

FOR LEASE – OFFICE / MEDICAL SPACE

40-2 & 42-1 Barkley Cir., Fort Myers, FL 33919

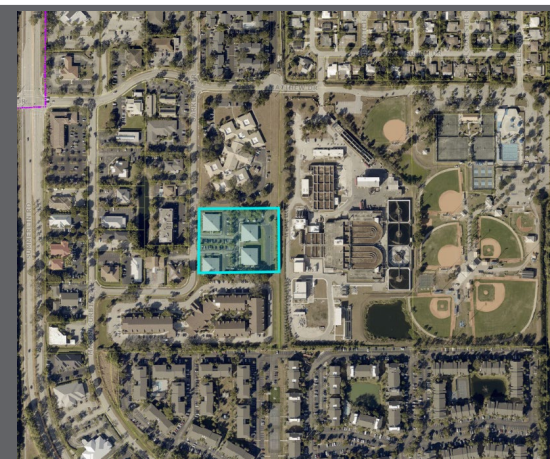
Unit 40-2 1,870± SF | \$16.00 PSF + \$7.90 CAM

Unit 42-1 1,315± SF | \$19.00 PSF + \$7.90 CAM

Strap #: 02-45-24-P4-02600.0050

Year Built: 1990

Parking Spaces: Ample – Shared



PROPERTY DESCRIPTION:	Key West Style office units available for lease. Located in Central Fort Myers, just off Summerlin Rd., between Colonial Blvd. and Boy Scout Dr. New Metal Roofs on all buildings.
ZONING:	NC – Neighborhood Commercial
UTILITIES:	City of Fort Myers
FIRE DISTRICT:	City of Fort Myers Fire Rescue Services
Unit 40-2 1,870 SF	Unfinished former Dental Office with negotiable rent and build-out costs.
Unit 42-1 1,315 SF	Professional Office. Fully Built-Out. (3) Offices, Wood Flooring, Conf Room, Kitchenette, & 2 Restrooms



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Unit 42-1 Pictures





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Unit 42-1 Pictures





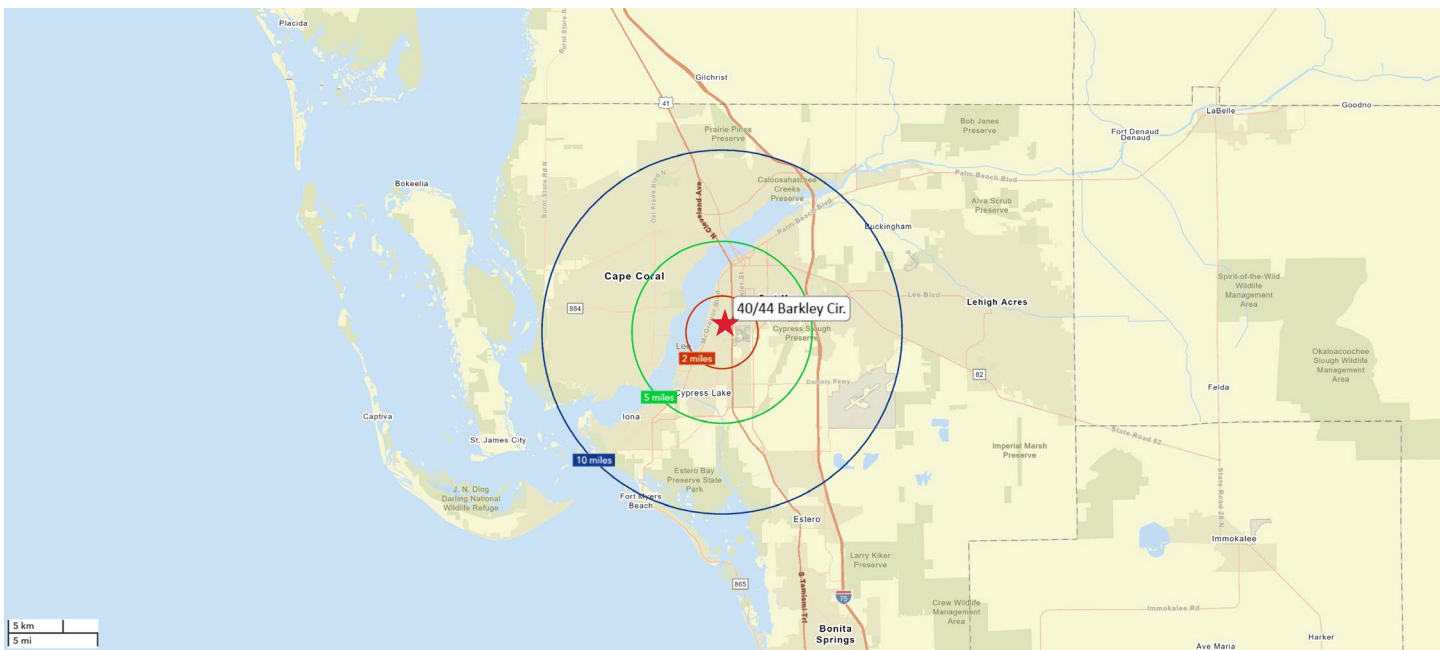
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DEMOGRAPHICS

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Barkley Cir., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	33,383	173,430	535,985
Median Age	39	47	48
Total Households	14,123	78,027	225,405
Traffic Count	35,000 (From Colonial Blvd. to College Pkwy.) 36,500 (From Summerlin Rd. to US 41)		



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