



LEASE

Barkley Circle Office Building

20 BARKLEY CIRCLE

Fort Myers, FL 33907

PRESENTED BY:

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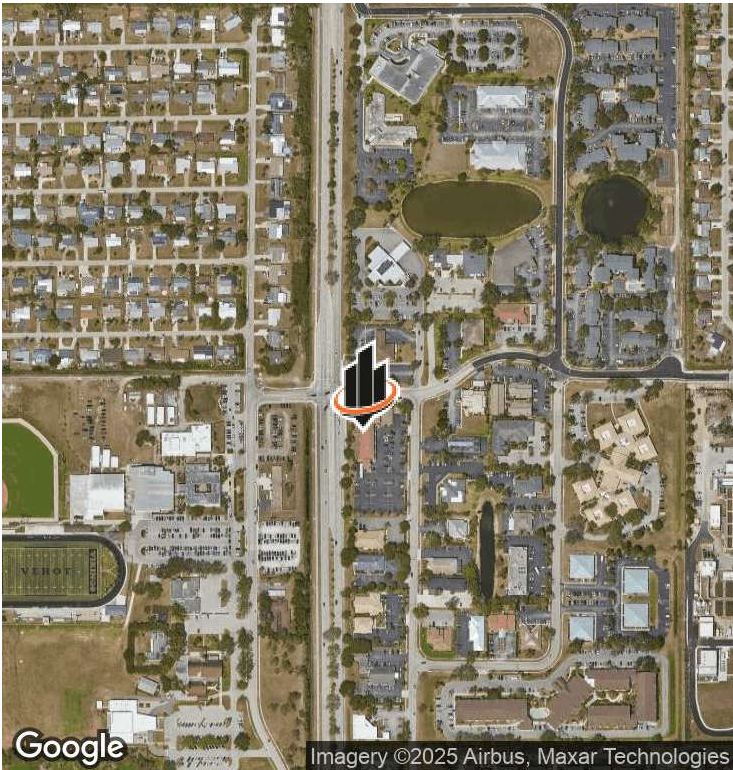
FL #BK626727

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF (NNN)
BUILDING SIZE:	20,516 SF
AVAILABLE SF:	1,500 SF
YEAR BUILT:	2010
ZONING:	Neighborhood Commercial
MARKET:	Fort Myers
SUBMARKET:	South Lee

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PROPERTY OVERVIEW

Introducing 20 Barkley Circle, a prime commercial space for lease featuring large open impact glass windows that flood the interior with natural sunlight. Find yourself in a busy medical and professional office building, offering great exposure and accessibility. This property boasts a great central location with easy access to Cape Coral and Fort Myers, making it an ideal spot for a wide range of business ventures. With zoning that allows for many uses, this versatile space is ready to accommodate your unique vision for success. Discover the potential of 20 Barkley Circle for your business today.

PROPERTY HIGHLIGHTS

- Great central location
- Fronting Summerlin Road at a traffic light directly across from Bishop Verot High School.
- Easy access to Cape Coral and Fort Myers
- Large open impact glass windows for lots of natural sunlight
- Busy medical and professional office building
- Zoning allows for many uses

UNIT 201



TOTAL MONTHLY

UNIT	Unit Size	Monthly Rent (\$22.00 sf)	Monthly CAM (\$6.10 SF)	Sales Tax (2.5% until 10/1)	Total Rent, CAM and Sale Tax
Suite 201	1500	\$2,750.00	\$762.50	\$87.81	\$3,600.31

UNIT 201 HIGHLIGHTS

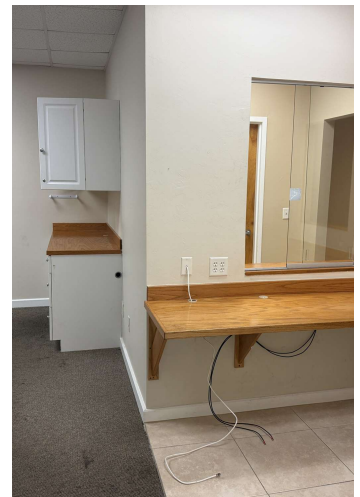
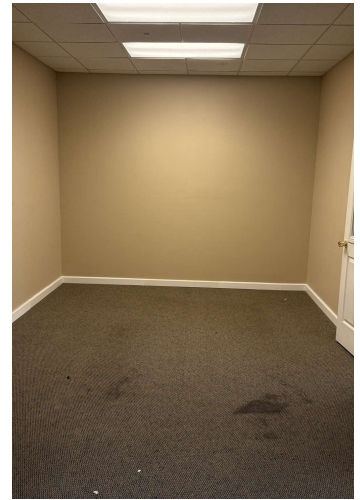
Unit 201 offers an exceptional opportunity for a small medical office or any business focused on customer service and client interaction. Upon entry, visitors are welcomed by a dedicated reception area, creating a professional first impression. Adjacent to the reception is a comfortable and inviting lobby, perfect for waiting clients or patients. The suite includes four well-proportioned private offices, offering flexibility for consultation rooms, administrative workspaces, or meeting areas. Additional features include a private restroom and a well-equipped kitchenette, providing a convenient break area for staff. This efficient and thoughtfully designed space supports both daily operations and a welcoming environment for clients.

Schedule your appointment today to see this ideal space!

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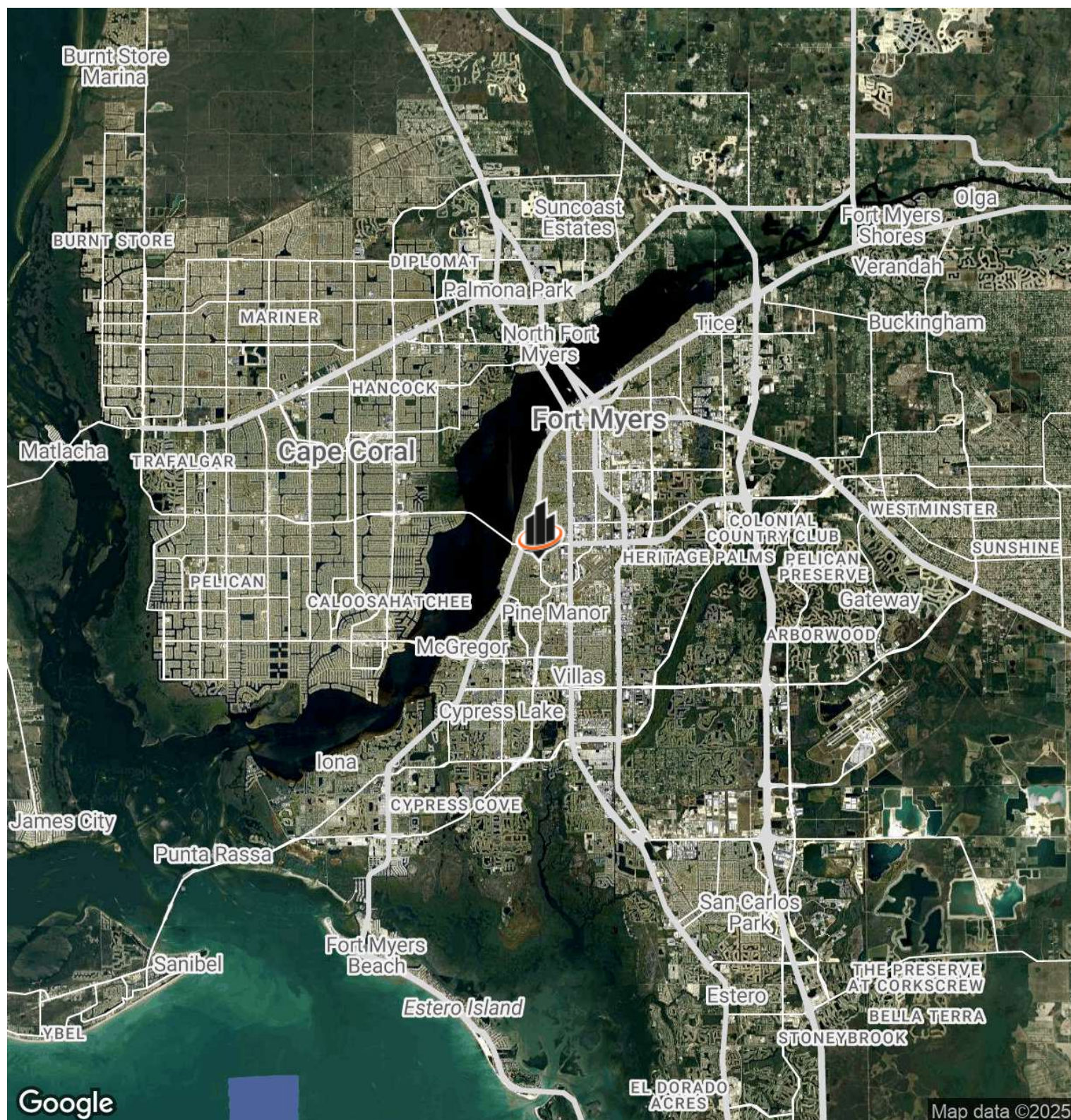
ADDITIONAL PHOTOS



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LOCATION MAP



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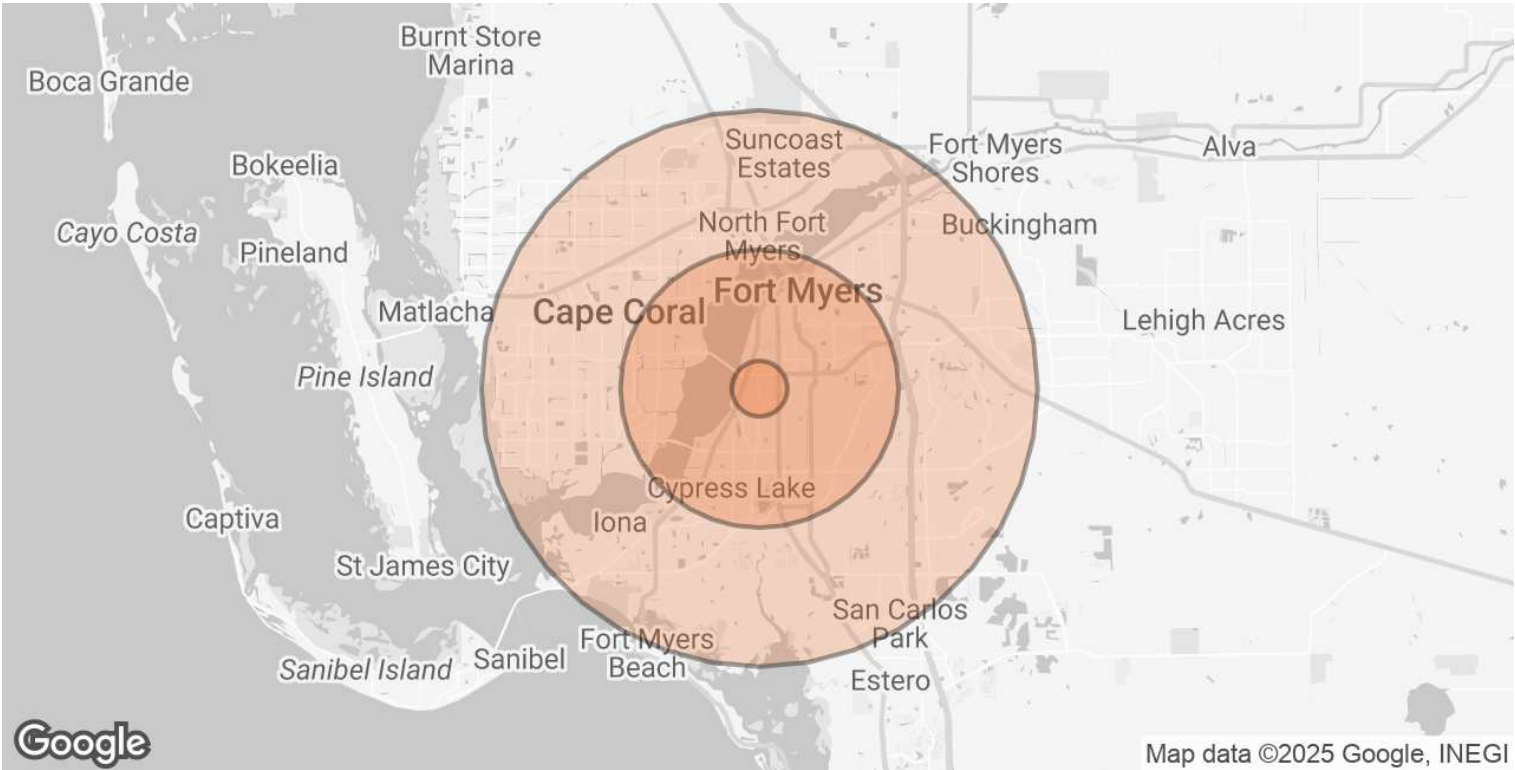
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,358	161,826	466,888
AVERAGE AGE	37.3	48.3	47.7
AVERAGE AGE (MALE)	34.4	46.4	46.6
AVERAGE AGE (FEMALE)	39.2	49.7	48.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,749	88,708	246,350
# OF PERSONS PER HH	2.2	1.8	1.9
AVERAGE HH INCOME	\$62,863	\$57,254	\$58,439
AVERAGE HOUSE VALUE	\$175,785	\$217,053	\$232,651

2020 American Community Survey (ACS)

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