



FOR LEASE: \$14 - \$16 PSF NNN

This newly renovated medical office building is located within walking distance of Cape Coral Hospital. This property with space available ranging from 1,622 SF to 8,000 SF offers multiple options to any medical practice who would like to take advantage of the central location and easy access from Del Prado Blvd. The owner is offering a competitive tenant improvement allowance for qualified tenants.



1,622 - 8,000 SF AVAILABLE

Building Size : 14,327 SF

Land Area: 40,000 SF

Uses : Medical Professional

Construction : Mixed, Concrete Block and Frame

Year Built : 1990

Zoning : P1-D (Lee County)

Parcel ID: 19-44-24-C2-00798.0260



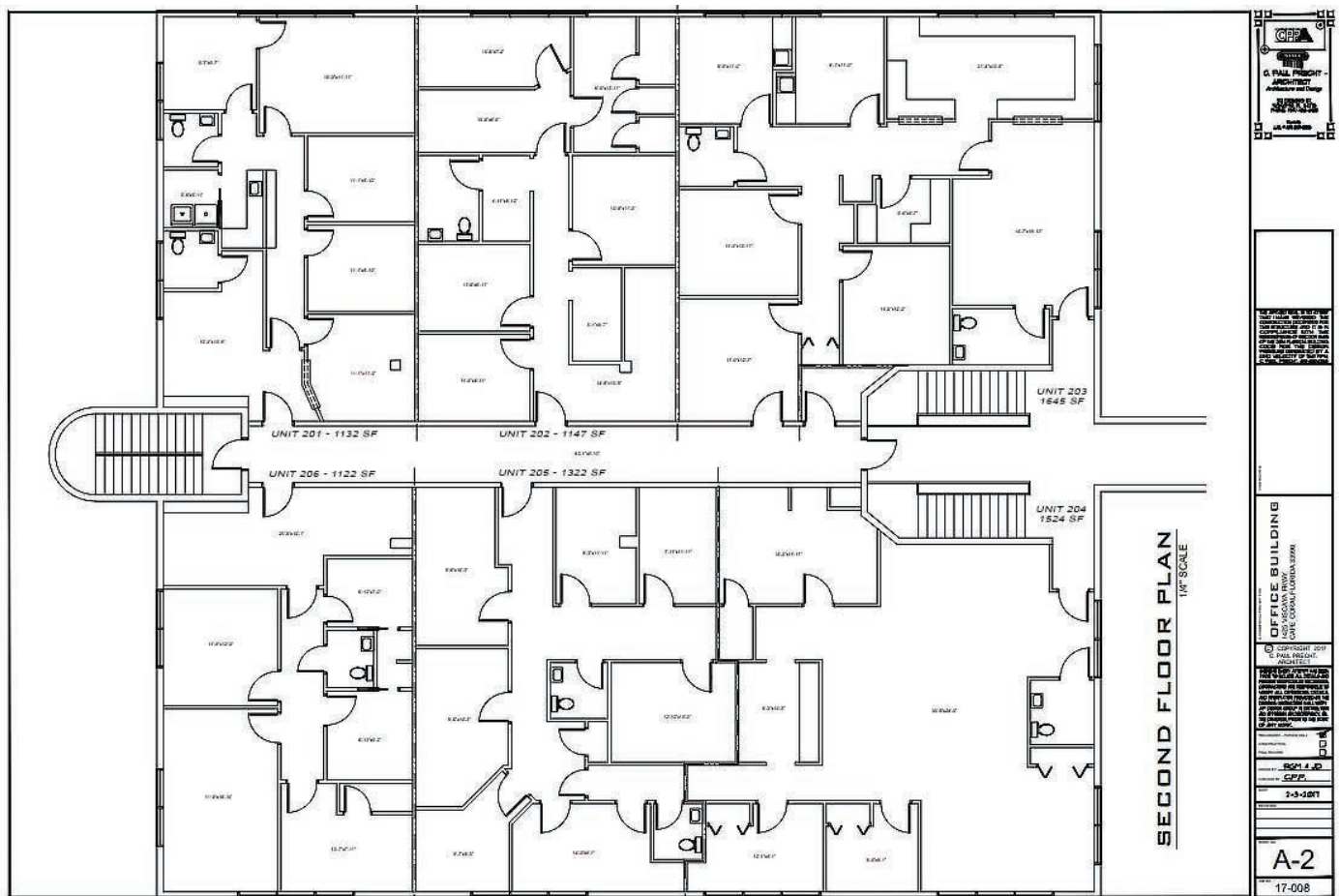
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AVAILABLE UNITS

UNIT	FLOOR	SIZE	COMMENTS
201	2nd	1,132 SF	Available now. Built-out as healthcare.
202	2nd	1,147 SF	Available now. Built-out as healthcare.
203	2nd	1,645 SF	Available now. Built-out as healthcare.
204	2nd	1,524 SF	Available now. Built-out as healthcare.
205	2nd	1,322 SF	Available now. Built-out as healthcare.
206	2nd	1,122 SF	Available now. Built-out as healthcare.

FLOOR PLAN



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,181	67,404	152,485
# Households	3,742	26,421	60,492
Median HH Income	\$48,114	\$51,011	\$52,027
Median Age	46.2	45.4	45.2

Information contained herein was obtained from sources believed reliable; however, Leffler and Associates makes no guarantees or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, changes of price or conditions, prior to sale or lease without notice.



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