

8000 SUMMERLIN LAKES DR.

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FORT MYERS, FL 33907

FOR LEASE



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COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Executive Summary

STUNNING PROFESSIONAL
OFFICE SPACE AVAILABLE NOW!

Property Overview

ADDRESS	8000 Summerlin Lakes Dr. Fort Myers, FL 33907
LEASE RATE	\$17.00 - \$19.00
CAM	\$5.05 PSF
SUBMARKET	S Fort Myers/ San Carlos
NNN LEASABLE AREA	15,058 SF
YEAR BUILT	2007
STORIES	2
ZONING	CC - Commercial
NUMBER OF UNITS	2
PROPERTY TYPE	Professional Office Building
STRAP NUMBERS	23-45-24-07-00000.0070

Property Description

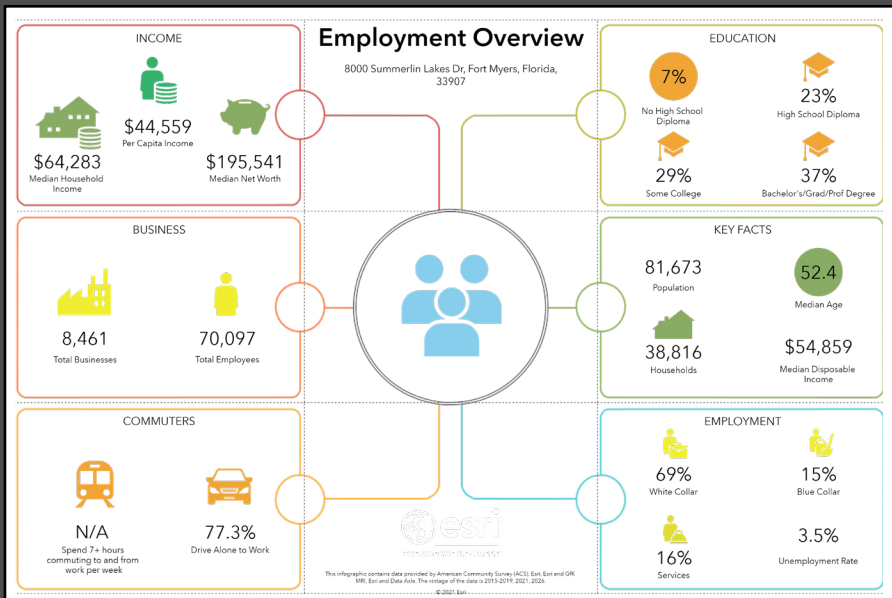
8000 Summerlin Commons Rd is a two-story 15,058-square-foot (SF) office building that sits on approximately 1.00 acre in the S. Fort Myers/San Carlos submarket of Lee County. The building is located just south of Cypress Lake Dr and has visibility from Summerlin Rd and frontage on Summerlin Lakes Dr. The property features elevator or stairwell access to the 2nd floor, fully sprinkled interior, and sufficient surface parking or four covered spaces.



Property Highlights

- Excellent visibility on Summerlin Rd.
- Located just off Cypress Lake Dr.
- Monument signage on Summerlin Rd
- Centrally located in Fort Myers
- Ample parking with 63 spaces some covered options
- Parking ratio 4.1/1,000 SF
- Property fully sprinkled

Demographics

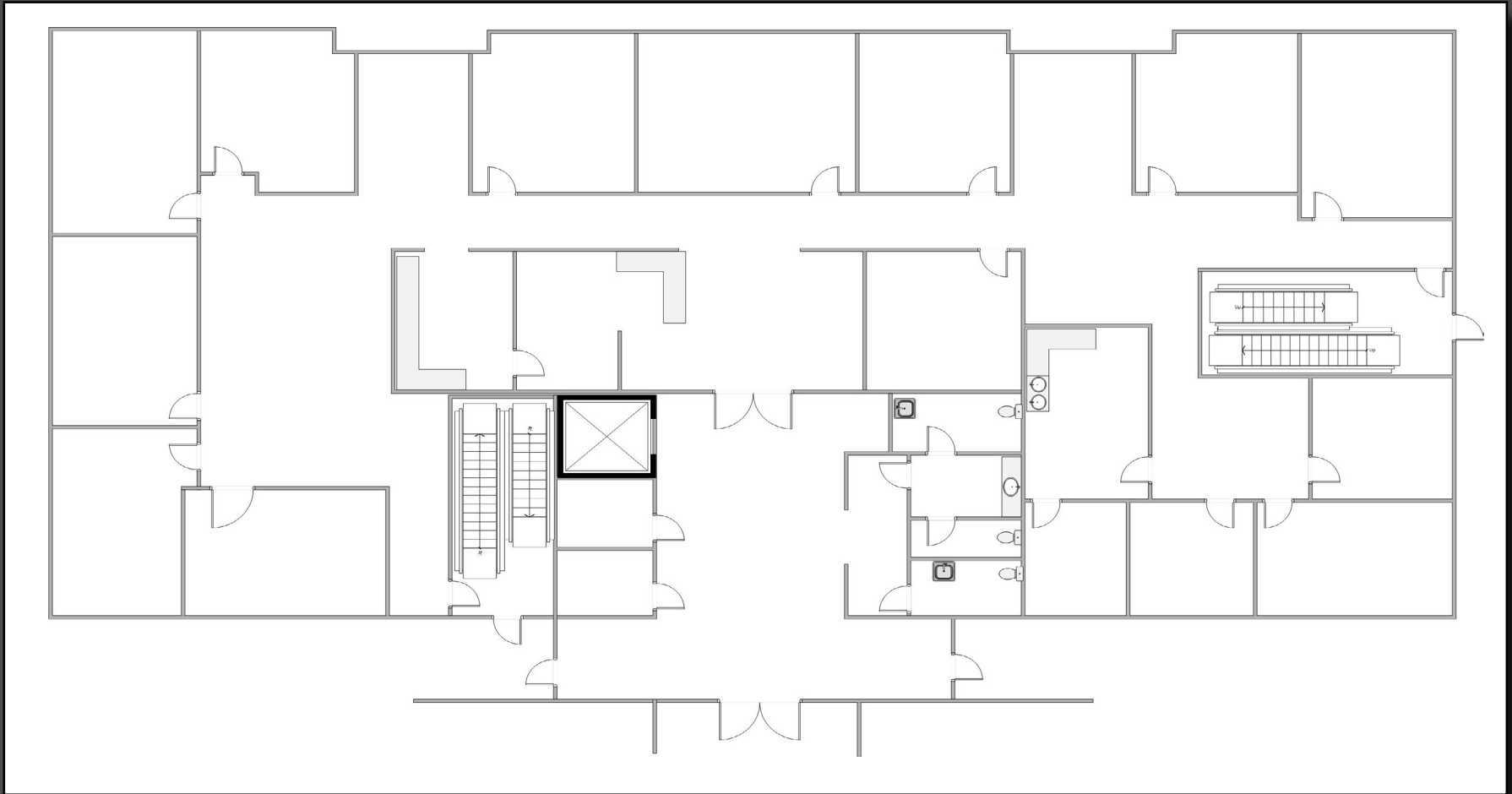


Income	2 mile	5 mile	10 mile
	Avg Household Income	\$75,882	\$88,298
Median Household Income	\$58,772	\$61,707	\$64,700

Households	2 mile	5 mile	10 mile
	2010 Households	17,120	57,579
2023 Households	19,583	68,652	198,051
2028 Household Projection	20,070	70,707	205,543
Annual Growth 2010-2023	0.7%	0.8%	1.4%
Annual Growth 2023-2028	0.5%	0.6%	0.8%

Floor 1

Floor Plans



Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total*
1st Floor	±6,311 SF	\$19.00 NNN	\$5.05	\$12,648.30

*Monthly total excludes TAX

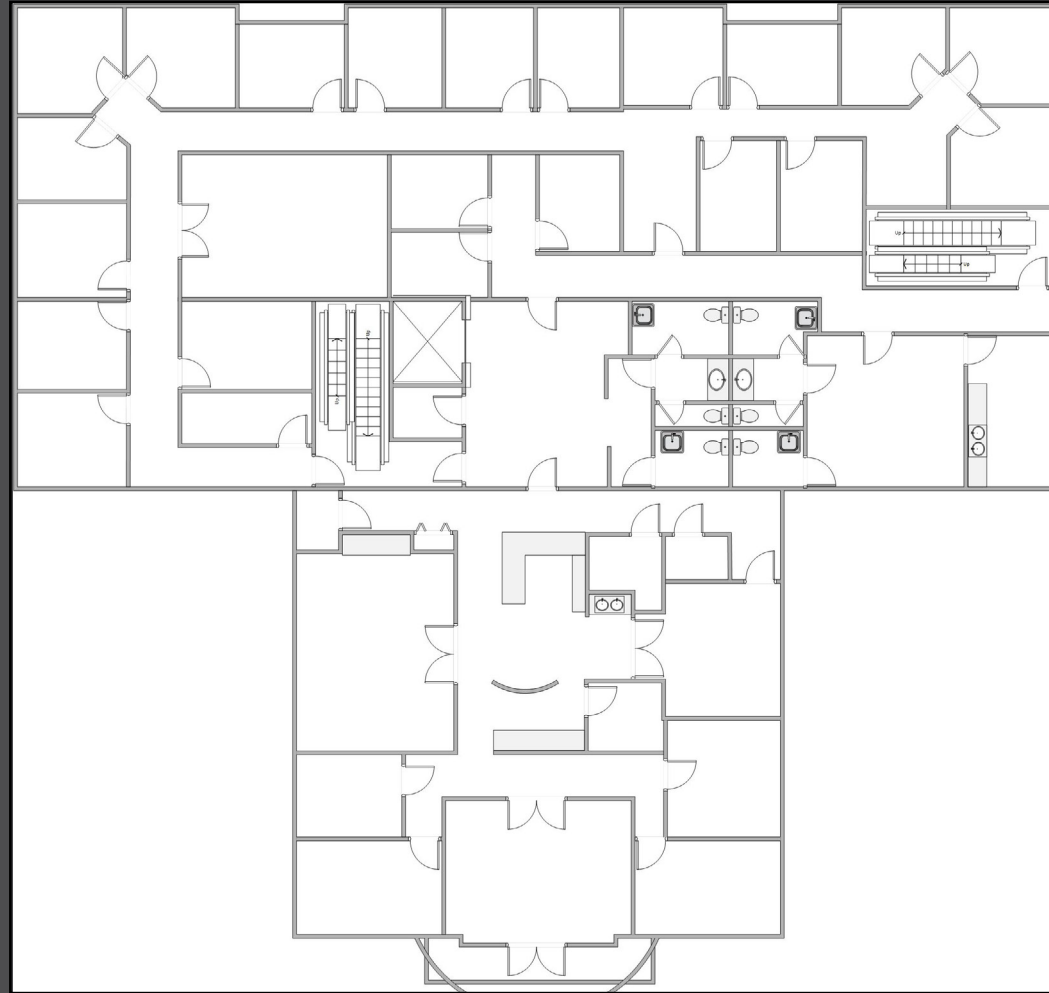
Floor 1

Photos



Floor 2

Floor Plans

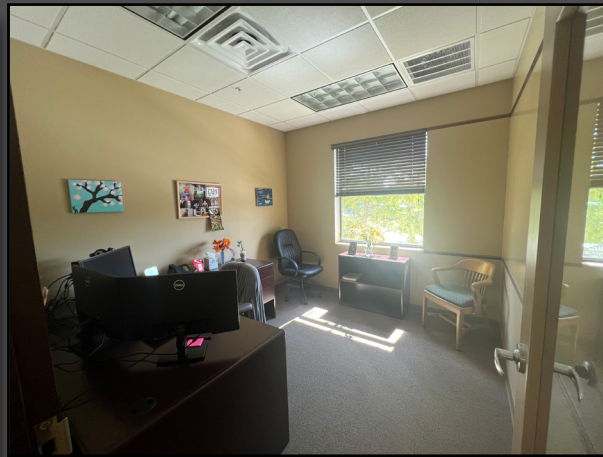


Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total*
2nd Floor	±8,754 SF	\$17.00 NNN	\$5.05	\$16,085.48

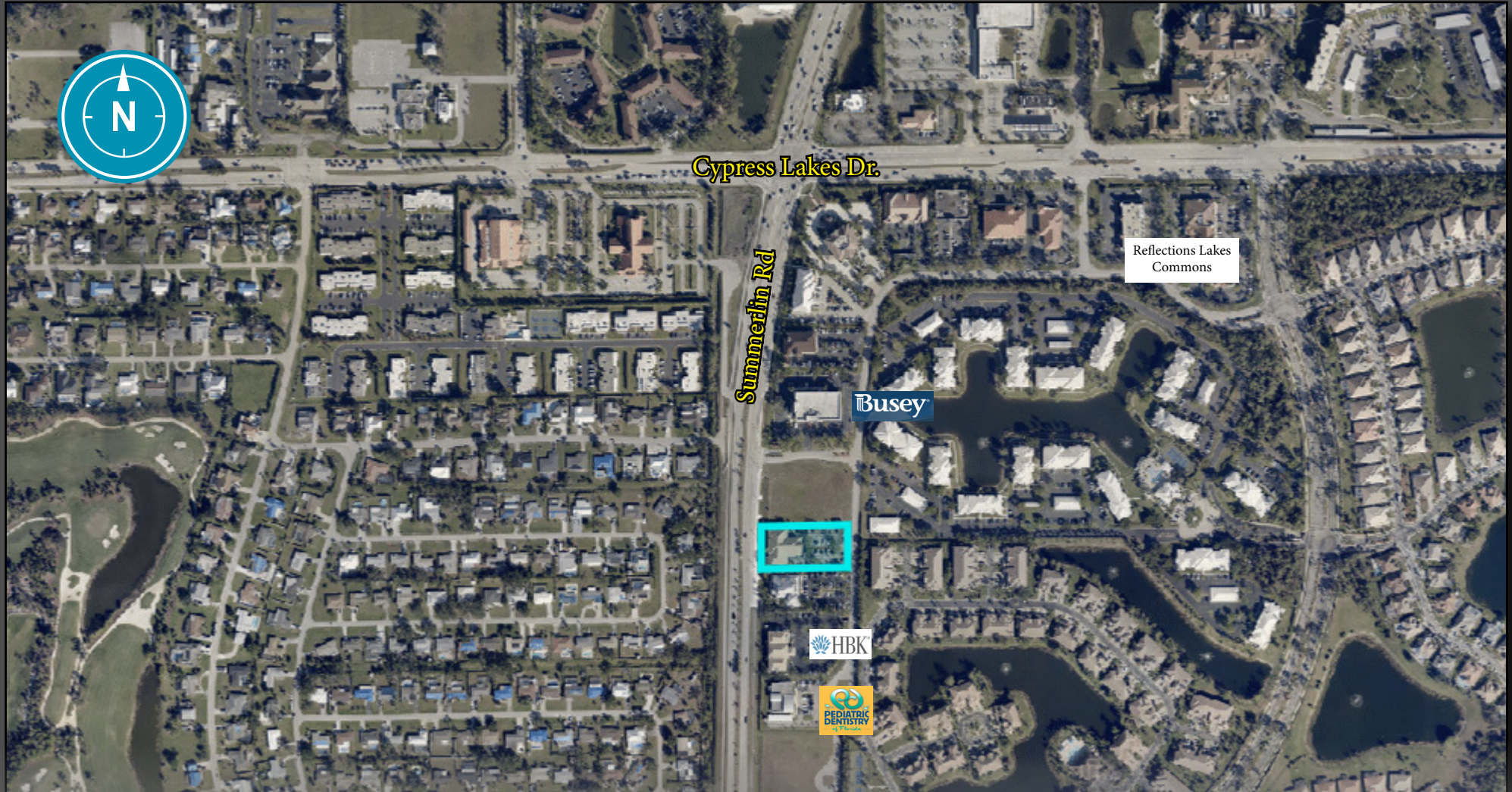
*Monthly total excludes TAX

Floor 2

Photos



Location



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