



FOR LEASE

**New monument
 sign
 just installed!
 More Renovations**



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 Dr. included. 6,134± SF Office available in back building.

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

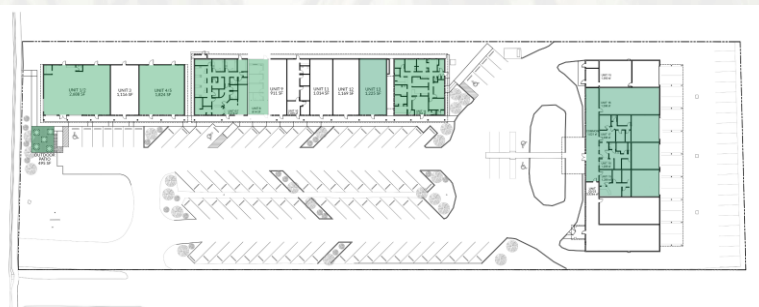
- Ample Parking
- Medical Impact Fees Paid
- Pylon and Building Signage
- Full-Median Cut
- Close Proximity to Cape Coral & US 41
- Medical, Professional Office & Retail Uses

DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Population	9,642	53,514	86,942
Avg. HH Income	\$73,438	\$76,633	\$75,088
Households	5,210	25,601	40,803

PROPERTY HIGHLIGHTS

YEAR BUILT	1975 – Renovation 2018
ZONING	CT – Commercial Tourist
AVAILABLE	814 – 6,134± SF
RENTAL RATE	\$10.25 - \$16.00 PSF NNN
CAM	\$3.80 PSF



RENOVATIONS IN PROGRESS

- New large, impact-resistant windows
- New front roof mansard roofing & gables
- New exterior plantings
- New building paint
- Parking lot updates

CONTACT:

Thomas Pepitone
 239.321.5151 x114
 tom@pepitonerealty.com

Pepitone Properties Corp.
 8890 Salrose Lane, Suite 200
 Fort Myers, FL 33912

www.pepitonerealty.com

FLOOR PLANS



UNIT	SIZE	LEASE RATE	COMMENTS
1/2	3,183± with outdoor seating	\$16.00 NNN	End Cap - Possible Restaurant. Owner will install hood & grease trap. Other improvements may be negotiable. Outdoor Seating of 495± SF can be added for total of 3,183± SF. Additional adjacent space available for use as a market.
4/5	1,824±	\$10.25 NNN	Renovation negotiable. Space will be gray shell with cement floors. Can be divided.
6/7	2,418±	\$10.25 NNN	Former Pediatric Dentist Office.
8	814±	\$10.25 NNN	Move-In Ready with new carpet and paint. Available Now.
13	1,225±	\$10.25 NNN	Available February 1, 2019
14	2,264±	\$10.25 NNN	Renovation negotiable. Space will be gray shell with cement floors.
16 to 19	6,134±	\$10.25 NNN	Renovation negotiable. Space will be gray shell with cement floors.

CONTACT:

Thomas Pepitone
 239.321.5151 x114
 tom@pepitonerealty.com

Pepitone Properties Corp.
 8890 Salrose Lane, Suite 200
 Fort Myers, FL 33912

www.pepitonerealty.com