

7117 CONGDON RD

FORT MYERS, FL 33908

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical Office Users
- Natural Lighting and High Performance Vinyl Wood Floors
- Ample Parking
- 7 Minutes from Golisano Children's Hospital and Health Park Medical Center
- Monument Signage

PROPERTY HIGHLIGHTS

Lease Rate	\$19.00 NNN
CAM	\$6.95
Parking Ratio	5.50/1,000 SF
Year Built	2012
Submarket	S Fort Myers / San Carlos



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

GARY TASMAN
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Suite 200 | 3,085 SF

Suite	Size (SF)	Lease Rate	CAM	Monthly Total	Sales Tax Not Included
200	3,085 SF	\$19.00 NNN	\$6.95	\$6,671.31	



SPACE HIGHLIGHTS

- **Move-In Ready:** Designed specifically to meet the needs of medical professionals, four exam rooms with sinks, four offices, two nurses stations, ADA compliant patient restrooms, patient waiting area, and staff break room.
- **Natural Lighting:** The unit features expansive floor-to-ceiling windows at the entrance, creating a welcoming and uplifting atmosphere.
- **Private Entrance:** Benefit from a dedicated entrance, ensuring privacy and convenience for patients and staff alike.



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Demographics

Local Health Facilities



Golisano Children's Hospital of Southwest Florida



Millennium Physician Group



Park Royal Hospital



The IMA Group

SUITE SIZE
3,085 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	5,911	55,186	125,650
2023 MEDIAN AGE	59.5 Yrs	55.4 Yrs	54.1 Yrs
2023 AVERAGE HOUSEHOLD INCOME	\$87,099	\$83,808	\$89,497
2023 AVERAGE MEDICAL SPENDING	\$1,712	\$1,630	\$1,772



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