



MAYHUGH
COMMERCIAL ADVISORS



FOR SALE

14171 METROPOLIS AVE, UNIT 101 | FORT MYERS, FL 33912

NNN MEDICAL OFFICE



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EXECUTIVE SUMMARY

Investment Opportunity: Class B Medical Office Building with Strong Credit Tenant

Mayhugh Commercial Advisors is proud to present 14171 Metropolis Ave, Unit 101 in Fort Myers – an opportunity to acquire a space in a medical office building with ample parking, along heavily trafficked Metro Parkway. This prime location offers outstanding visibility.

This triple net medical office building, located just one mile from Gulf Coast Medical Center (Lee Health), offers an updated (2021) 11-exam-room facility with four offices, two nurses' stations, a large reception area, and six restrooms. The property features a break room, ample storage, and abundant parking. Anchored by a tenant with 150+ locations, this Class B office ensures strong credit backing. Its prime proximity to major medical providers makes it an ideal investment for long-term returns in the healthcare sector.

Unit 101 is occupied by Millennium Physician Group (MPG), headquartered in Fort Myers, they are a leading healthcare provider in the Southeast with over 900 professionals across Florida, Texas, and North Carolina. Specializing in primary care, MPG also offers services in specialty care, walk-in centers, radiology, labs, physical therapy, telehealth, wellness, home health, hospital care, and care management. Nationally recognized for its value-based care model and strong physician engagement, MPG is a trusted name in comprehensive healthcare delivery.

OFFERING HIGHLIGHTS

LISTING PRICE	\$1,391,295
NET OPERATING INCOME	\$76,521.24
CAP RATE	5.5%
PRICE PSF	\$267.20



PROPERTY OVERVIEW

ADDRESS	14171 Metropolis Ave, Unit 101 Fort Myers, FL 33912
YEAR BUILT	1994
BUILDING SIZE	5,207± SF
PARCEL NUMBER	30-45-25-03-00000.1010

OPPORTUNITY



Medical tenant with a strong track record



A turnkey investment: modern and functional design ideal for healthcare use



Cap rate of 5.5%, offering stable and reliable income



Equipped with multiple procedure rooms for medical services



Ample parking for patients and staff



Strategic location in a high-traffic area with excellent accessibility



Long-term security with a strong tenant providing stable, long-term cash flow



PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	14171 Metropolis Ave, Unit 101 Fort Myers, FL 33912
YEAR BUILT	1994
UNIT SIZE	5,207± SF
BUILDING SIZE	10,150± SF
LAND SIZE	0.82± AC
ZONING	CPD
PARCEL NUMBER	30-45-25-03-00000.1010
PARKING SPACES	54 (shared) or 5.32 spots / 1,000 SF
CONSTRUCTION TYPE	Concrete Block
CLASS TYPE	Class B



HIGHLIGHTS

Strong Credit Tenant (150+ Locations)

Unit updated 2021

Great Proximity to Gulf Coast Medical Center (Lee Health) and other major medical providers

Ample Parking

PROPERTY PHOTOS

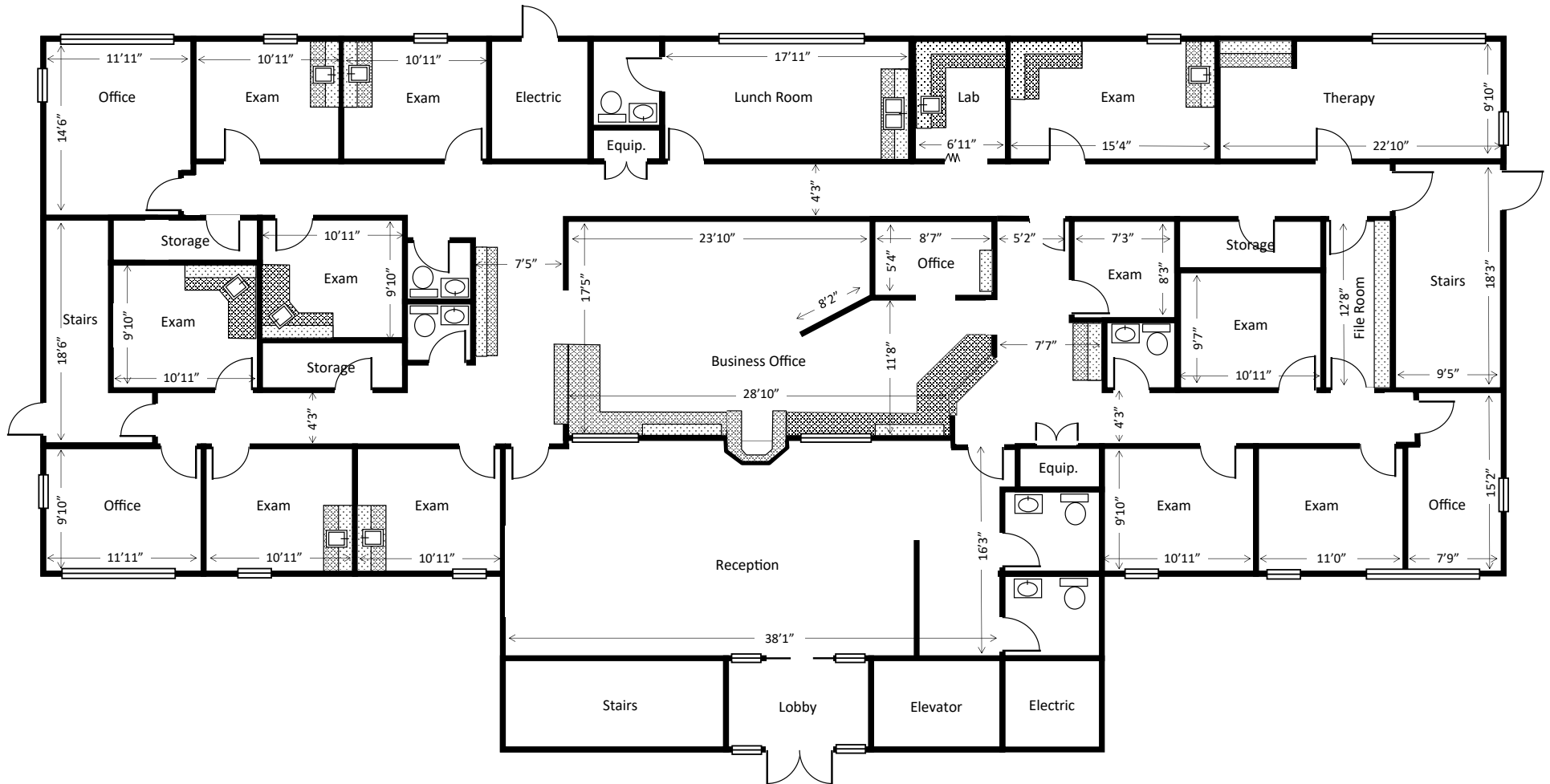


PROPERTY PHOTOS



FLOORPLAN

UNIT 101



This floorplan is for illustrative purposes only and is not drawn to scale.

TENANT OVERVIEW



Headquartered in Fort Myers, Millennium Physician Group (MPG) has quickly become a leading physician group in the Southeast with more than 900 healthcare providers located throughout Florida, Texas, and North Carolina. Services center on primary care and are complemented by specialty care, walk-in centers, radiology and lab services, physical therapy, telehealth, wellness programs, home health, hospital care, and multiple care management programs. Millennium is nationally recognized as a leader in value-based care with consistently high levels of physician engagement.



TENANT	Millennium Physician Group, LLC	HQ LOCATION	Fort Myers, FL
FOUNDED	2008		
NUMBER OF PROVIDERS	900+		

[CLICK HERE TO VIEW WEBSITE](#)

LOCATION OVERVIEW

A highly desirable location for businesses seeking a well-connected and dynamic community.



Conveniently located near several medical facilities



Close to recreational spots with walking trails, lakes, and family-friendly activities

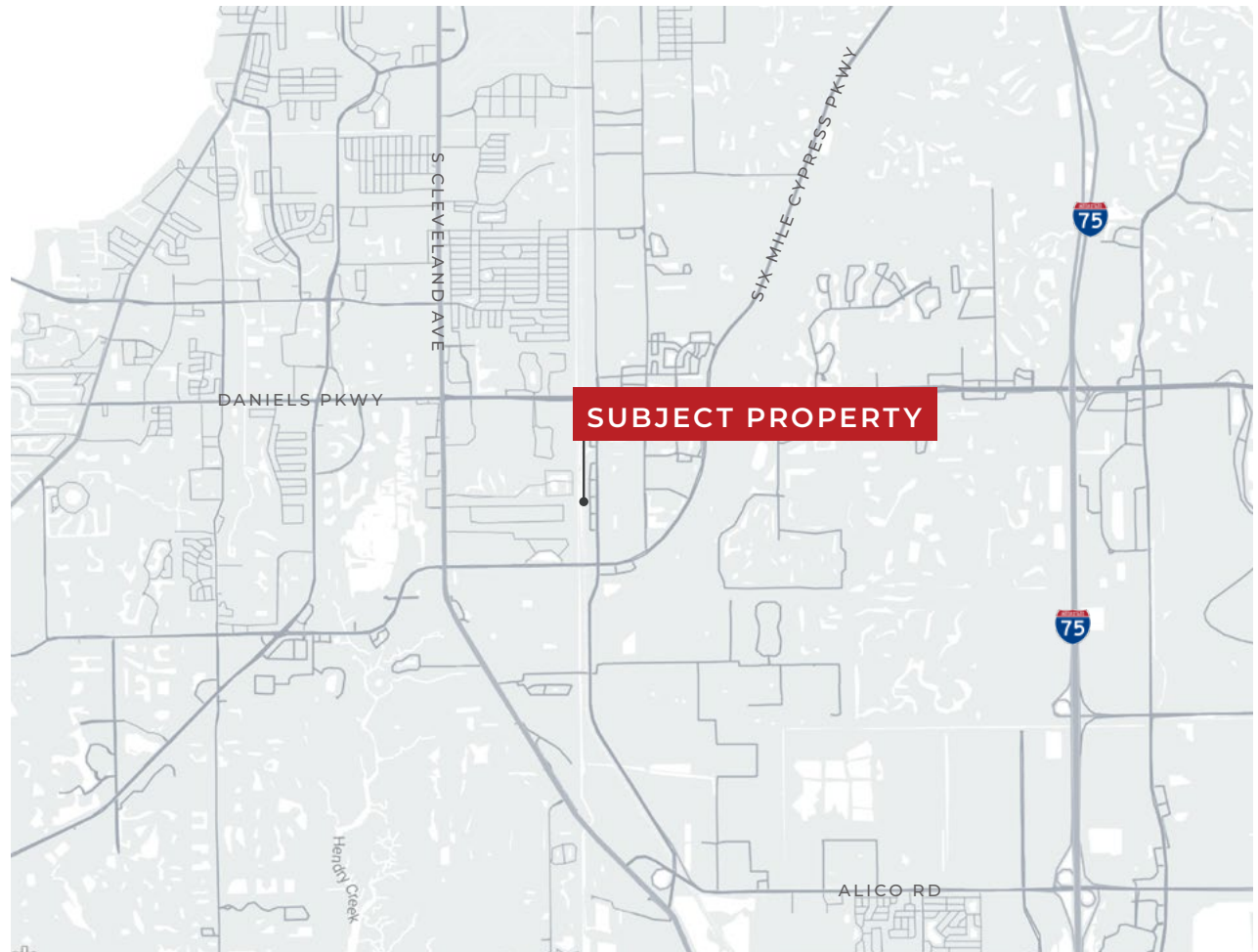


Within a short drive there are multiple retail and dining options

Strategically located in a prominent commercial area of Fort Myers, Florida. The property benefits from excellent connectivity to major highways such as US-41 and I-75, facilitating easy access to key destinations like Sanibel Island and Fort Myers Beach. This prime location enhances its appeal to businesses looking to attract clients and employees alike.

The surrounding area boasts a rich array of amenities that cater to both personal and professional needs. Within a short drive, residents and employees can enjoy shopping and dining at Bell Tower Shops, a popular outdoor shopping center featuring upscale retailers, diverse restaurants, and entertainment venues. For healthcare, several medical facilities, including HealthPark Medical Center and Lee Memorial Hospital, are conveniently nearby, ensuring easy access to essential services.

In addition to commercial conveniences, the property is situated close to recreational spots such as Lakes Regional Park, a sprawling 279-acre park that offers walking trails, lakes, and family-friendly activities, providing a relaxing environment for employees and visitors alike. The business environment in the vicinity is well-established, featuring a mix of professional offices, medical practices, and corporate spaces, contributing to a dynamic community.



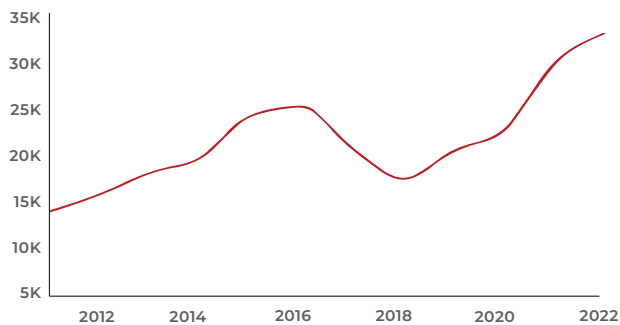
MARKET OVERVIEW

A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com



“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2

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