

THE PLAZA

AT GLADIOLUS PRESERVE

9671 GLADIOLUS DR
FORT MYERS, FL 33908

Premier Medical Office Space for Lease



PROPERTY SUMMARY

Discover your next medical practice's perfect home in the heart of Fort Myers, Florida. Available for lease starting December 1st, this is your opportunity to secure the anchor space in this newly remodeled Medical Office Building, strategically situated just 5 minutes away from the renowned Golisano Children's Hospital and Healthpark Medical Center.

PROPERTY HIGHLIGHTS

Your Practice Deserves the Best:
Unveil a world of possibilities within this thoughtfully designed medical office unit. Boasting a spacious layout, this unit includes all the essential elements to ensure your practice thrives.

Opportunity

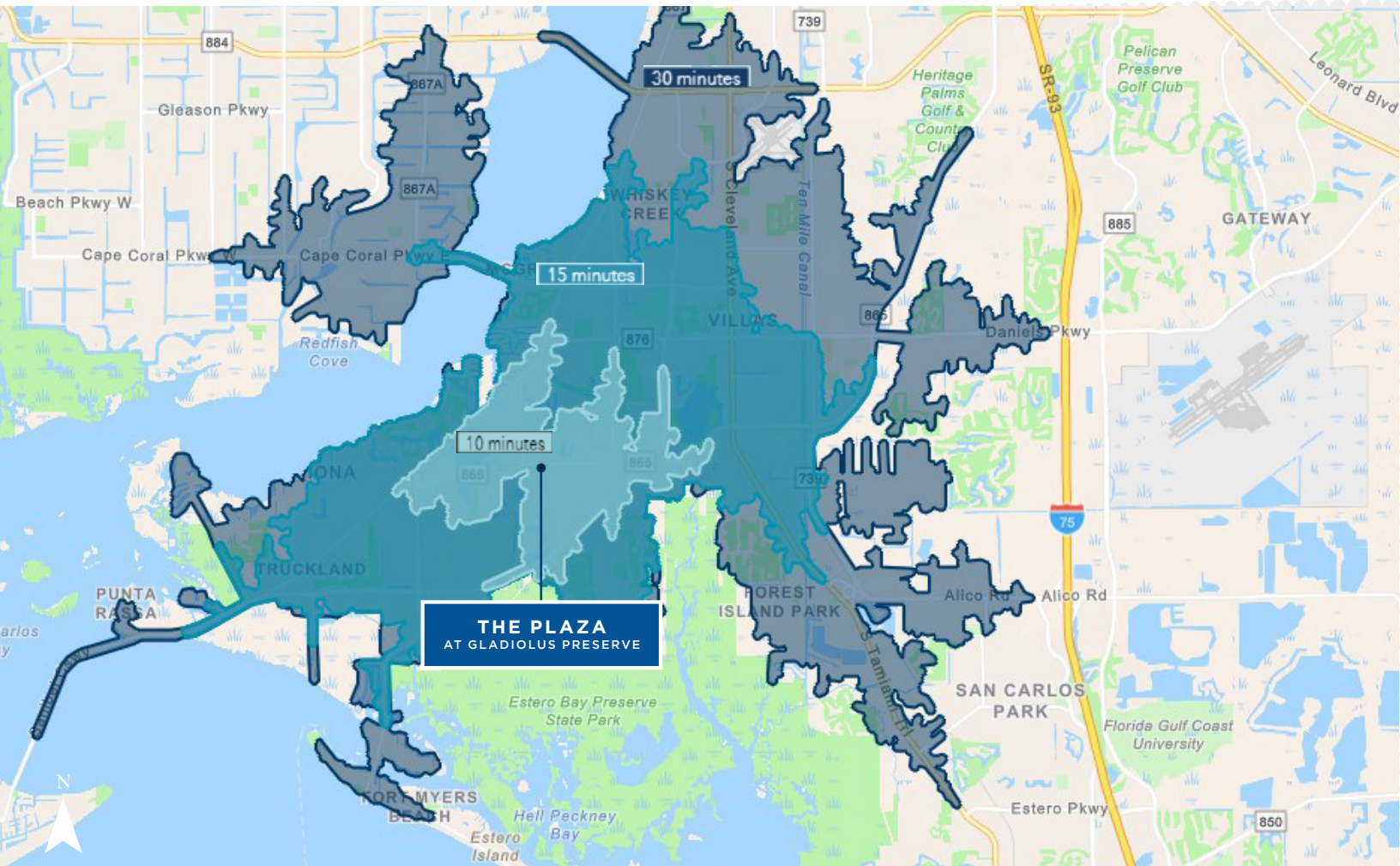
- **Prime Location:** Perfectly positioned just 5 minutes from Golisano Children’s Hospital and Healthpark Medical Center, guaranteeing a steady flow of potential patients.
- **Newly Remodeled:** This space has been carefully updated to provide a modern and inviting environment for both patients and staff.
- **Anchor Space:** Your practice will enjoy the prominence and visibility that comes with being the anchor tenant in this prestigious medical complex.

SUITE SIZE
3,066 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	10,423	59,750	126,937
2023 MEDIAN AGE	49 Yrs	58.6 Yrs	57.1 Yrs
2023 AVERAGE HOUSEHOLD INCOME	\$61,144	\$60,631	\$60,770
2023 AVERAGE MEDICAL SPENDING	\$862	\$938	\$925

Drive-Time From Property



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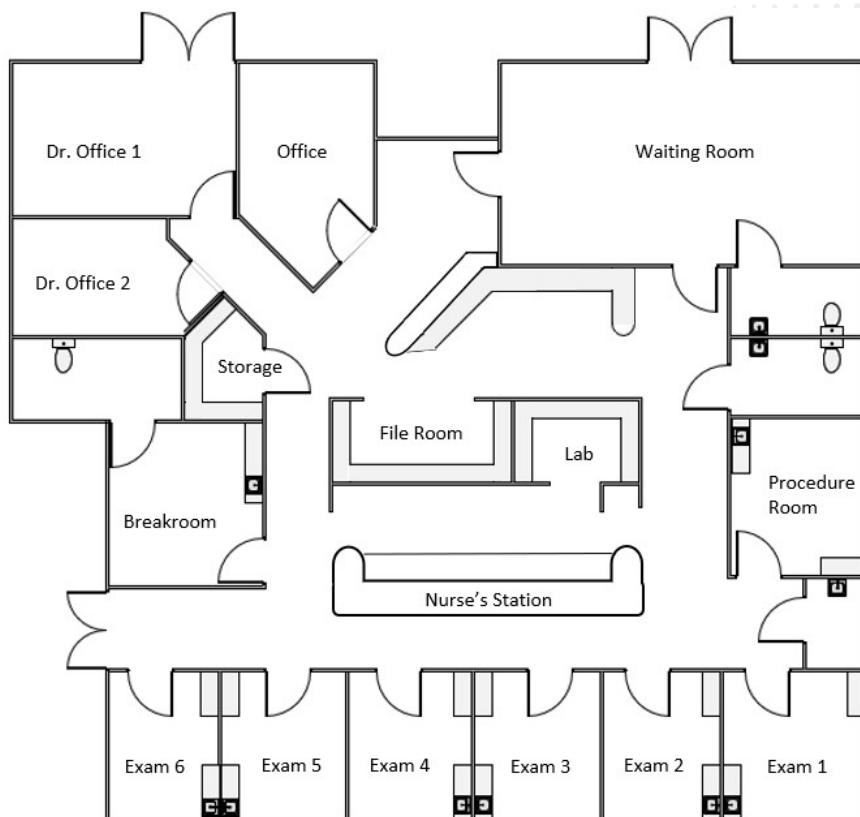
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MEDICAL OFFICE BUILDING

Suite 109 | 3,066 SF - Available 12/1/2023

Lease Rate - \$27.00

Monthly Total - \$6,898.50 *taxes not included



SPACE HIGHLIGHTS

- **Waiting Area:** A warm and welcoming reception for your patients, designed for their comfort and relaxation.
- **Reception Area:** A well-organized space to efficiently manage patient check-ins, appointments, and inquiries.
- **Seven Exam Rooms with Sinks:** State-of-the-art examination rooms equipped with the latest amenities to provide top-notch care.
- **Two Doctor's Offices:** Private, comfortable spaces for physicians to consult with patients and plan treatment strategies.
- **Lab Area:** A dedicated space for conducting essential medical tests and analyses.
- **Storage:** Secure, ample storage space for all your medical supplies and equipment.
- **Two Patient Bathrooms:** Ensuring convenience and privacy for your patients.
- **Staff Break Room with Bathroom:** A cozy space for your team to unwind and recharge during breaks.



5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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