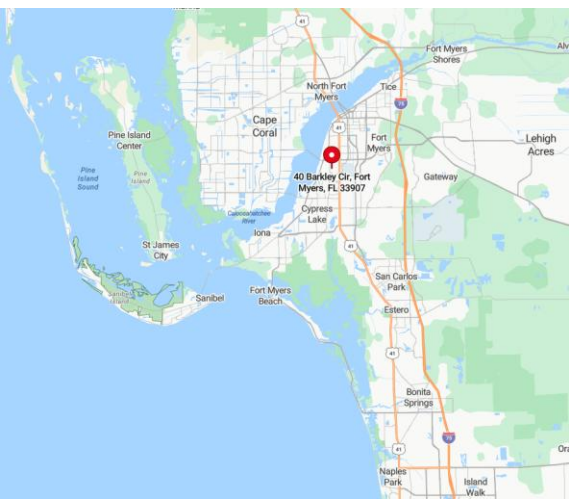




FOR LEASE – OFFICE / MEDICAL SPACE

40 Barkley Cir., Fort Myers, FL 33919

Unit 2 1,870± SF | \$14.00 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

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Pam Bratton, CCIM

2025 CCIM SW FL District President

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REMAX Realty Group
7910 Summerlin Lakes Dr.

Fort Myers, FL 33907

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ftmyerscommercial.com



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Unit 40-2 Pictures



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Unit 42-1 Pictures





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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)		

