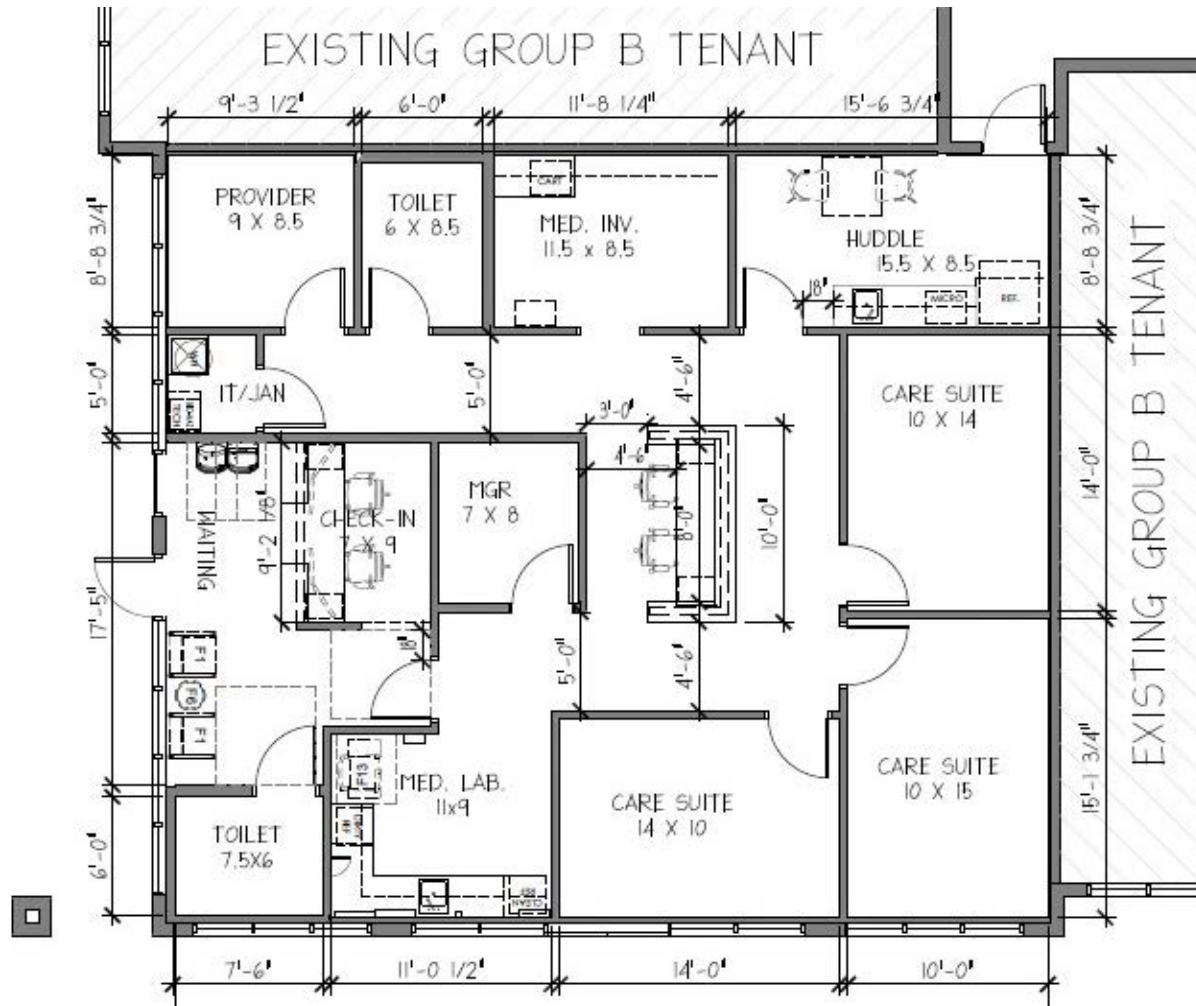
19976 S. Tamiami Trail  
Estero, FL

Rear Offices



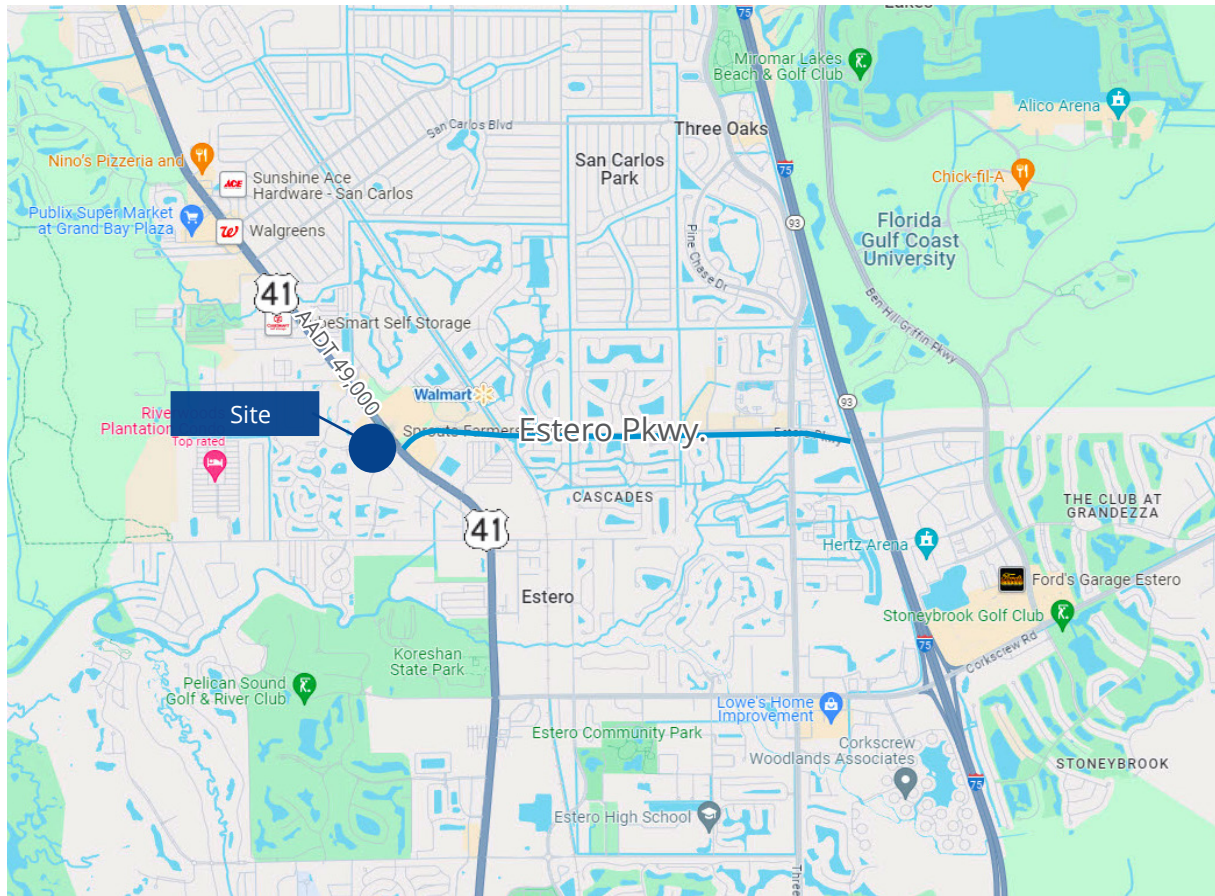
# Floor Plan

19976 S. Tamiami Trail  
Estero, FL



# Location

**19976 S. Tamiami Trail**  
Estero, FL



## Demographics

5-mile radius



Total  
Population  
80,286



Daytime  
Population  
87,280



Average  
HH Income  
\$123,417



Households  
34,533



Median  
Age  
52.6



# Contact

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