

MEDICAL/OFFICE SPACE SUMMERLIN ROAD FRONTAGE

FOR LEASE

15750 NEW HAMPSHIRE COURT, FORT MYERS, FL 33908



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	SALES TAX	MONTHLY TOTAL
B	1,496	\$20.00	\$2,493.33	\$124.67	\$2,618.00

LEASE RATE: \$20.00 PSF Modified Gross

SIZE: 1,496± SF

LOCATION: At the southeast corner of Summerlin Road and Winkler Road, 5 minutes from Health Park and Golisano Children's hospitals

YEAR BUILT: 1991

ZONING: CPD - Commercial Planned Development (Lee County)

PARKING: 20 Spaces (3.49/1,000 SF)

HEALTH PARK HOSPITAL CORRIDOR

Pristine first floor medical office featuring lots of natural light, three exam rooms with sinks, large reception area with glass pass-through to lobby, private doctors office, nurse's station, two handicap restrooms and abundant storage. Ample parking, with the added convenience of a private covered parking space accessible via a dedicated door directly from the suite. Prime location in the desirable Health Park corridor, offering strong household incomes, signage and visibility on Summerlin Road with 35,000 cars per day.

CONTACT

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Founding Partner

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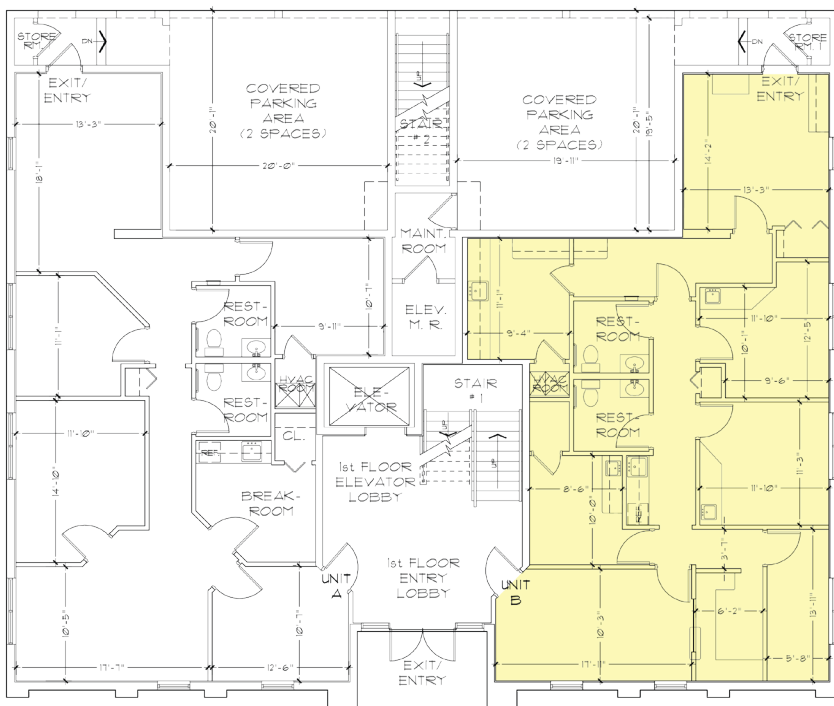
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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UNIT B | 1,496± SF



HIGHLIGHTS

- First floor office space directly off entry
- This unit has one private covered parking space with abundant general parking
- 2' x 2' drop-in ceiling tiles
- Solid core doors
- Signage and building easily visible from Summerlin at lighted intersection
- Located in affluent medical office park next to Chase Bank and across the street from Publix
- Less than 5 minutes to Health Park and Golisano Children's Hospitals, and 10 minutes to the beaches
- Other tenants are doctor, lawyer and CPA



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2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,941	50,029	111,158
EST. HOUSEHOLDS	3,968	25,031	54,791
EST. AVERAGE HOUSEHOLD INCOME	\$112,960	\$98,819	\$95,669

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