

# 30,000± SQ. FT. MEDICAL OFFICE/SURGERY CENTER

BUILD TO SUIT/FOR LEASE



**LEE HEALTH**  
HOSPITAL DEVELOPMENT  
520,000 Sq. Ft. of Facilities

COLONIAL COMMONS  
APARTMENTS

COLONIAL BLVD. - AADT 54,370±

WINKLER AVENUE - AADT 6,900±

RaceTrac

SNAPPY CAR WASH



POTENTIAL CONFIGURATION

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

# PROPERTY SUMMARY

**Property Address:** 4520 Winkler Avenue  
Fort Myers, FL 33966

**County:** Lee

**Municipality:** City of Fort Myers

**Property Type:** Build to Suit Medical Office

**Parcel Size:** 2.63± Acres | 114,562± Sq. Ft.

**Zoning:** CG (Commercial General)

**Utilities:** All Available

**STRAP Number:** 33-44-25-P1-0160F.0050

**Please Inquire to  
Discuss Lease Rates and  
Build-To-Suit Options**

**LSI**  
**COMPANIES**

WWW.LSICOMPANIES.COM



# SALES EXECUTIVE



**Justin Thibaut, CCIM**  
President & CEO



**Christi Pritchett, CCIM**  
Sales Associate



## DIRECT ALL OFFERS TO:

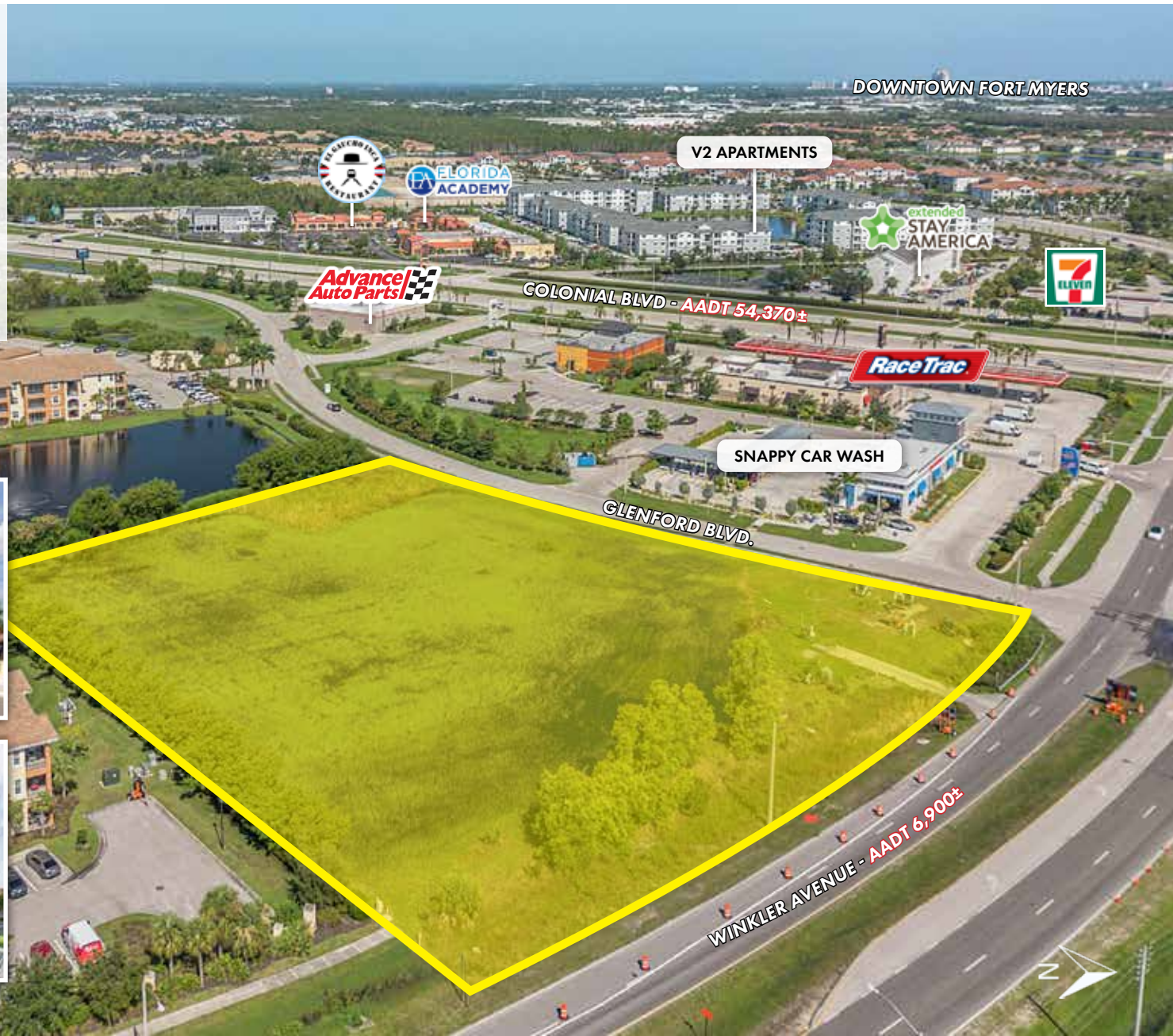
**Christi Pritchett**  
cpritchett@lsicompanies.com  
o: (941) 916-9525 m: (239) 728-1720

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## THE OPPORTUNITY

- Premier location and opportunity for a 30,000± Sq. Ft. build-to-suit medical office or surgery center
- Located 1 block from the Lee Health Colonial Campus
- Located within 2± miles of numerous existing and planned medical hubs
- Excellent access and high visibility from Colonial Blvd. and Winkler Rd.



DOWNTOWN FORT MYERS

V2 APARTMENTS

FLORIDA ACADEMY

Advance Auto Parts

COLONIAL BLVD - AADT 54,370±

extended STAY AMERICA

7 ELEVEN

RaceTrac

SNAPPY CAR WASH

GLENFORD BLVD.

WINKLER AVENUE - AADT 6,900±



2-STORY POTENTIAL CONFIGURATION



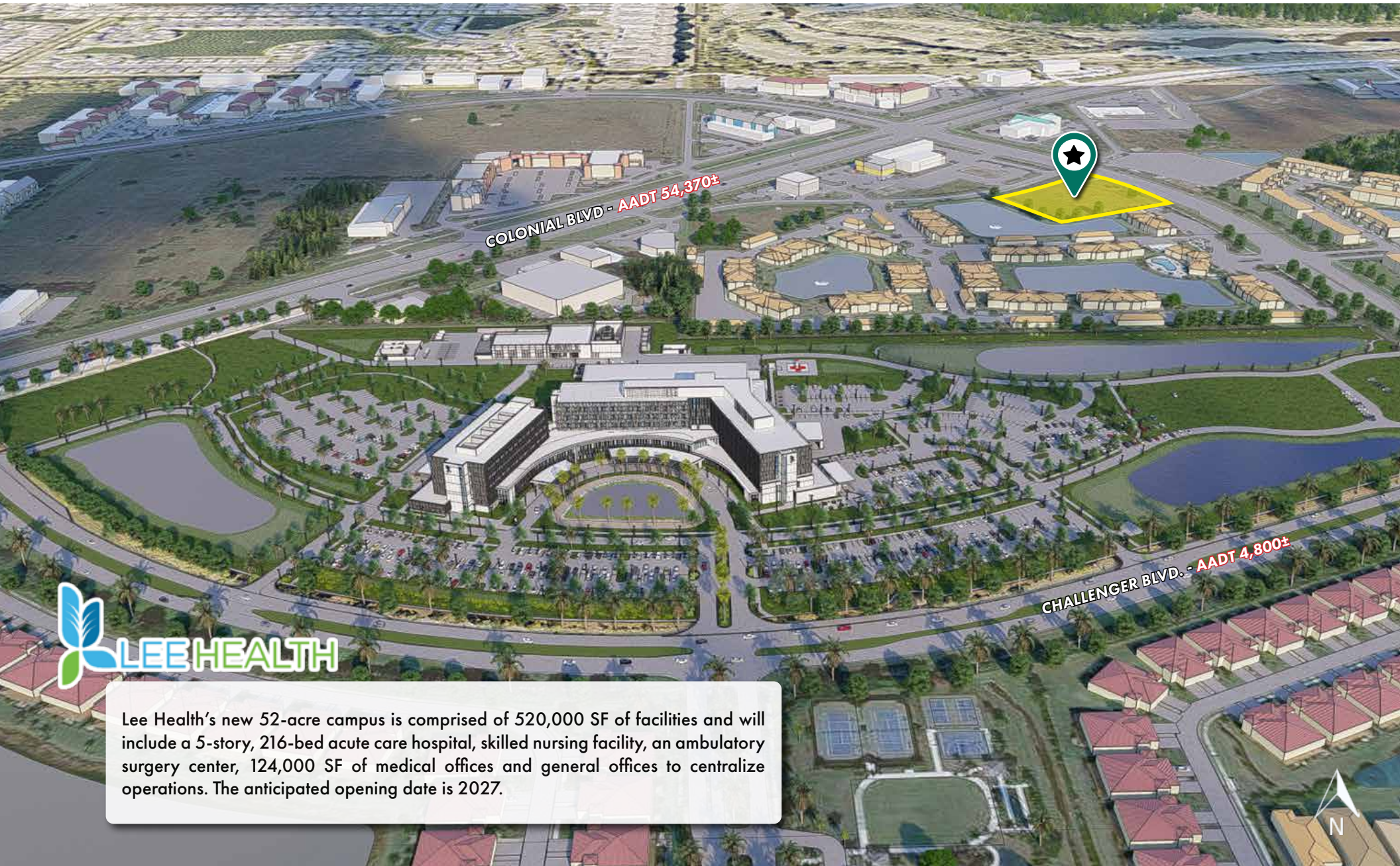
3-STORY POTENTIAL CONFIGURATION

2-Story 24,000 Sq. Ft. (12,000 Sq. Ft. per floor)



3-Story 30,000 Sq. Ft. (10,000 Sq. Ft. per floor)





Lee Health's new 52-acre campus is comprised of 520,000 SF of facilities and will include a 5-story, 216-bed acute care hospital, skilled nursing facility, an ambulatory surgery center, 124,000 SF of medical offices and general offices to centralize operations. The anticipated opening date is 2027.

# PROPERTY AERIAL



DOWNTOWN FORT MYERS

EASTWOOD GOLF COURSE

V2 APARTMENTS

EVANGELICAL CHRISTIAN SCHOOL

extended STAY AMERICA



Advance Auto Parts

COLONIAL BLVD - AADT 54,370±

RaceTrac

SNAPPY CAR WASH

GLENFORD BLVD.

WINKLER AVENUE - AADT 6,900±

CYPRESS VILLAGE APARTMENTS

COLONIAL COMMONS APARTMENTS



# PROPERTY AERIAL



# AREA HIGHLIGHTS



**THE FORUM SHOPPING MALL**

**CYPRESS WOODS SHOPPING CENTER**

**COLONIAL SQUARE SHOPPING CENTER**

EASTWOOD GOLF COURSE

EVANGELICAL CHRISTIAN SCHOOL

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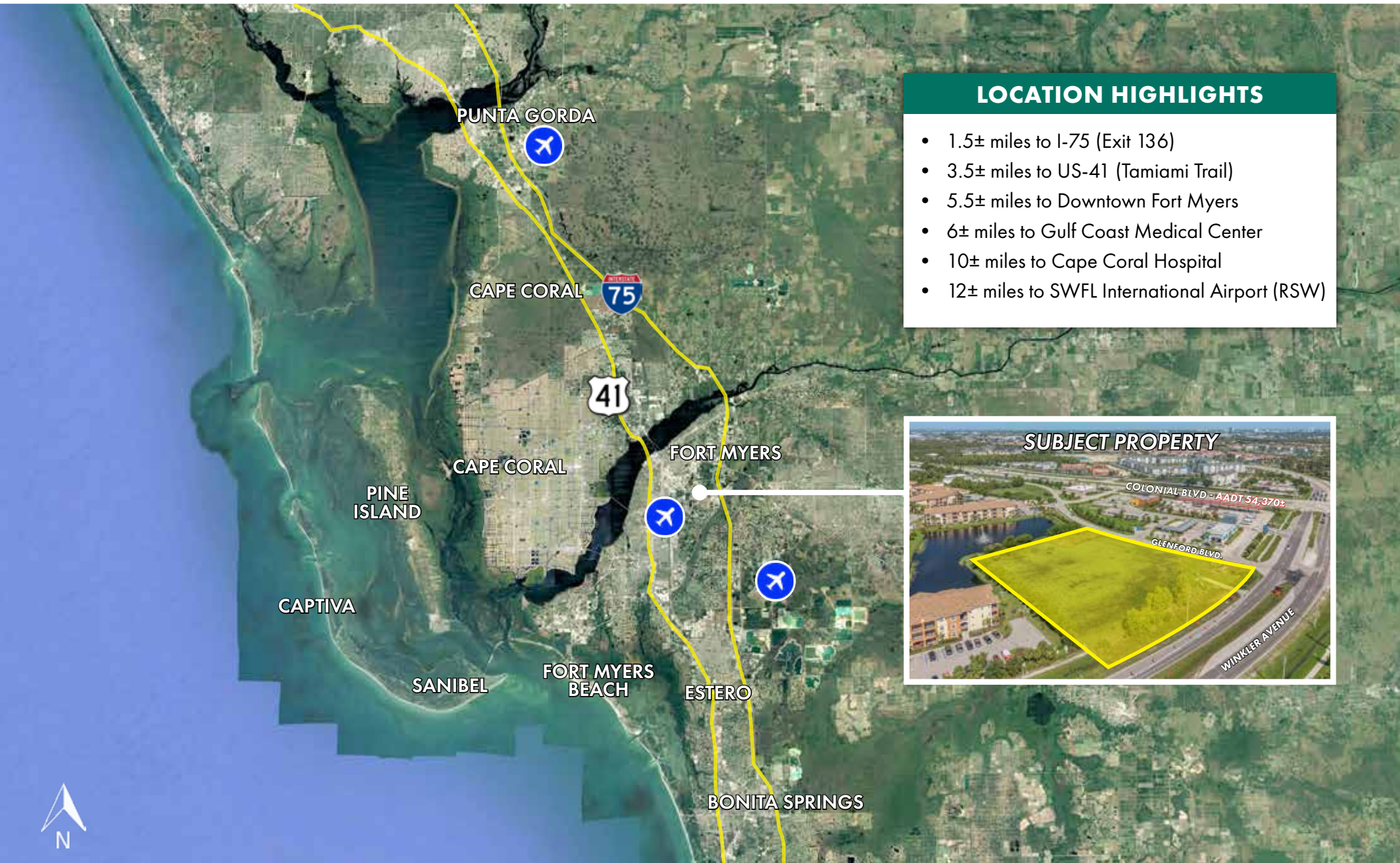
Publix

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HOSPITAL DEVELOPMENT  
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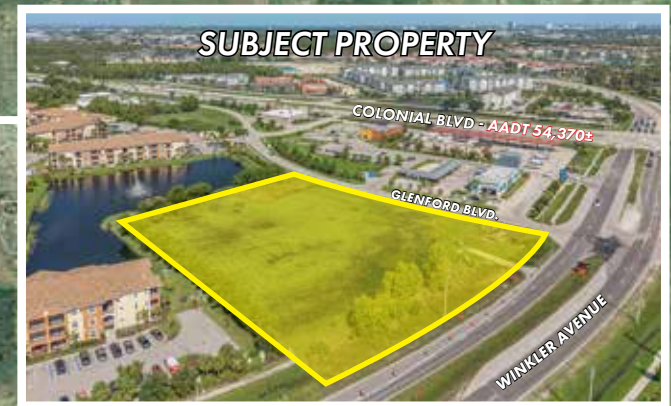


## LOCATION MAP



### LOCATION HIGHLIGHTS

- 1.5± miles to I-75 (Exit 136)
- 3.5± miles to US-41 (Tamiami Trail)
- 5.5± miles to Downtown Fort Myers
- 6± miles to Gulf Coast Medical Center
- 10± miles to Cape Coral Hospital
- 12± miles to SWFL International Airport (RSW)





# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

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