

# CLASS A MEDICAL OFFICE/RETAIL OPPORTUNITY

7990 SUMMERLIN LAKES DRIVE, FORT MYERS, FL 33907

NEW CONSTRUCTION FOR LEASE



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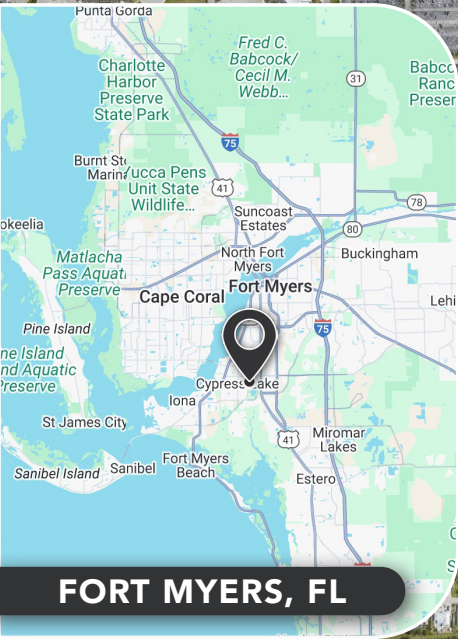
**ANTHONY GAMBINO**

ASSOCIATE



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### 2025 DEMOGRAPHICS

#### 7990 SUMMERLIN LAKES DR



#### AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$80,020	\$101,970	\$113,012



#### POPULATION

10,166	63,373	143,387
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#### EMPLOYMENT DENSITY

6,520	45,822	93,972
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### PROPERTY FEATURES

<b>PRICE</b>	\$26.50 PSF/YR & Est. NNN at \$7.50 PSF/YR	
<b>AVAILABLE</b>	Unit A - 1,400± SF	11 Wellness Studios
	Unit B - 1,400± SF OR 124   150   200 SF	1,724± SF Leasable
<b>ZONING</b>	CC (Community Commercial)	
<b>LOCATION</b>	Located on Summerlin Lakes Drive, near key medical and financial centers, with quick access to major roads.	



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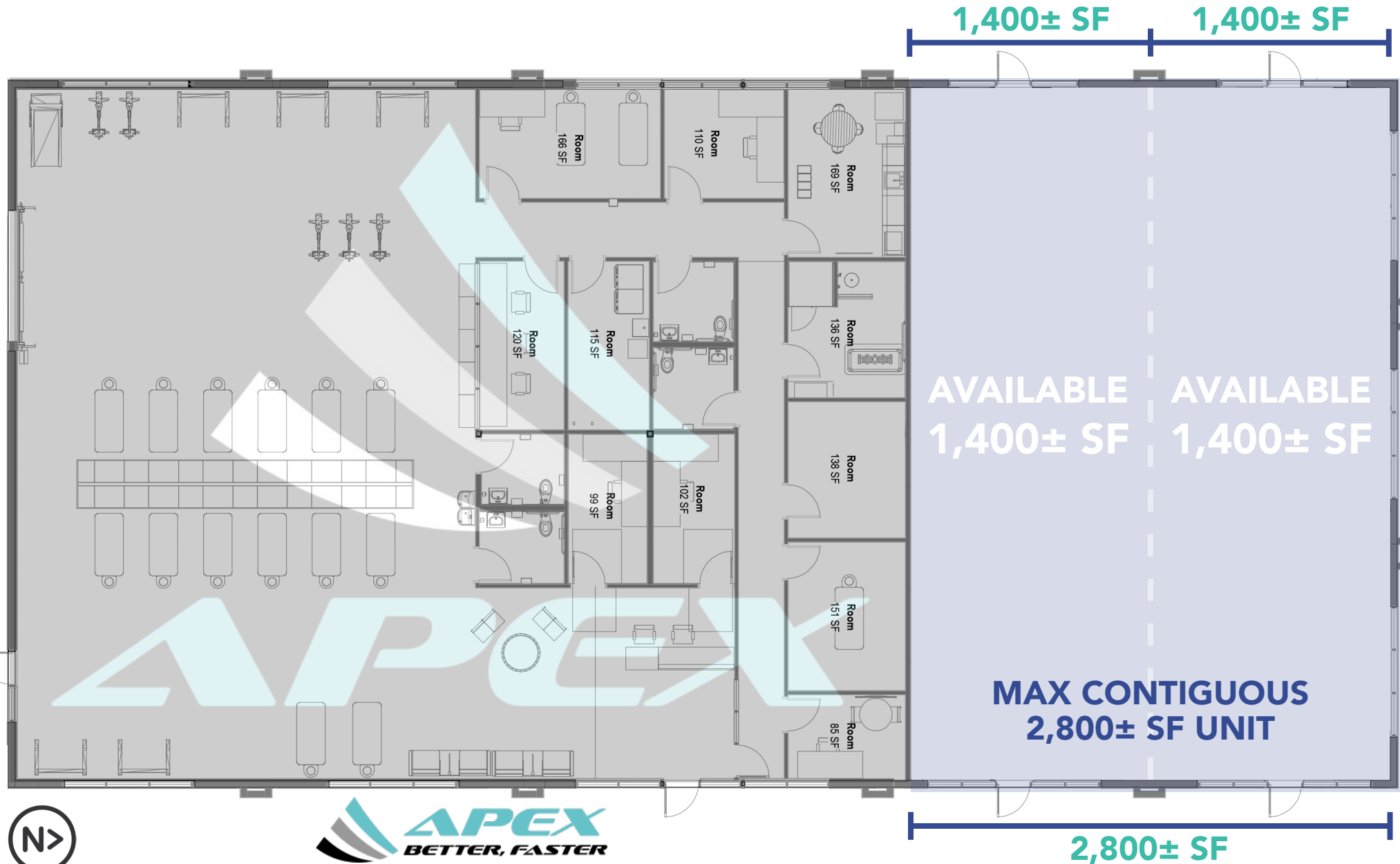
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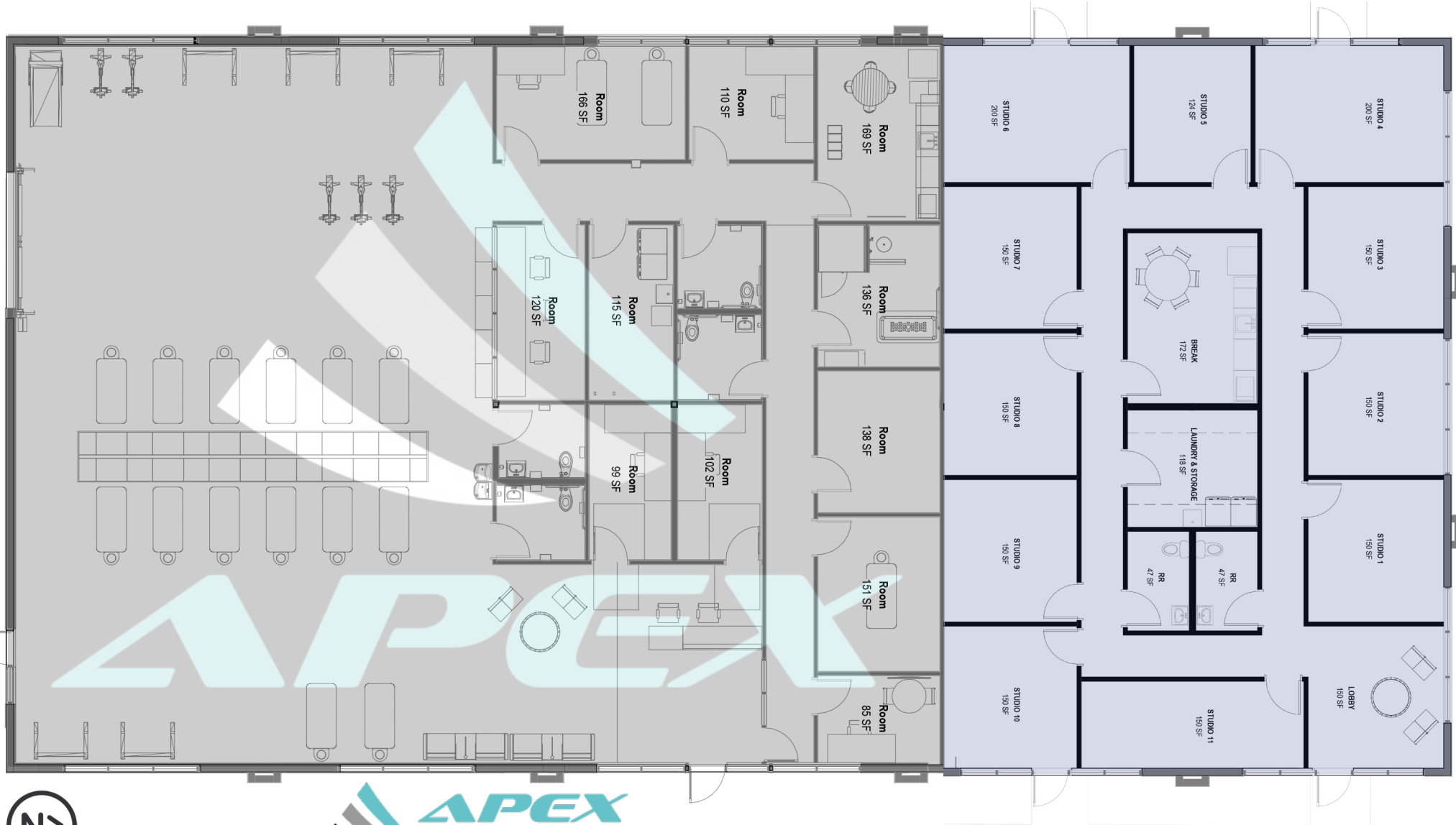
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## BOUTIQUE WELLNESS STUDIOS PLAN



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