

FOR SALE

CONTACT

Justin Ankney, CCIM 239-933-5594 justin@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM 239-278-4945 chase@mayhughcommercial.com



13099 S. Cleveland Ave. Suite 410 Fort Myers, FL 33907

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Private offices, natural light, and strong medical co-tenancy anchored by Radiology Regional.

Tremendous location for office or medical-office in the Winkler Rd corridor just south of College Pkwy. This 2,200 SF unit has a reception room, multiple private offices, and two restrooms. Enjoy the natural light that only an end-cap unit can provide. Notable uses in the complex include dentistry, cosmetic surgery, family practice, internal medicine, and audiology, with the anchor being Radiology Regional. Excellent parking ratio. The space is currently leased through April 30, 2026 and all showings require notice, please contact broker for more details.

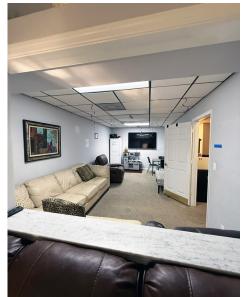
PROPERTY DETAILS

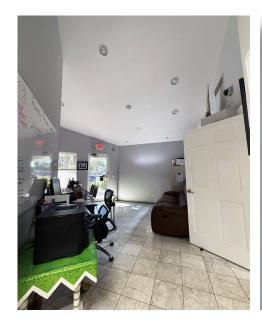
SALE PRICE	\$546,700 (\$248.50/SF)
BUILDING SIZE	2,200± SF
YEAR BUILT	1986
ZONING	CS - 1
PARKING RATIO	7.70 / 1,000 SF



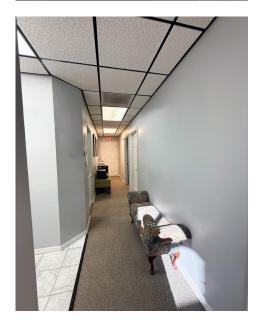










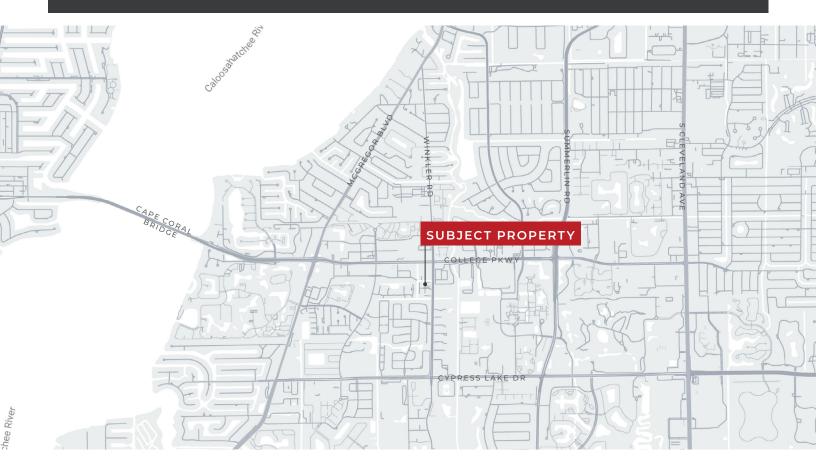




- 🚺 Fifth Third Bank
- 2 CVS
- McDonalds
- 4 Chili's
- 5 USPS
- 6 FineMark National Bank

- **7** FL Radiology Consultants
- 8 Radiology Regional Center
- 9 Internal Medicine Lipid & Wellness
- 10 Patterson Eskin & Ball
- Regions Bank
- 12 Starbucks

- 13 Sprouts Farmers Market
- 14 3 Pepper Burrito Co.
- 15 Domino's Pizza
- 16 John Berra Orthopedic
- 17 ENT, Sinus, & Allergy Specialist
- 18 Southwest Florida Rehab & Pain



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