

# FOUNTAIN MEDICAL COURT OFFICE/MEDICAL CONDO

## FOR SALE OR LEASE

9410 FOUNTAIN MEDICAL COURT, UNIT 201, BONITA SPRINGS, FL 34135



**CRE**  
CONSULTANTS

Commercial Real Estate Consultants, LLC

[www.creconsultants.com](http://www.creconsultants.com)



<b>PRICE:</b>	<b>\$420,000 @ \$164.19 PSF</b>
<b>LEASE RATE:</b>	<b>\$16.00 PSF NNN + \$8.11 PSF CAM (Including Property Tax)</b>
<b>LOCATION:</b>	Off Bonita Beach Road & Hacienda Village Drive, ¼ mile east of US 41
<b>SIZE:</b>	2,558± SF (per Property Appraiser's office)
<b>ZONING:</b>	C1-A - Commercial (City of Bonita Springs)
<b>YEAR BUILT:</b>	2006
<b>ASSOCIATION FEES:</b>	\$4,200/Quarter (2020)
<b>RE TAXES:</b>	\$3,934.43 (2019)
<b>PARCEL ID:</b>	34-47-25-B4-0490A.0201

### MEDICAL/OFFICE CONDO

Former medical office, full build-out and available for immediate occupancy. Second floor space with eight exam rooms, a large waiting area, reception and billing area, nurse's station, break room, two handicap-accessible restrooms and one employee restroom. Ample parking in well maintained Fountain Court Office Park, just off Bonita Beach Road.

### CONTACT

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Partner

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04/17/20



# FOUNTAIN MEDICAL COURT

## OFFICE/MEDICAL CONDO

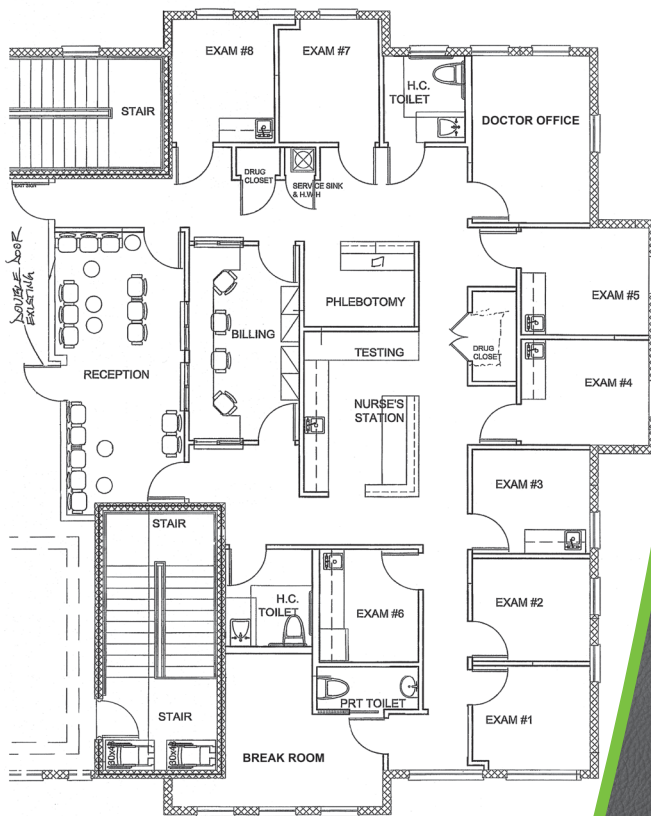
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### HIGHLIGHTS

- Second floor Medical/Office
- Immediate occupancy
- 8 Exam rooms, 5 with sinks and 3 private restrooms
- Reception, lobby, billing and nurse's station
- Off Bonita Beach Rd and Hacienda Village Drive, ¼ mile east of US 41



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### 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,796	49,334	90,993
EST. HOUSEHOLDS	3,548	22,656	42,631
EST. MEDIAN HOUSEHOLD INCOME	\$60,405	\$63,902	\$70,520

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