

# THE MEDICAL VILLAGES AT GCTC



9924 GULF COAST MAIN STREET  
FORT MYERS, FL



**901 - 36,697 SF**



**MEDICAL/PROFESSIONAL  
OFFICES FOR LEASE**



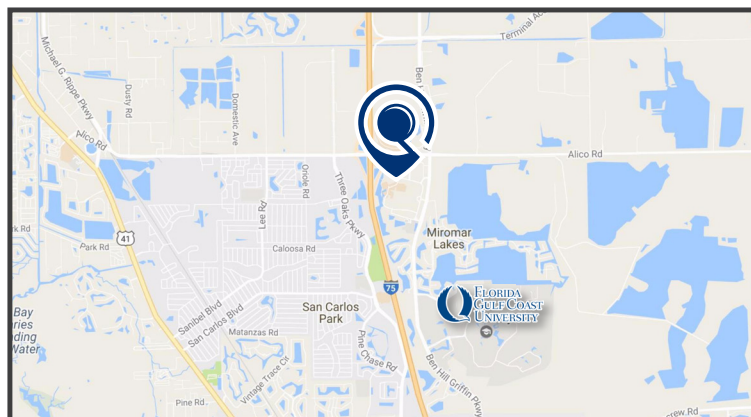
**CALL FOR  
LEASE RATES**

## NEW OPPORTUNITY TO MEET DEMAND FOR PATIENT SERVICES!

- Five miles to the nearest, existing medical office.
- Abundance of parking; 6.9/1,000 SF (252 Spots).
- Just 1.5 miles to Florida Gulf Coast University Campus.
- Variety of unit sizes available for build-to-suit.

## PROPERTY INFORMATION

<b>Lease Rate:</b>	Negotiable
<b>Min Size Available:</b>	901 SF
<b>Max Size Available:</b>	36,697 SF
<b>Year Built:</b>	2005
<b>Traffic Counts:</b>	
Interstate-75 AADT:	100,500
Ben Hill Griffin AADT:	32,000
Alico Road AADT:	23,925



## DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
<b>Total Population</b>	3,293	30,574	66,290
<b>Five-Year Increase</b>	3.9%	3.0%	3.1%
<b>Avg Household Income</b>	\$137,363	\$82,947	\$90,367
<b>Total Households</b>	1,257	10,572	27,045
<b>Avg Medical Expenditures</b>	\$4,688	\$5,414	\$6,338
<b>Daytime Employees</b>	3,437	9,267	29,125

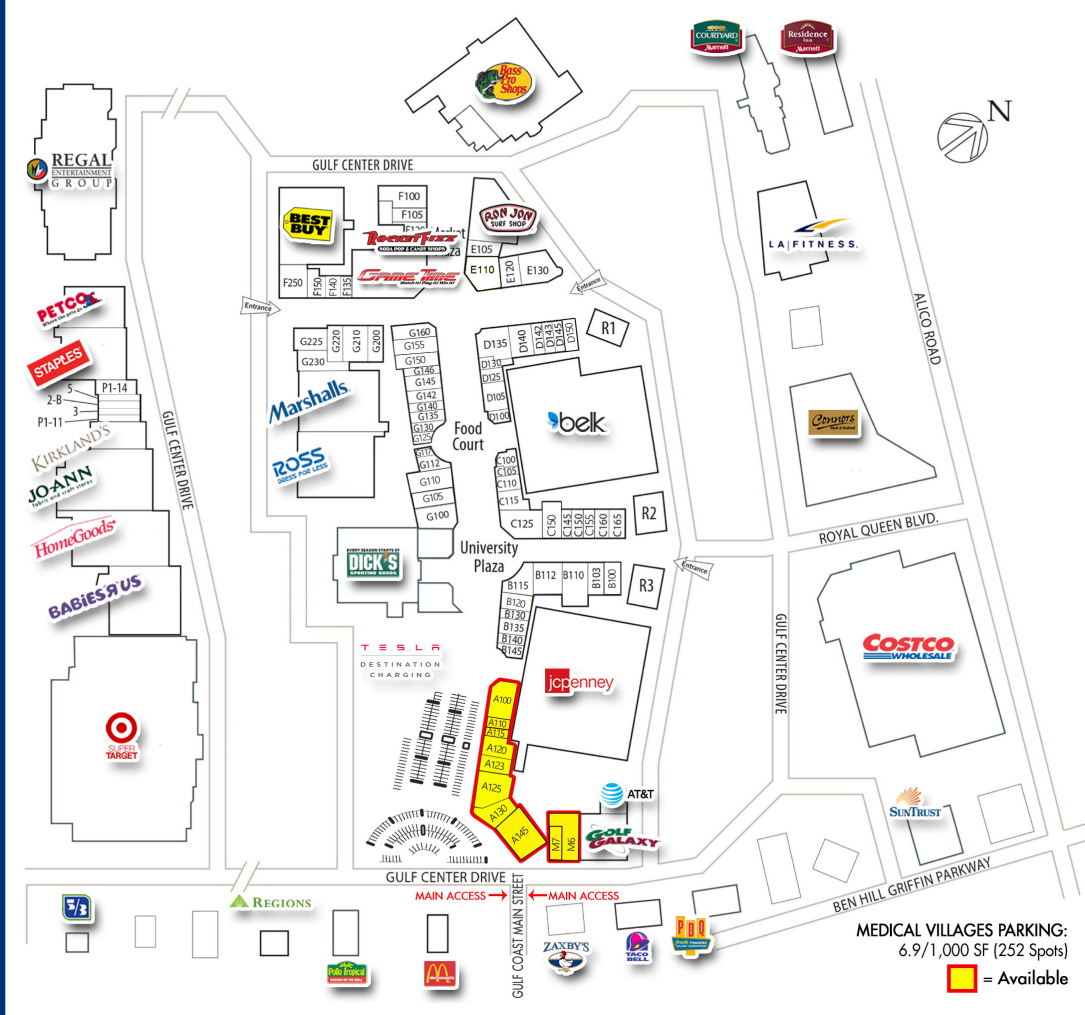
(Applied Geographic Solutions 2017)

[LQWEST.COM/MEDICAL-VILLAGES-GCTC](http://LQWEST.COM/MEDICAL-VILLAGES-GCTC)

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**AVAILABLE UNITS**

UNIT	SIZE
A100	5,298 SF
A110	1,378 SF
A115	901 SF
A120	3,658 SF
A123	1,751 SF
A125	5,575 SF
A130	4,864 SF
A145	7,340 SF
M6	4,532 SF
M7	1,400 SF

MEDICAL VILLAGES PARKING:  
6.9/1,000 SF (252 Spots)  
■ = Available

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