



6120 WINKLER RD UNIT J | FORT MYERS, FL 33919

2,200 SF PRIME END-CAP OFFICE/MEDICAL SPACE IN THE WINKLER ROAD CORRIDOR

FOR SALE

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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





- 1 Fifth Third Bank
- 2 CVS
- 3 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
- 11 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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