

Pondella Professional Park – Medical Office Investment Summary

68–72–76 Pondella Rd • North Fort Myers, FL 33903

Property Type:	Medical / Healthcare Office
Zoning:	C-2 (General Commercial)
Buildings / Units:	3 Buildings / 6 Medical Suites
Total Gross Area:	7,816 SF
Lot Size:	1.62 Acres
Occupancy:	100% (Assumed Lease-Up)
Traffic Count:	±26,000 Vehicles Per Day

Financial Summary

Gross Scheduled Income	\$172,000	\$22/SF × 7,816 SF
Vacancy (5%)	(\$8,600)	Normal stabilization
Operating Expenses (10%)	(\$16,300)	Insurance, CAM, admin
Net Operating Income (NOI)	\$147,100	Annual net income
Cap Rate	4.9 %	Based on \$3.0M value
Debt Service	\$170,000	\$2.25M @ 6.5% interest
Annual Cash Flow	\$-22,900	After debt service (pre-stabilization)

Investment Overview

Pondella Professional Park is undergoing a complete interior transformation to deliver brand-new, modern medical office space. Tenants may customize their interiors by selecting finishes or utilizing pre-designed professional plans. The renovation includes new electrical, flooring, cabinetry, and lighting throughout all six suites. Exterior improvements include a new security fence surrounding the property, added lighting and cameras, and a planned secondary entrance on River Road for safer access. This upgraded environment enhances property value and tenant appeal in a high-demand medical corridor. The site experiences ±26,000 vehicles per day and offers excellent accessibility near Cape Coral Hospital and US-41.

Contact

Sellstate Real Estate

Laurel Paula, Licensed Realtor®

C: 404-944-2035 E: laurelpaula76@gmail.com

Information deemed reliable but not guaranteed. Subject to change without notice.