

FREESTANDING MEDICAL/OFFICE BUILDING

8570 GRANITE COURT
FORT MYERS, FL 33908



2,916 SF

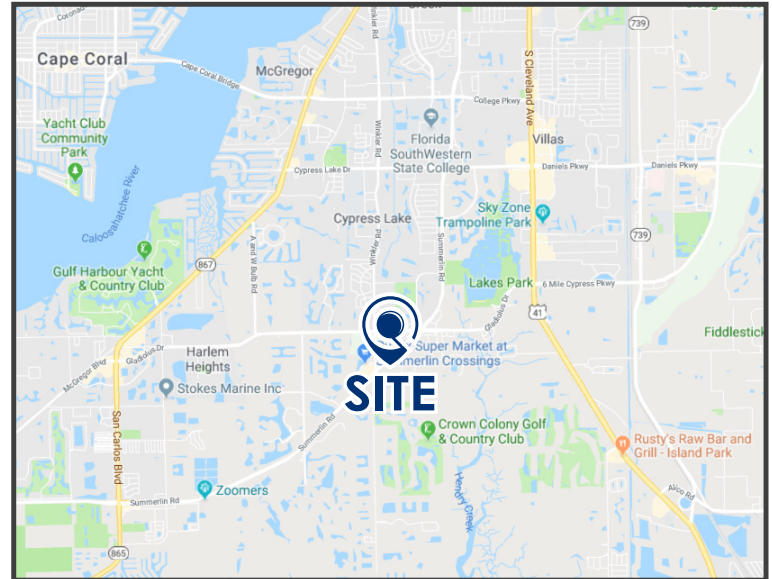
**MEDICAL/OFFICE
FOR LEASE**

**\$13.00 PSF NNN
\$5.00 CAM**

PROPERTY INFORMATION

Lease Rate:	\$13.00 PSF NNN (\$5.00 CAM)
Total Size Available:	2,916 SF
Total RBA:	5,618 SF
Built / Renovated:	1998 / 2014
Summerlin Road AADT:	35,033 CPD
Winkler Road AADT:	14,300 CPD
Parking:	6.41/1,000 SF

- This is a beautifully renovated freestanding office building that is located between Health Park and Gulf Coast Hospital.
- Join LifeStance, a national provider of behavioral healthcare services as the only other tenant in this building.
- Located in a well established office park with easy access from the signalized intersection of Summerlin Road and Winkler Road.
- The space is currently open floorplan but can be buildout to your specification.
- Tenant buildout is negotiable.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	8,708	51,092	121,595
Five-Year Increase	2.1%	2.1%	2.0%
Avg Household Income	\$91,214	\$68,952	\$68,272
Total Households	3,862	25,196	59,107
Daytime Employees	2,633	28,190	71,863

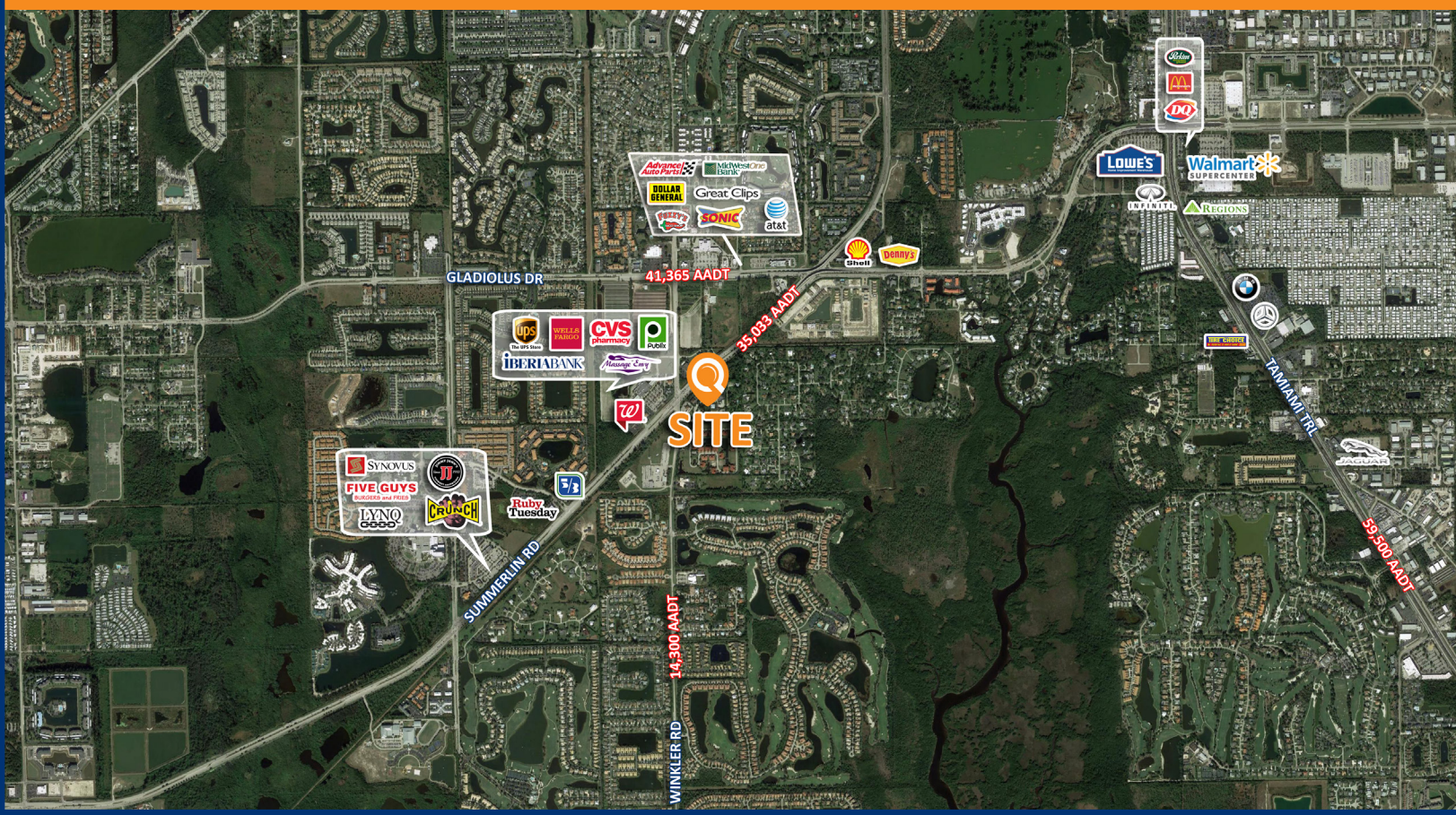
(Applied Geographic Solutions 2019)

LQWEST.COM/GRANITE-OFFICE

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**AVAILABLE
2,916 SF**

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.