

# FOR LEASE - Office | Medical Space

7130 College Parkway  
Fort Myers, FL 33907



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	10,615 SF
Available SF:	5,000+/- SF
Year Built:	1972
Renovated:	2020
Market:	SW Florida
Submarket:	Fort Myers

## PROPERTY OVERVIEW

The subject property is under New Ownership and has made extensive renovations to the building with upgraded finishes and sites estimated completion date is March 2021.

## PROPERTY HIGHLIGHTS

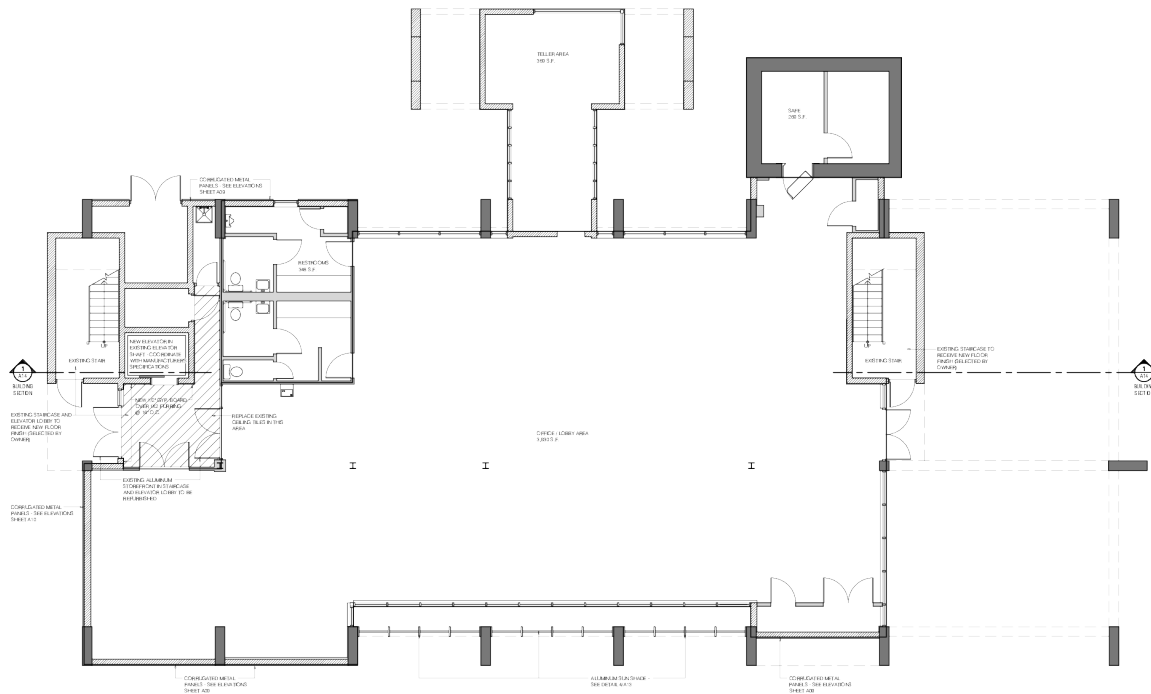
- Great location
- Conveniently located on College Parkway between US 41 and Summerlin Road, main arteries to Downtown Fort Myers and Bonita Springs
- Pylon and Building Signage Available
- Traffic Count: 37,000 AADT on College Parkway and 51,000 AADT on US-41
- Tenant Improvement Allowance Available
- Space can be demised

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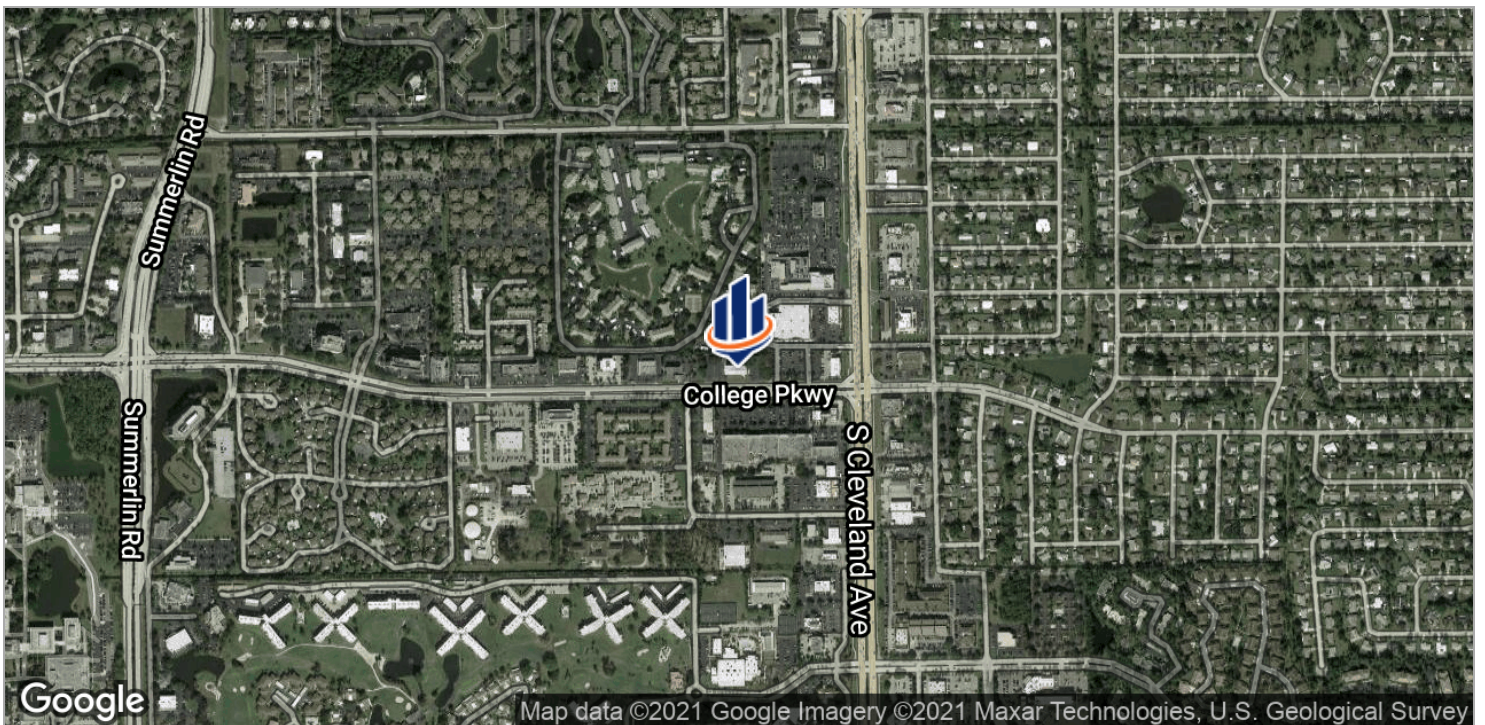
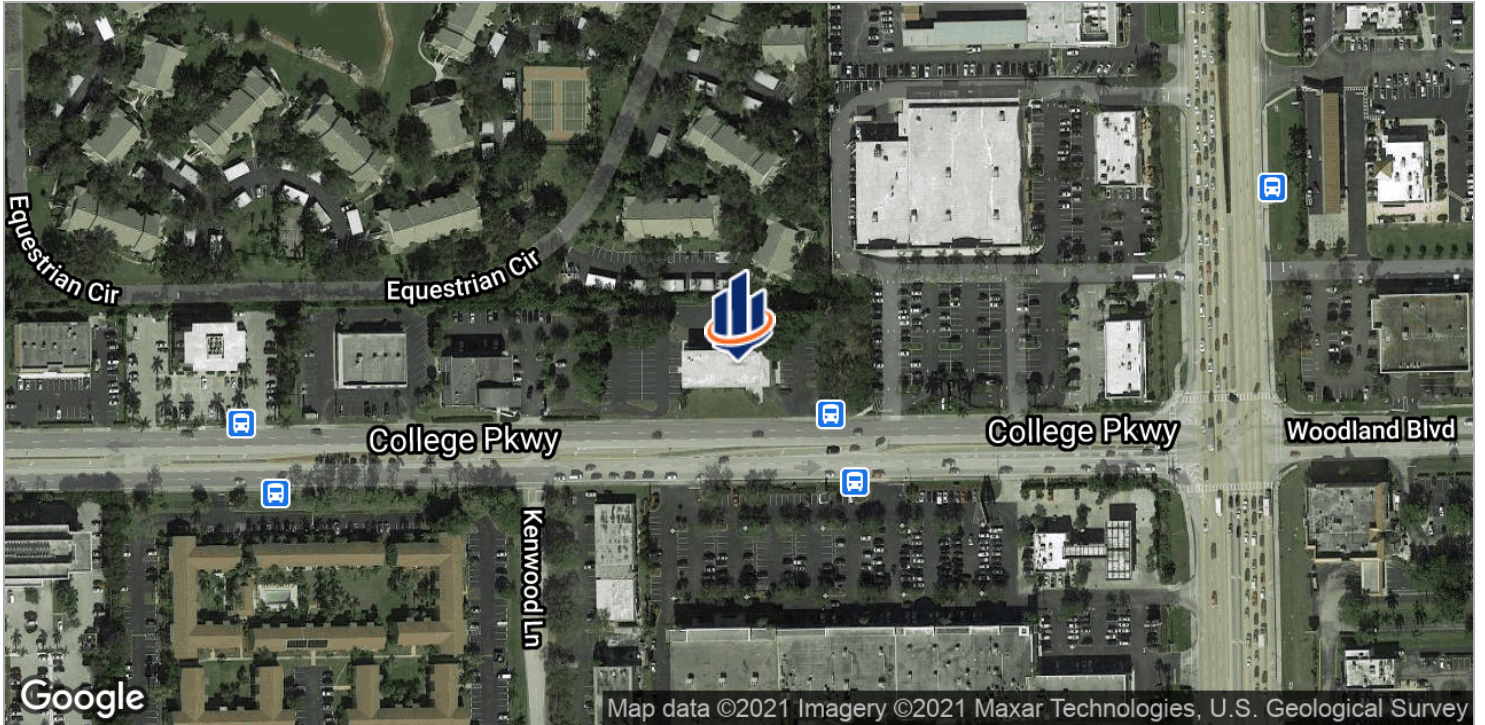


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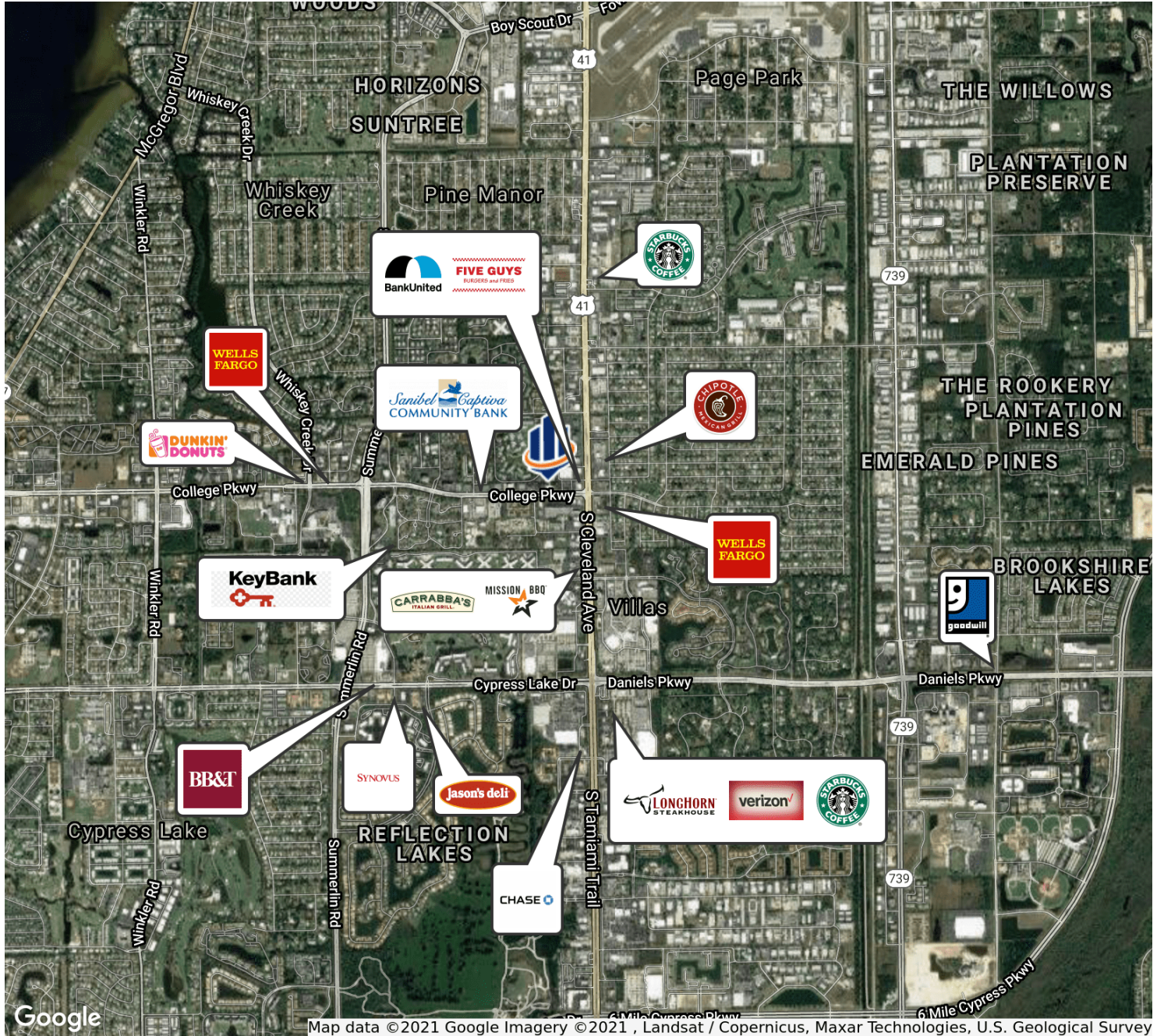


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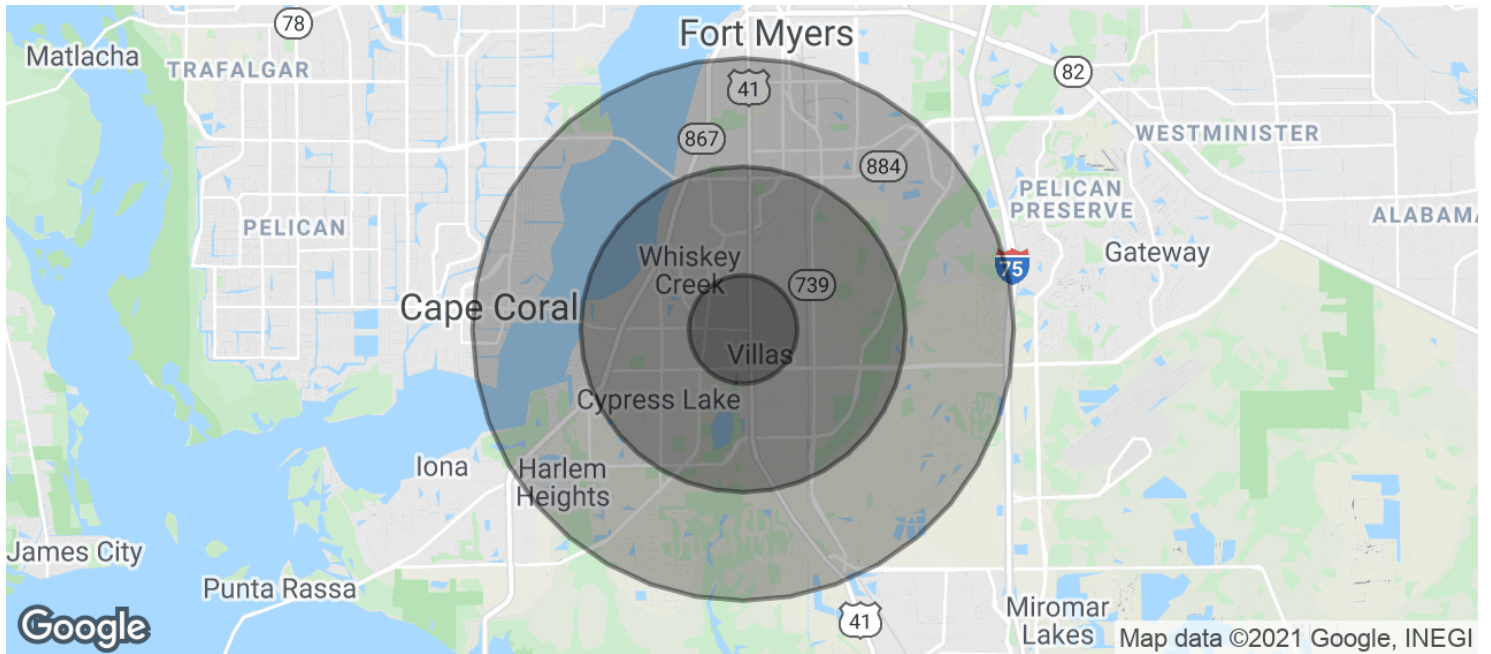


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,819	59,468	118,951
Average age	43.2	46.5	46.7
Average age (Male)	39.9	44.4	45.7
Average age (Female)	46.0	48.2	47.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,397	27,589	54,062
# of persons per HH	2.2	2.2	2.2
Average HH income	\$56,459	\$66,862	\$73,248
Average house value	\$213,209	\$242,105	\$274,862

\* Demographic data derived from 2010 US Census

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