



19451 S TAMiami TRl, UNIT 105 | FORT MYERS, FL 33908

3,500± SF MEDICAL / PROFESSIONAL SPACE

FOR LEASE

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Space in the Shoppes at San Carlos

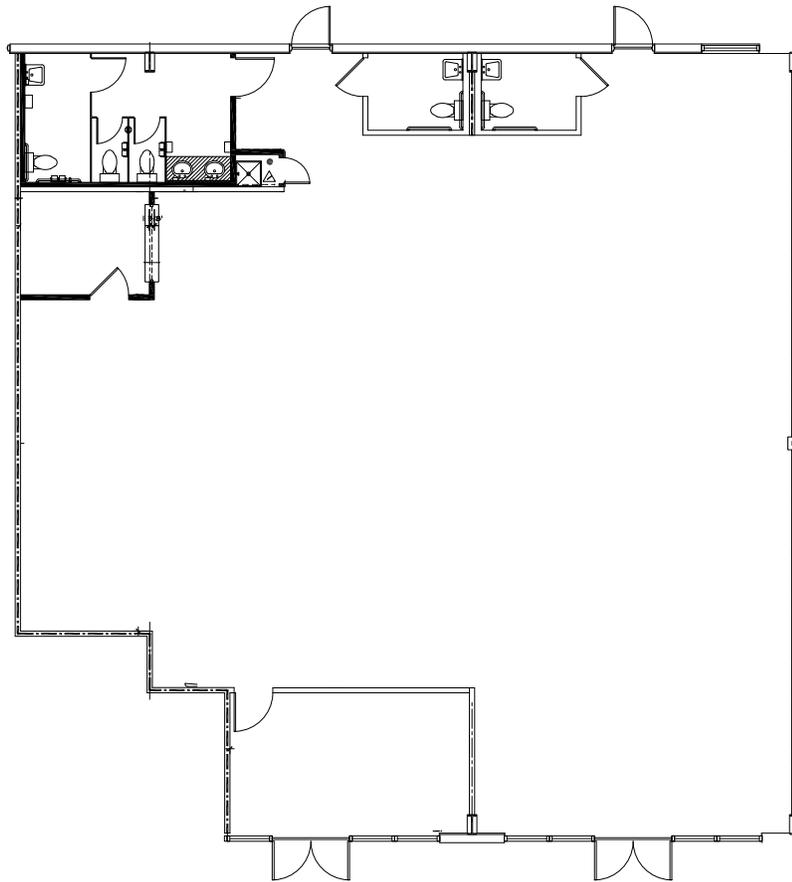
This suite offers a rare opportunity for a medical office user to secure space in the well-maintained Shoppes at San Carlos. Located directly at the entrance to the plaza, the unit benefits from maximum visibility and convenient patient access. The space features a modern 2022 interior buildout and two entrances, supporting efficient patient flow and operational flexibility.

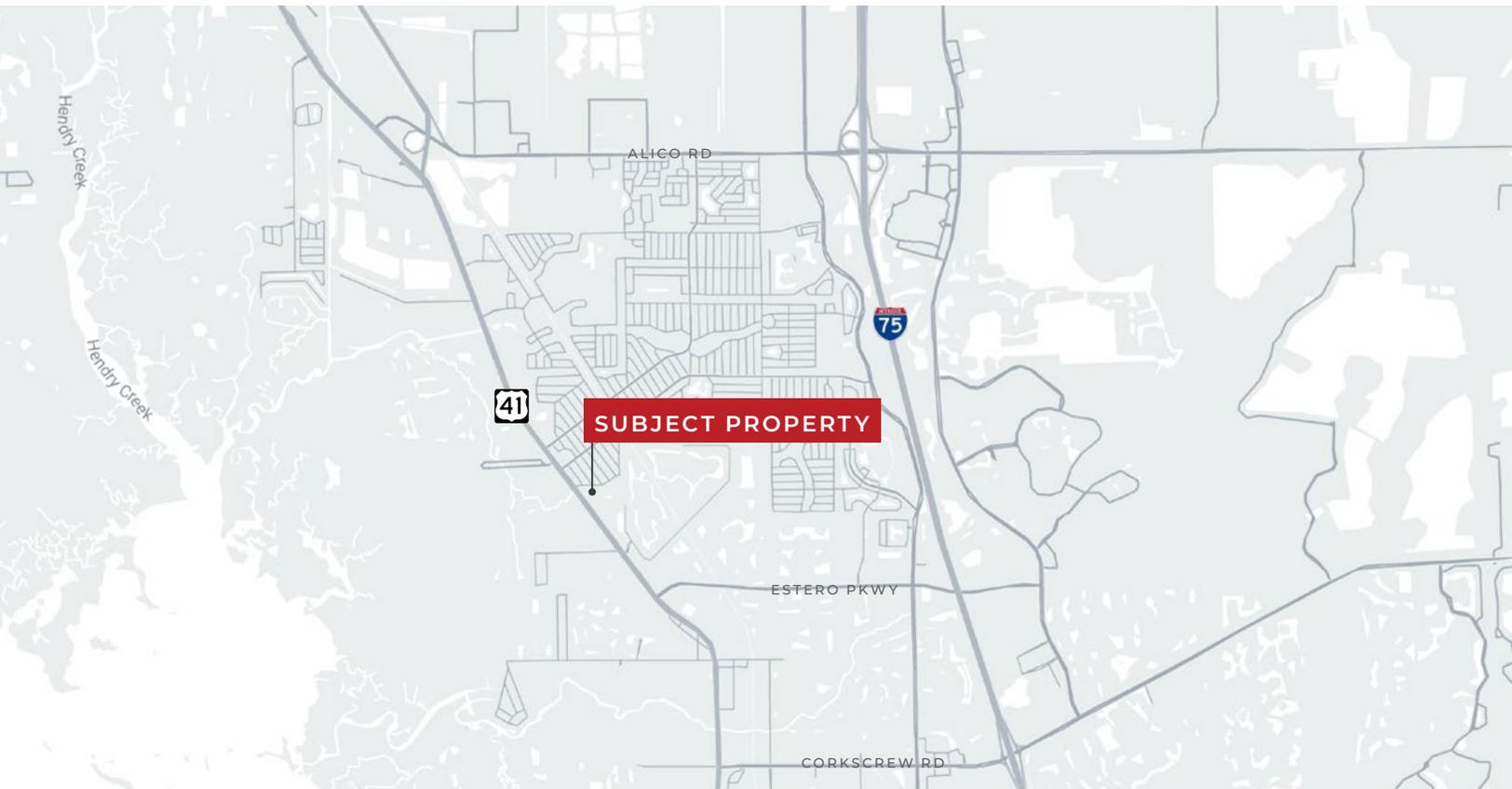
The suite is located next door to USA Vein Clinics, the largest network of vein treatment centers in the United States with 168 locations across 30 states, providing strong medical synergy and credibility for healthcare-related users. Tenants also benefit from excellent exposure along US-41, with signage available above the unit and on the monument sign serving more than 40,000 vehicles per day. With ample parking and proximity to major retailers including Walmart and Sprouts, this location offers outstanding accessibility and visibility for medical and healthcare practices.

PROPERTY DETAILS

LEASE RATE	\$26.00 NNN + \$6.50 CAM/OPEX
AVAILABLE SF	3,500± SF
ZONING	CC (Lee County)
BUILDING SIZE	25,096± SF
YEAR BUILT	2009
PARKING	103 spaces (4.10 / 1,000 SF)

FLOORPLAN





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