

MEDICAL OFFICE SPACE ON SUMMERLIN ROAD 5248 RED CEDAR DR., FORT MYERS, FL 33907

FOR LEASE



PROPERTY SUMMARY

Located within Summerlin Bend Professional Park, this 6,100 ± SF medical space is fully builtout and features many turn-key exam rooms. Building and Monument signage on Summerlin Rd. included.

Conveniently located off Summerlin Rd. (between Boy Scout Dr. and Colonial Blvd.) with easy access to US 41.

DEMOGRAPHICS

| 2017 | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|-----------------------|----------|
| Population | 13,000 | 65,199 | 155,106 |
| Avg. HH Income | \$60,635 | \$63,941 | \$68,720 |
| Households | 5,402 | 29, <mark>22</mark> 4 | 70,823 |

CONTACT: Thomas Pepitone 239.321.5151 x114 tom@pepitonerealty.com

www.pepitonerealty.com

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

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PROPERTY HIGHLIGHTS

| AVAILABLE | 6,100± SF (Max. contiguous to 10,525± SF) | |
|-------------|--|--|
| RENTAL RATE | \$12.00 PSF NNN | |
| UNIT NUMBER | 102 | |
| ZONING | PO – Professional Office (City of Fort Myers) | |
| YEAR BUILT | 2000 | |
| PARCEL ID | 02-45-24-P4-02700.0070 | |



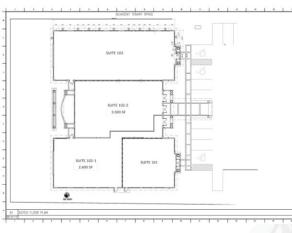


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FLOOR PLAN – UNIT 102



ALTERNATIVE FLOOR PLANS







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