



FOR LEASE – Office/Medical/Retail Space
7890 Summerlin Lakes Dr., Unit #3
Fort Myers, FL 33907

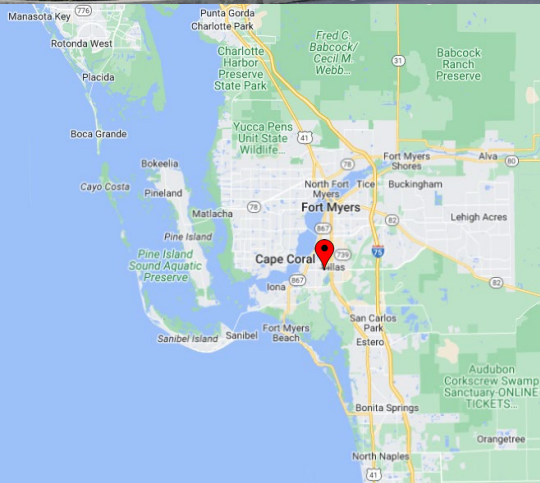
Building has new paint & new monument sign.

Lease Price: \$21 - \$25 PSF + CAM + Sales Tax

Space Available: 2,049± SF

Zoning: CC (Community Commercial)

Strap #: 23-45-07-0000B.0010



Property Description:

- Year Built: 2001
- Fully built-out as medical w/ offices & exam rooms
- Reception area with ample seating
- Plenty of storage/closet space
- (2) ADA Bathrooms
- Parking Ratio: 8/1,000 SF (88 spaces)
- Close to US 41 and I-75
- Tuscany Italian Market and Mastello Ristorante recently opened



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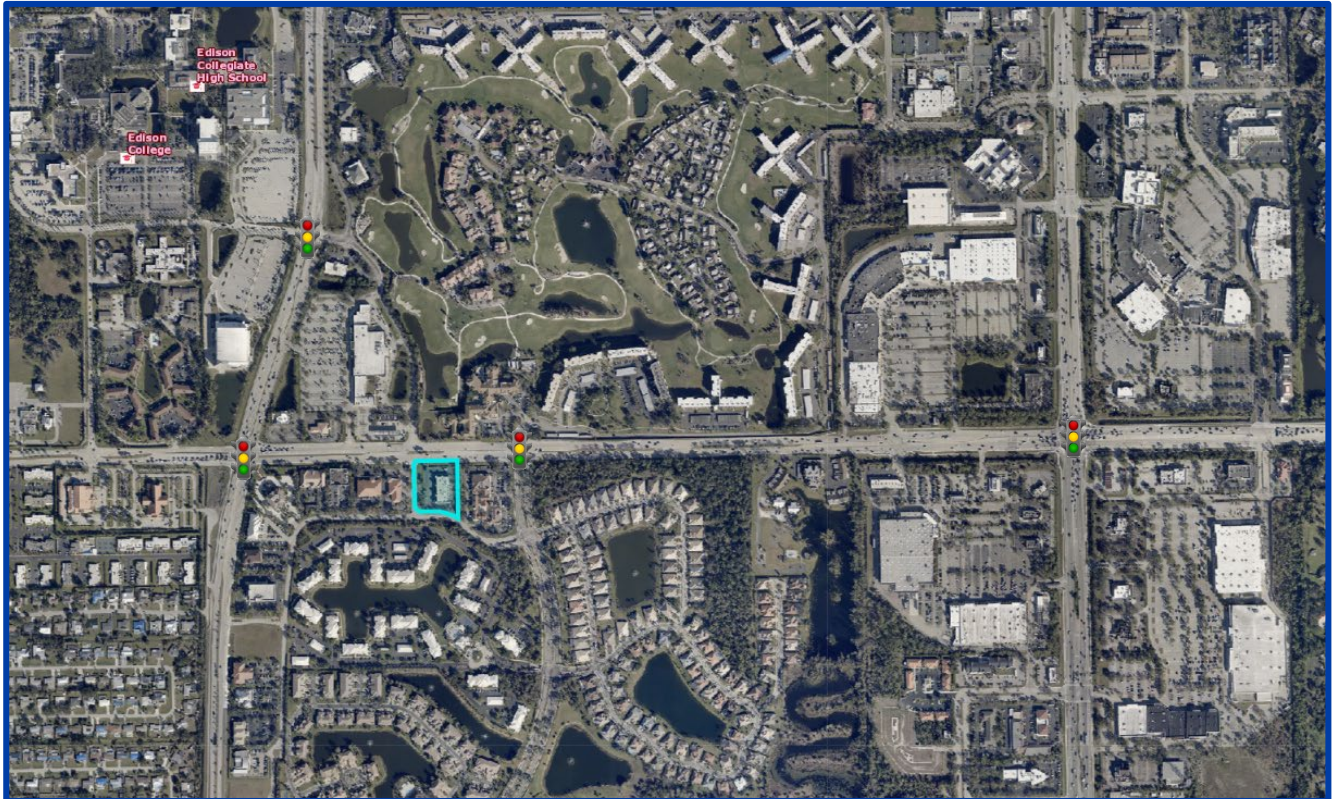


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DEMOGRAPHICS (2023)

7890 Summerlin Lakes Dr., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	38,150	147,487	460,752
Median Age	52.1	52.4	49.6
Total Households	19,154	69,610	199,754
Traffic Count (2022)	28,500 (Cypress Lake Dr) 33,000 (Summerlin Rd.)		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaelfrye.com

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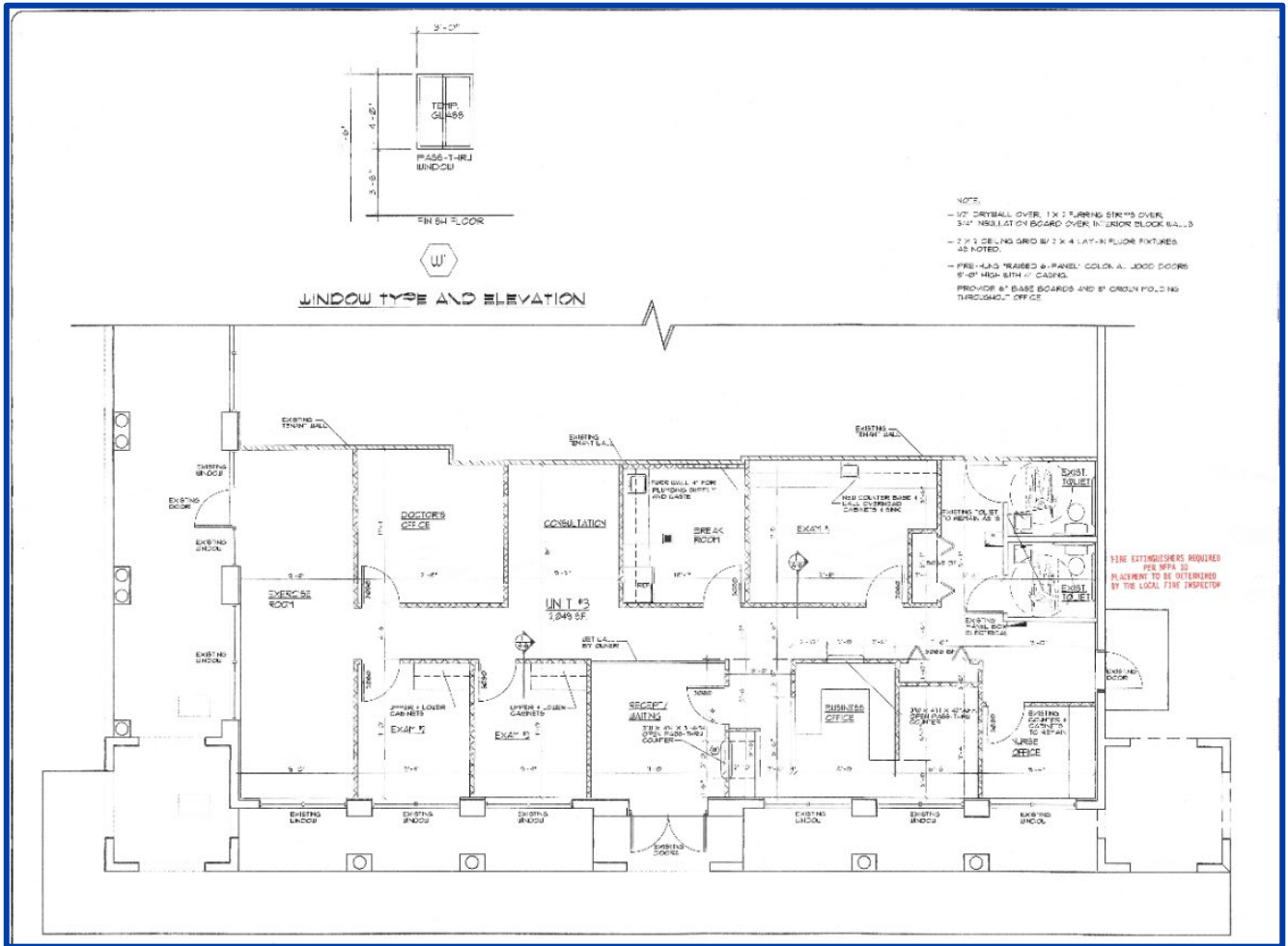


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FLOORPLAN



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