

LEASE

6150 Diamond Centre Ct Unit 800

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Fort Myers, FL 33912

PRESENTED BY:

TIFFANY LUONGO

O: 239.707.1700

TiffanyL@SVN.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
CAM	\$6.75
BUILDING SIZE:	4,100 SF
AVAILABLE SF:	1,600 SF
YEAR BUILT:	2000
ZONING:	CPD
APN:	45253006000080000

PROPERTY OVERVIEW

The Subject Property is a 1,600 sf Office Condo in the desirable Diamond Professional Centre. There are 5 offices, reception area, kitchenette, and private restroom. This is an ideal location for medical or professional office.

PROPERTY HIGHLIGHTS

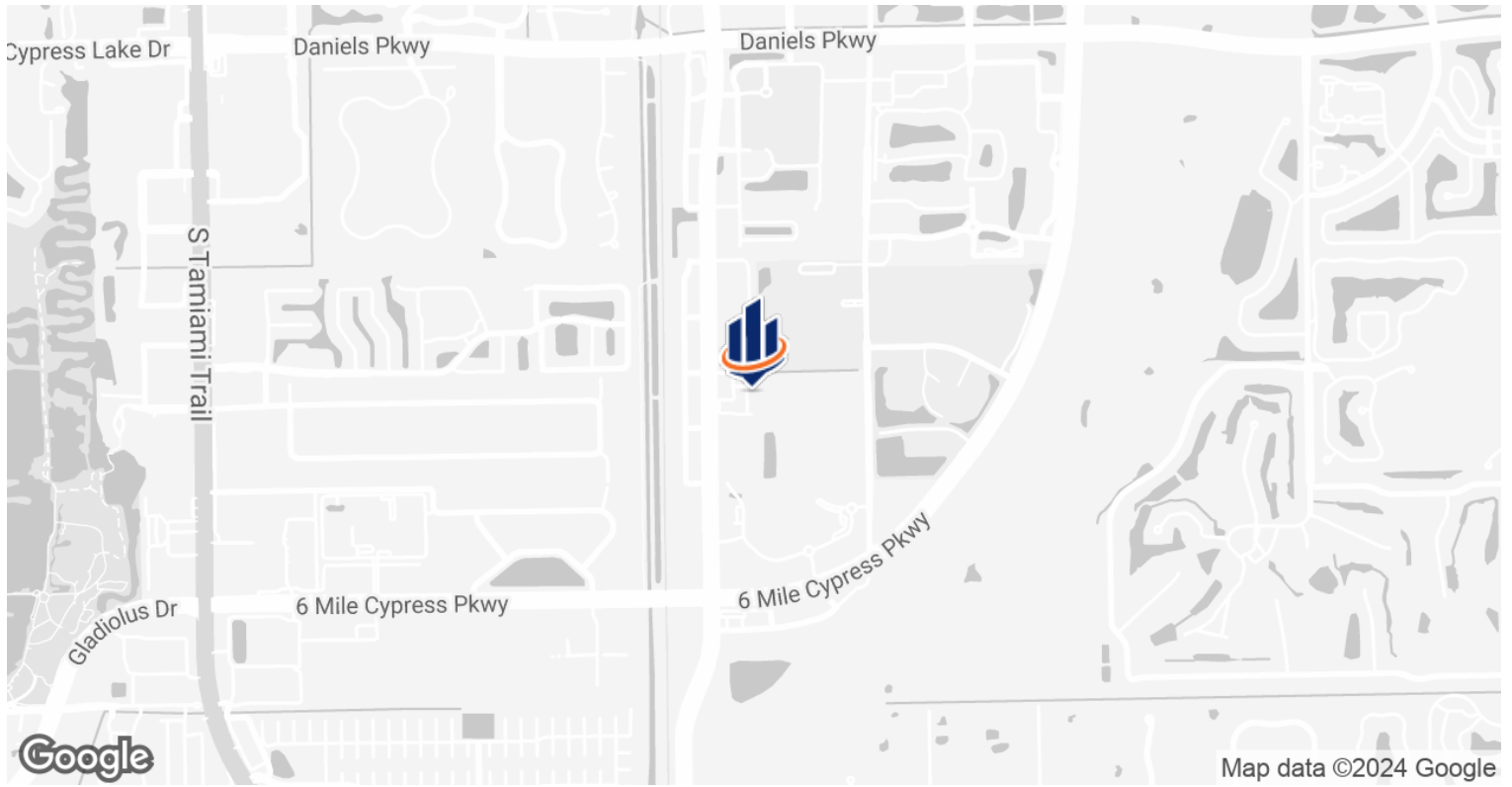
- Great location: VISIBILITY ON METRO PKWY
- Located just south of Gulf Coast Hospital off Metro Parkway
- Easy access to Bonita Springs and Fort Myers
- Facade Signage visible on Metro Parkway
- 2023 Traffic Count: 25,000

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LOCATION MAP



DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

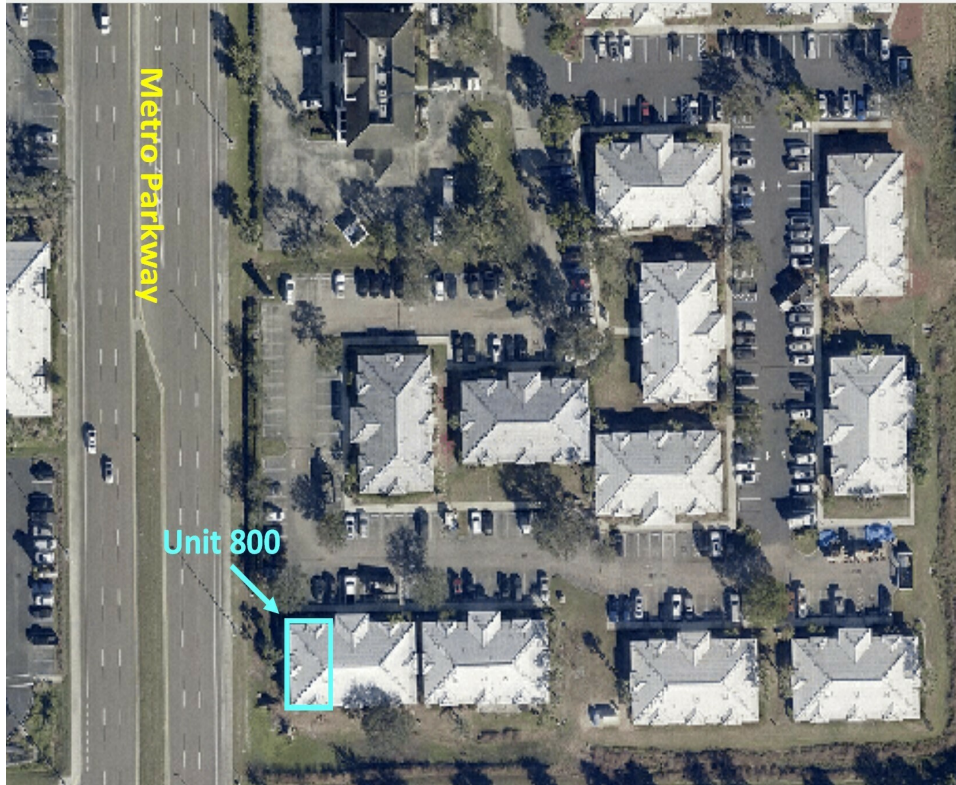
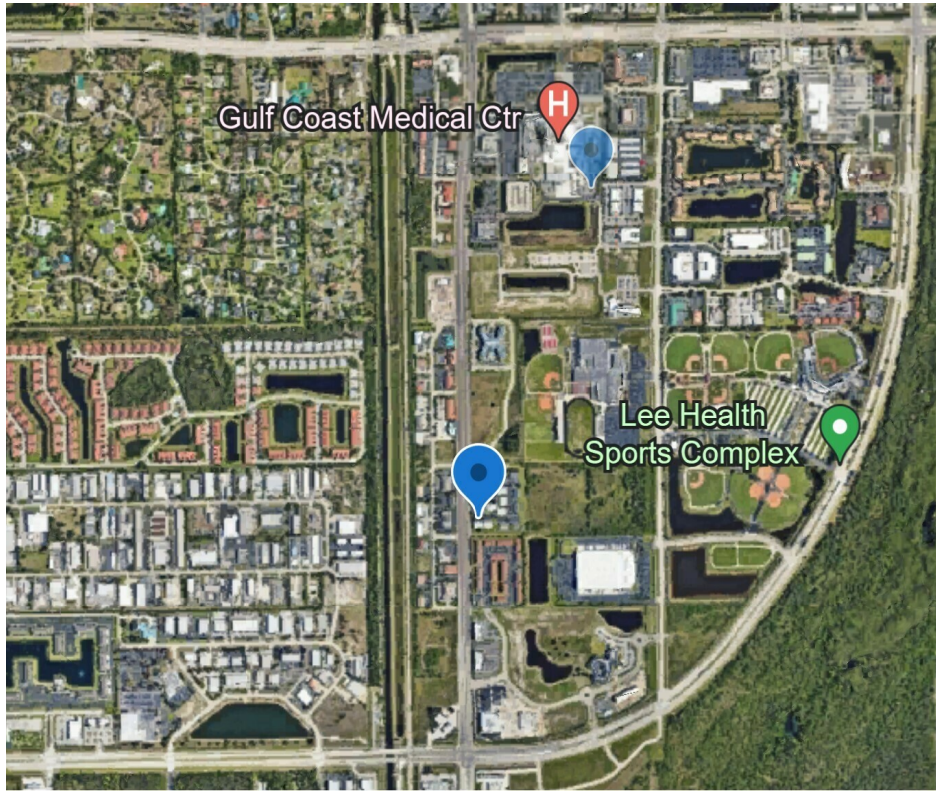
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,331	122,332	404,266
MEDIAN AGE	50.1	50.3	48.6
MEDIAN AGE (MALE)	46.8	48.3	47.6
MEDIAN AGE (FEMALE)	55.6	52.1	49.5
TOTAL HOUSEHOLDS	1,623	70,599	228,694
TOTAL PERSONS PER HH	2.1	1.7	1.8
AVERAGE HH INCOME	\$76,684	\$65,754	\$60,326
AVERAGE HOUSE VALUE	\$199,930	\$242,637	\$260,063

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LOCATION MAP



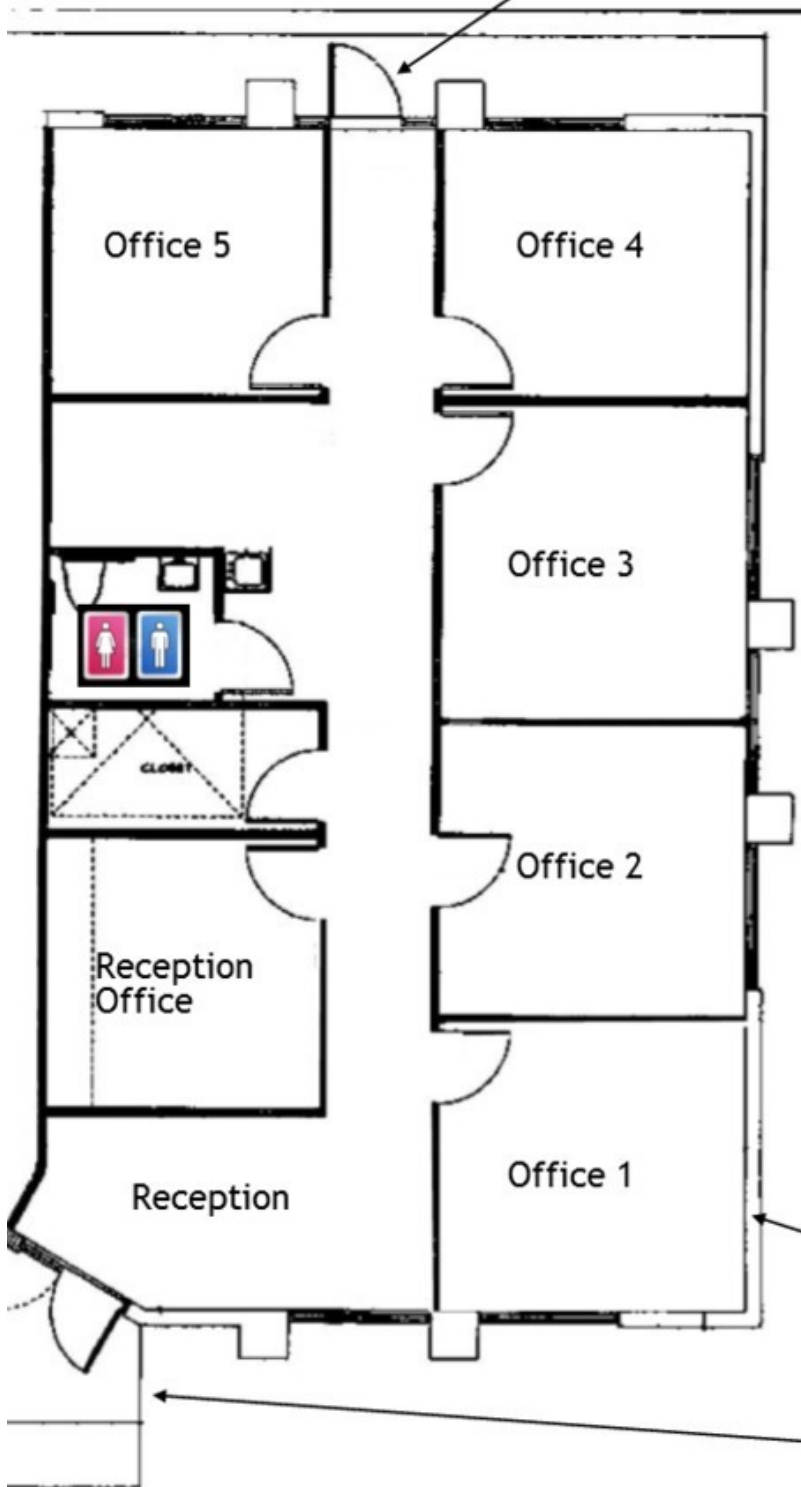
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FLOOR PLAN

SecurityGlass exterior back door provides natural light and open feel.



New Carpet and Paint in an endcap unit with windows in every office!

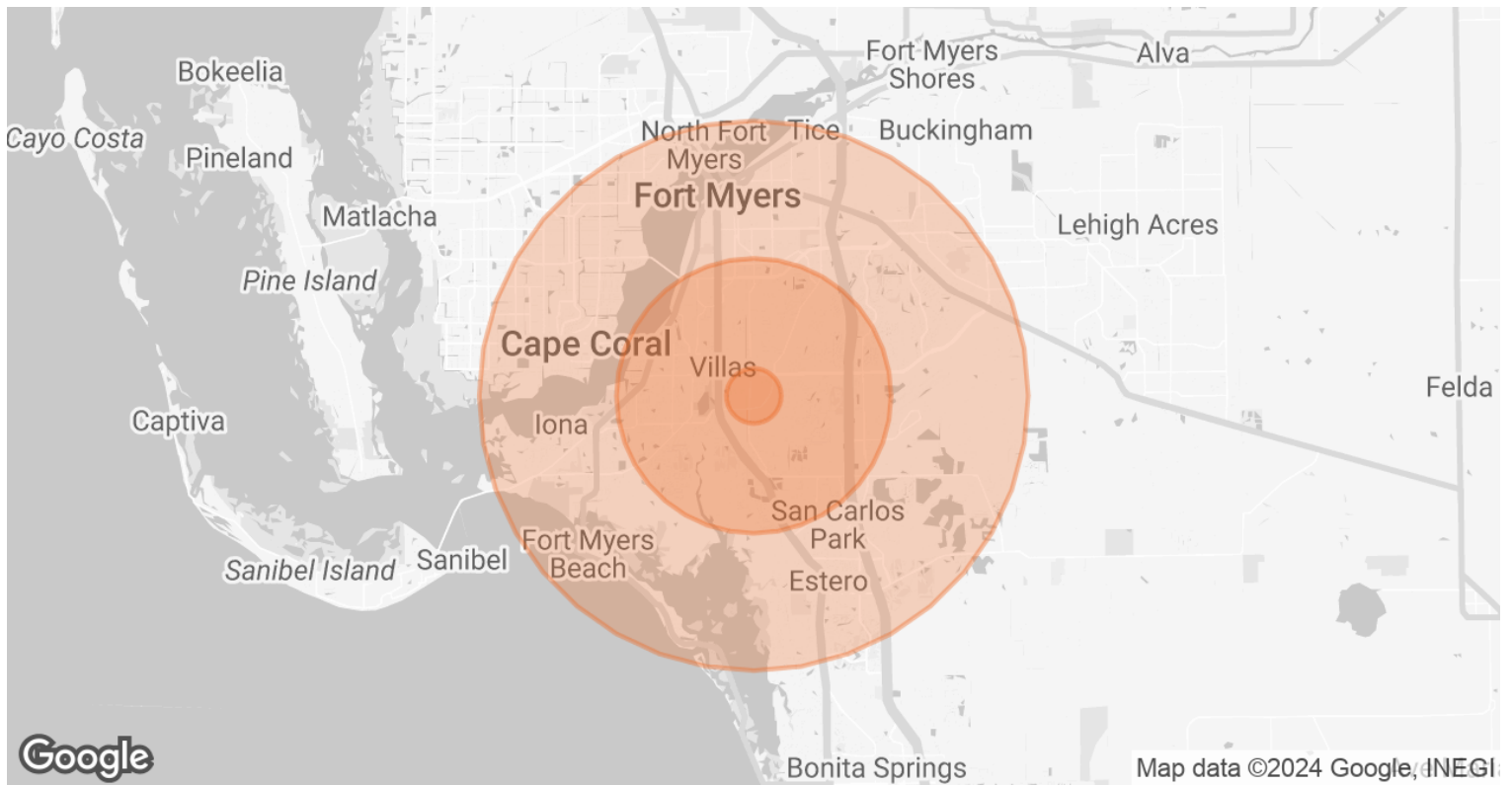
Covered Entry

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DEMOGRAPHICS MAP & REPORT



POPULATION

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HOUSEHOLDS & INCOME

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* Demographic data derived from 2020 ACS - US Census

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