



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

1,550-3,500 ± SF RETAIL AT SHOPPES AT SAN CARLOS!

FOR LEASE

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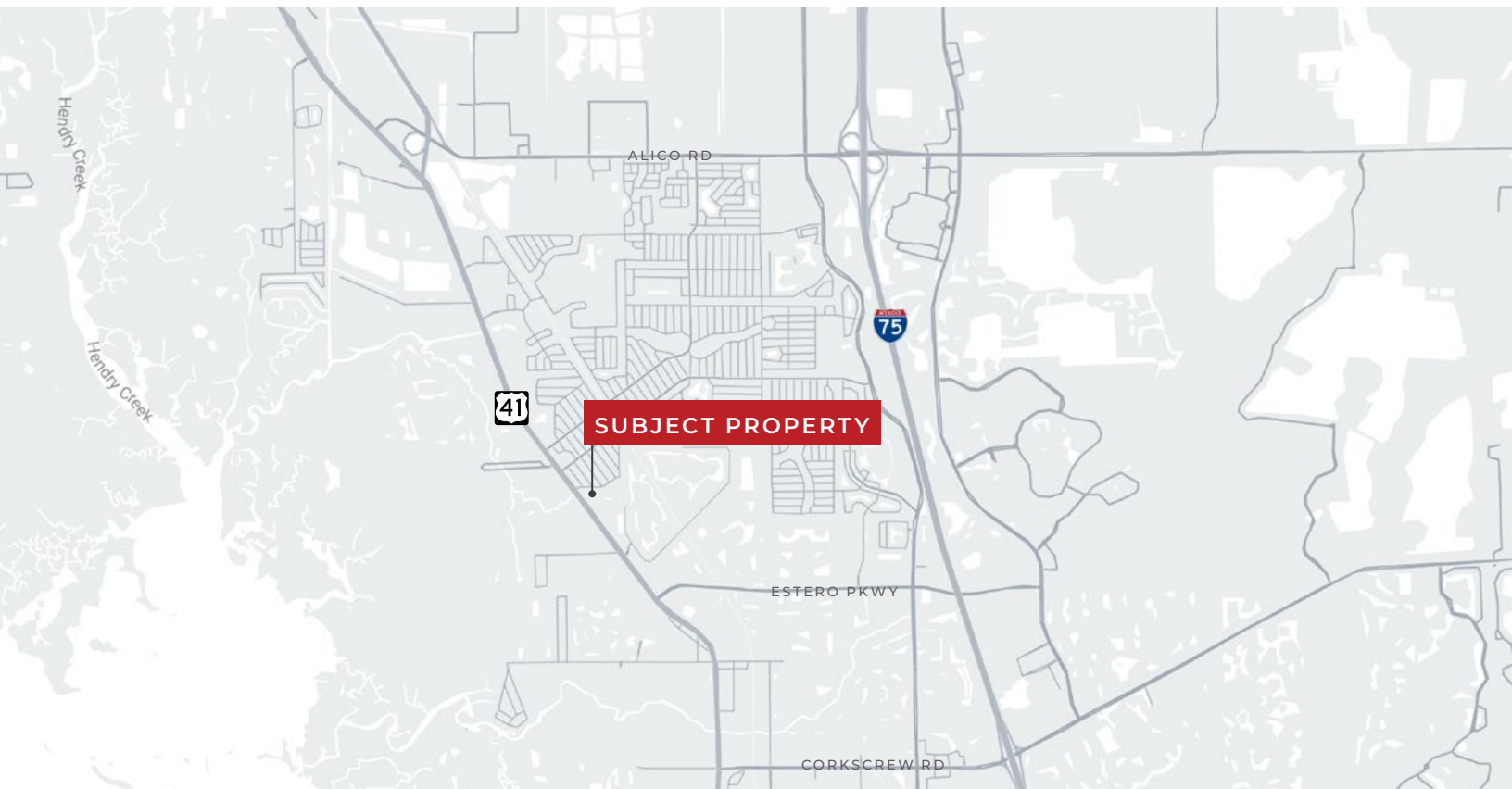
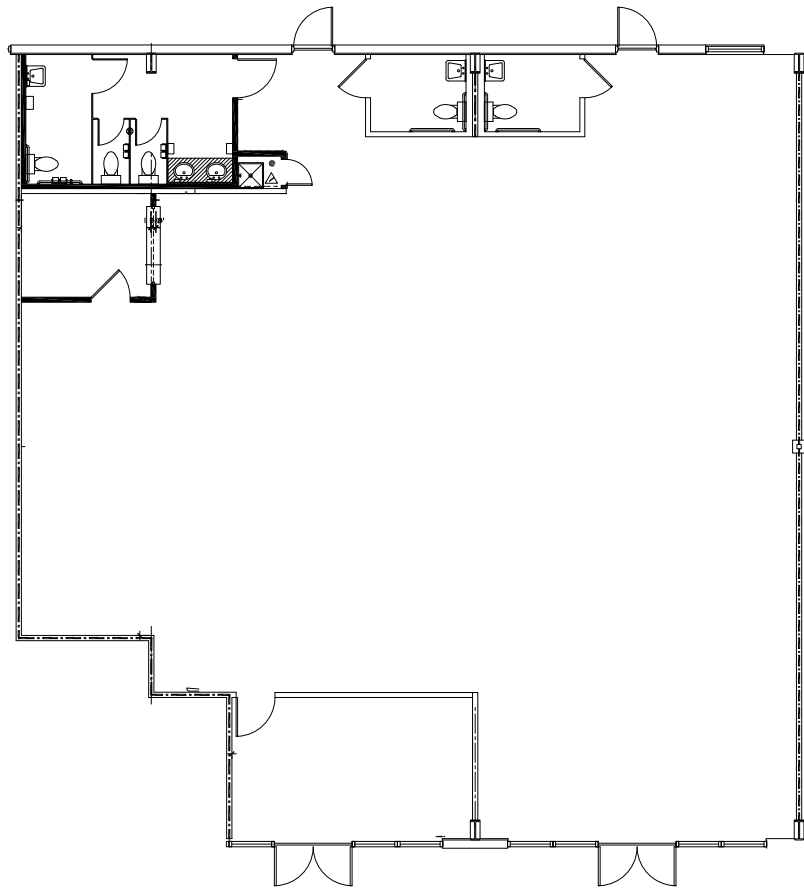
US-41 Opportunity steps from Estero

Don't miss this rare opportunity to lease the only available space in the well-maintained Shoppes at San Carlos. Previously occupied as a 3,500± SF suite, the space can be demised to as little as 1,550± SF, providing flexible options for retail, medical, and professional office users. Ideally positioned at the entrance to the shopping center, the suite offers excellent visibility, multiple ADA-compliant restrooms, 10-foot ceilings with the potential to expose additional height, and ample on-site parking. Join a strong, established tenant mix including medical offices, health and fitness providers, a medical spa, restaurant, salon, and professional service businesses. Tenants benefit from building and monument signage along US-41, exposing their business to more than 40,000 vehicles per day. Located less than one mile from Publix, Walmart, Sprouts, and Rusty's Raw Bar, the property is also surrounded by significant new development, including hundreds of new apartment units and a new Cali Coffee under construction nearby—further strengthening this already thriving commercial corridor.

PROPERTY DETAILS

LEASE RATE	\$26.00 NNN + \$6.50 CAM/OPEX
AVAILABLE SF	1,550± – 3,500±
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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