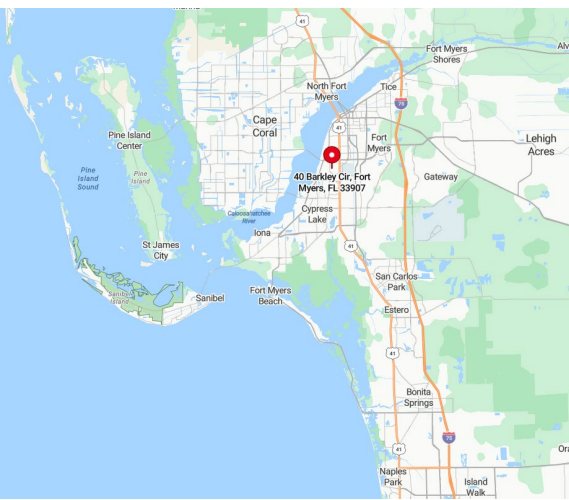




FOR LEASE – OFFICE / MEDICAL SPACE

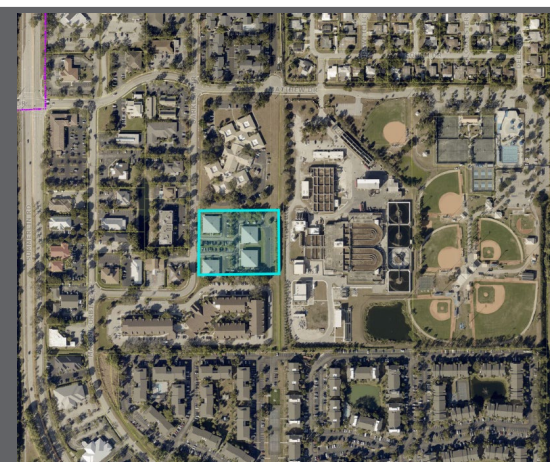
40 Barkley Cir., Fort Myers, FL 33919

Unit 2 1,870± SF | \$16.00 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.

Michael J. Frye, CCIM|CEO

Hall of Fame, Lifetime Achievement

(239) 281-0441

mfrye@ccim.net



Pam Bratton, CCIM

2025 CCIM SW FL District President

(239) 989-7077

pbratton@remax.net



REMAX Realty Group
7910 Summerlin Lakes Dr.

Fort Myers, FL 33907

O: (239) 489-0444

ftmyerscommercial.com



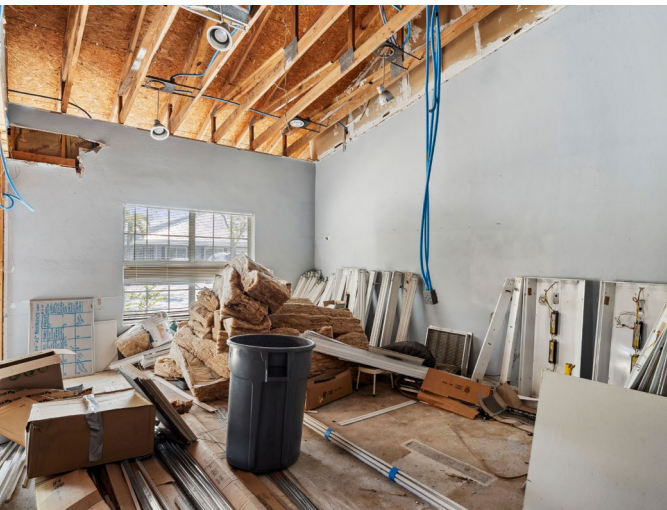
Michael J. Frye
(239) 281-0441



Pam Bratton
(239) 989-7077



Unit 40-2 Pictures



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Michael J. Frye
(239) 281-0441



Pam Bratton
(239) 989-7077

Unit 42-1 Pictures





Michael J. Frye
(239) 281-0441



Pam Bratton
(239) 989-7077

DEMOGRAPHICS

DEMOGRAPHICS			
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)		

