

# EASTPOINTE PROFESSIONAL CENTER

4048 EVANS AVENUE  
FORT MYERS, FL



**1,600 SF -  
15,000 SF**



**MEDICAL/PROFESSIONAL  
OFFICE FOR LEASE**



**\$11.00 PSF  
GROSS**

## PROPERTY INFORMATION

<b>Lease Rate:</b>	\$11.00 PSF Gross
<b>Min SF Available:</b>	1,600 SF
<b>Max SF Available:</b>	15,000 SF
<b>Year Built / Renovated:</b>	1982 / 2017
<b>Use:</b>	Medical/Professional Office

One block north of Colonial Boulevard.

Two-story office building featuring covered parking and new renovations inside and out.

SUITE	SIZE	LEASE RATE
303	4,454 SF	\$11.00 PSF
306	1,600 SF	\$11.00 PSF
305	3,493 SF	\$11.00 PSF
2 <sup>nd</sup> Floor	15,000 SF	\$11.00 PSF



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
<b>Total Population</b>	9,671	61,608	144,480
<b>Five-Year Increase</b>	3.4%	3.3%	3.4%
<b>Avg Household Income</b>	\$34,923	\$54,897	\$65,139
<b>Total Households</b>	4,111	25,106	61,715
<b>Daytime Employees</b>	16,154	58,966	106,253

(Applied Geographic Solutions 2017)

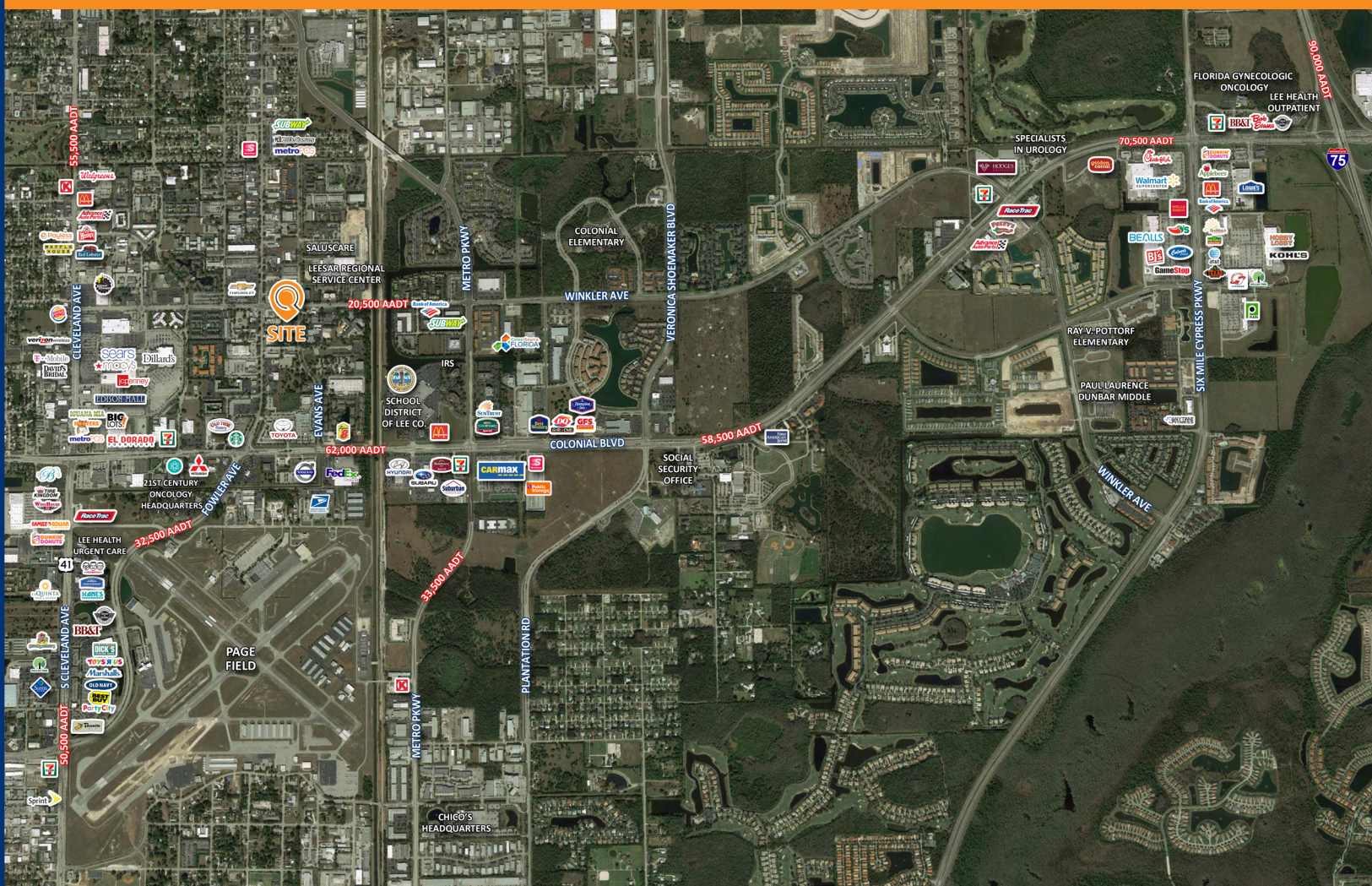
[LQWEST.COM/EASTPOINTE-PROFESSIONAL](http://LQWEST.COM/EASTPOINTE-PROFESSIONAL)

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