



9250 CORKSCREW RD.
BLDG. 7, UNITS 10 & 11
ESTERO, FL 33928



Suite Information: 3,328 SF beautifully built out and tenanted medical condo centrally located in the Estero Park Commons Medical/Professional Office Park is comprised of six buildings on 4.42 acres. Situated (with frontage and signage) on the south side of Corkscrew Road (the main road running east/west in Estero . . . one of the fastest growing communities in SW Florida). Estero is the home of Florida's newest public university (Florida Gulf Coast University), the Hertz headquarters and the Hertz Arena. AADT (2019): 20,500.

****Showings by appointment only with 24 hour advanced notice. Please do not disturb the tenant.****

Description: NNN investment opportunity in Estero, Florida. The investment is occupied by a long term (14 + years) medical specialty tenant in a 5 year lease extension with 3% annual increases.

Sale Price: **\$1,075,200.00**

(\$323.07/SF)

CAP Rate: 6.9%

NOI: \$74,147.84

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