

17966 N TAMiami TRAIL
FT MYERS FL 33903

3,800 SF

MEDICAL OFFICE SPACE



- Sublease Opportunity
- Space available - 3,800 SF, Suite 160
- Well located ground floor suite at the high visible Shoppes at Del Prado.
- Functional layout with strong frontage and easy access
- Eye Centers of Florida existing buildout
- Ideal for ophthalmology / optometry / or other medical
- Location on N Tamiami Trail in Ft. Myers
- Traffic exposure



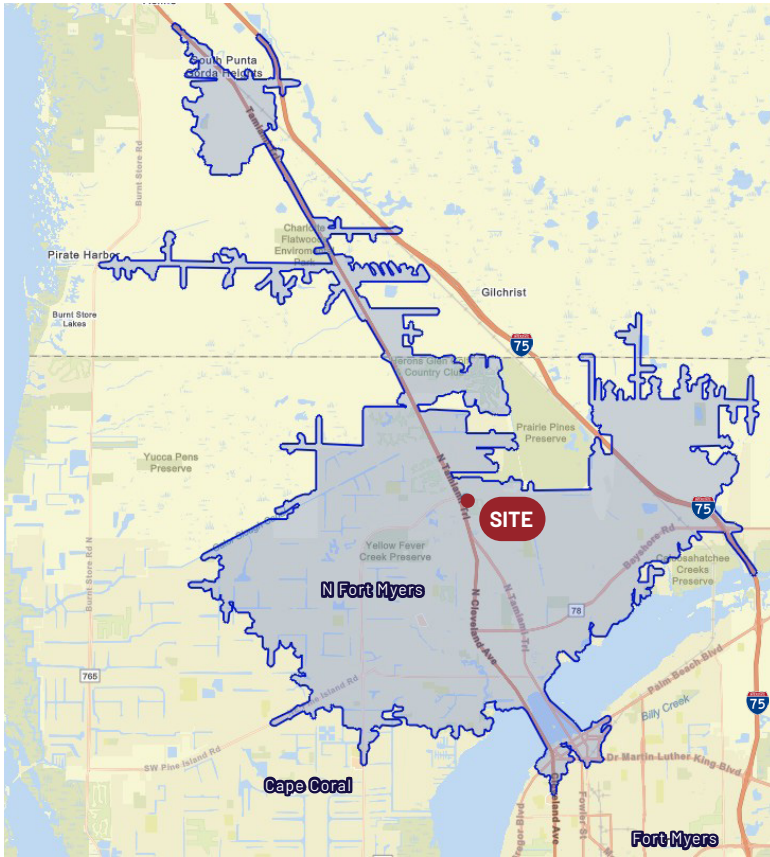
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FLAGSHIP
HEALTHCARE PROPERTIES

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15 MINUTE DRIVE TIME MAP



AREA DEMOGRAPHICS

15 Minute Drive Time



TOTAL POPULATION

2025 - 96,041

2030 - 106,662



TOTAL HOUSEHOLD

2025 - 43,230

2030 - 48,894



AVG HOUSEHOLD INCOME

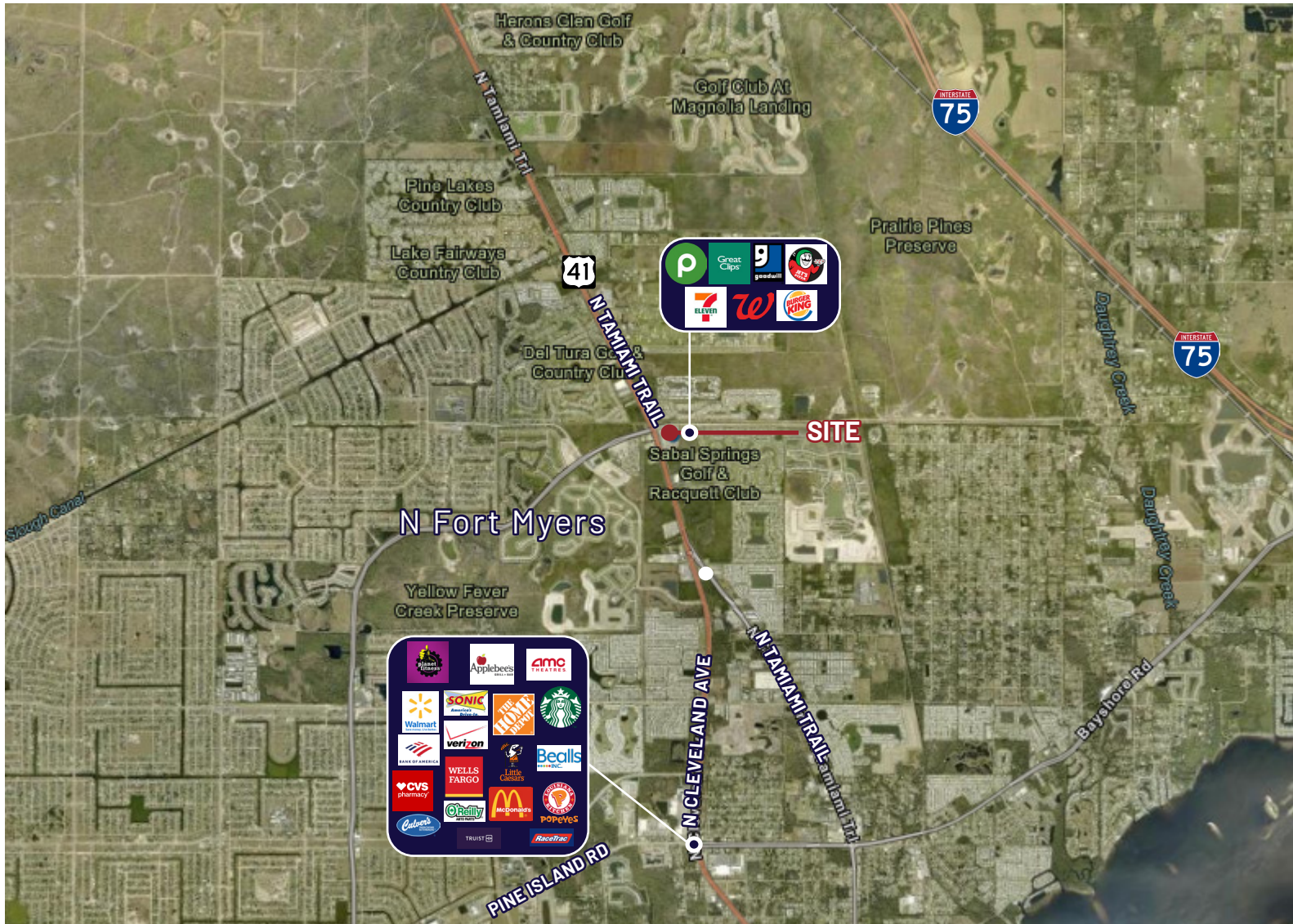
2025 - \$ 83,859

2030 - \$ 96,142



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AERIAL



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PHOTOS



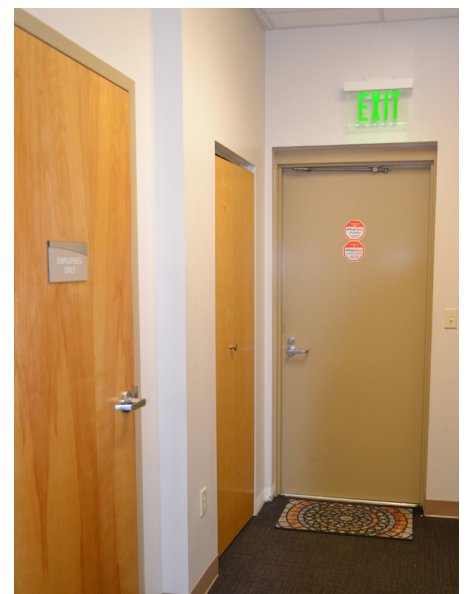
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PHOTOS



Southwest Florida, including areas like North Fort Myers, is among the fastest-growing regions in the U.S., and that means higher demand for medical services. Healthcare systems are expanding accordingly. The U.S. population is aging, especially in places like Florida, where many retirees live; older adults use healthcare services more frequently, increasing demand for medical care.

The medical office buildings (MOBs) market is projected to grow significantly, with estimates valuing it at around \$62 billion by 2030 due to increased demand for outpatient and specialty services.

Advances in medicine allow many procedures and consultations to happen outside of hospitals, making medical offices essential for cost-effective care. Doctors are needed to keep up with population growth and preventive care.

Clinics and health centers often seek family medicine or internal medicine physicians to serve all ages.

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Cardiovascular	10.08	6.05	9,074 SF
Pathology & Laboratory Medicine	4.91	2.95	4,422 SF
Dentistry	4.00	2.40	3,600 SF
Nephrology	3.11	1.86	2,796 SF
ENT	2.17	1.30	1,957 SF
Pulmonology	1.91	1.15	1,722 SF
Endocrinology, Diabetes & Metabolism	1.20	0.72	1,083 SF
Oncology & Hematology	0.56	0.33	500 SF

*Advisory Board

10.08
Additional Demand
CARDIOVASCULAR

X

60%
Total Market Share

X

1,500 SF
Avg SF Per
Physician

=

9,074 SF
Additional Medical
Office Needed to
Meet Demand

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SITE PLAN



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