

FOR LEASE

PROPERTY SUMMARY

Cypress Lake Professional Center is a multi-tenant property zoned for medical, professional office and retail uses. Building and Monument signage on Cypress Lake Drive included.

Conveniently located on Cypress Lake Drive (between McGregor Blvd. and S. Pointe Blvd.) with easy access to Cape Coral and US 41.

- Ample Parking
- Surveillance Cameras Throughout Property
- Medical Impact Fees Paid
- Pylon and Building Signage
- Full-Median Cut
- Within Close Proximity to Cape Coral & US 41
- Medical, Professional Office & Retail Uses
- Tenant Exclusions: Hair/Nail Salons & Spas

DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Population	10,796	68,851	156,329
Avg. HH Income	\$76,692	\$78,997	\$82,310
Households	5,708	33,329	74,258

PROPERTY HIGHLIGHTS

YEAR BUILT	1975 – Renovation 2019
ZONING	CT – Commercial Tourist
AVAILABLE	Unit 12- 1,169± SF
RENTAL RATE	\$16.95/SF NNN
EST. CAM 2025	\$5.86/SF



CONTACT:

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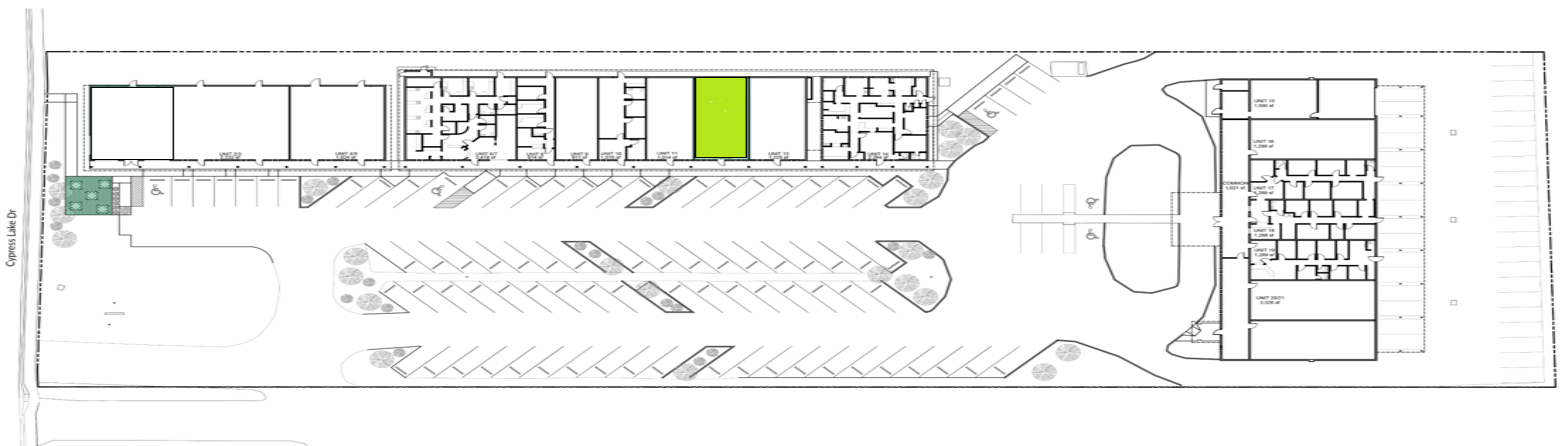
UNIT	SIZE	LEASE RATE	COMMENTS
12	1,169+/-	Call - NNN	Move in condition, FFE for sale



EXISTING TENANTS

Kolodziej Chiropractic	Xpressions Hair Salon
Landseal Title Agency, Inc.	Connect SWFL
Karate	Boys & Girls Club Exec. Office
Allstate Insurance	Vibrant Beat
HireQuest Quality Staffing	Cypress Family Medical
McGregory Medical	Indigo Plumbing

SITE PLAN



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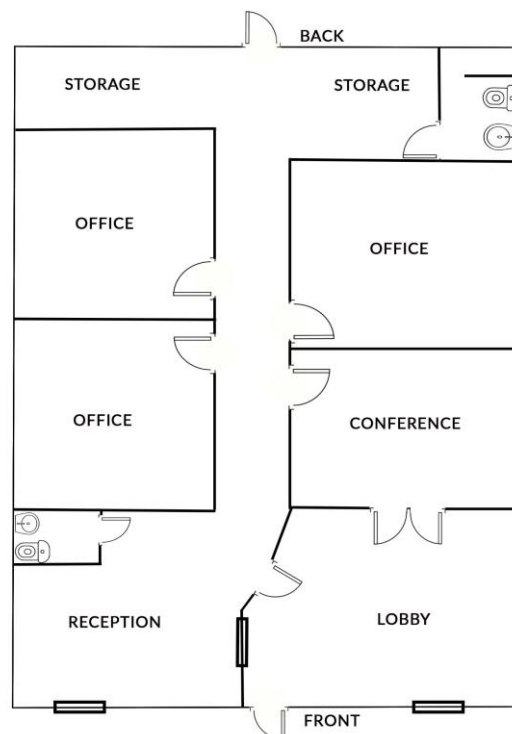
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FLOOR PLANS



CYPRESS LAKE PROFESSIONAL CENTER
UNIT 12 - 1,169 SF



DRAWING NOT TO SCALE

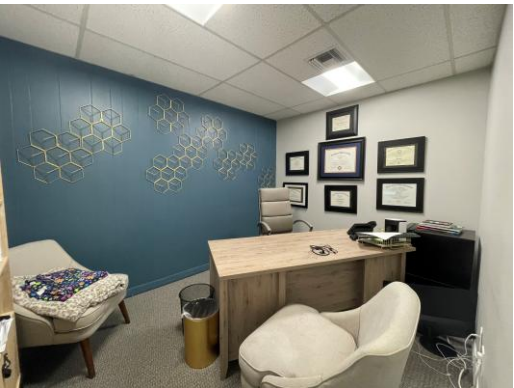
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