

SIERRA MEADOWS MEDICAL CENTER

8360 SIERRA MEADOWS BLVD.
NAPLES, FL 34113

Medical Office Building For Lease

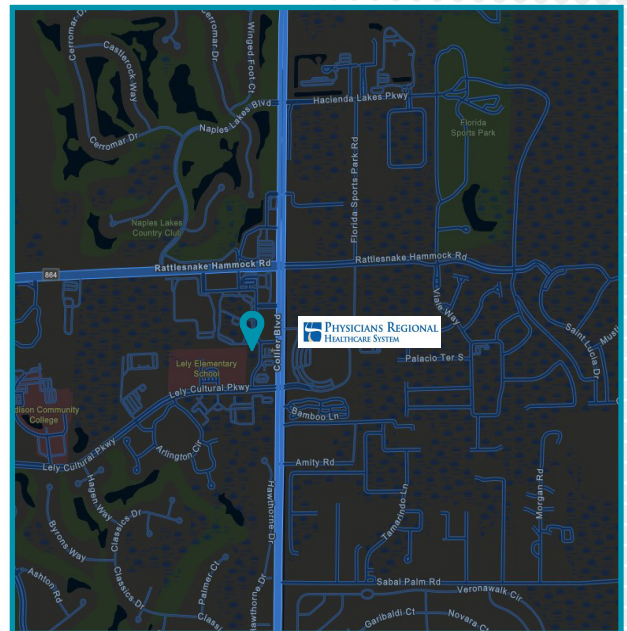


PROPERTY HIGHLIGHTS

- Tailored for Medical Office Users
- Ample Parking
- Across the street from Physicians Regional Collier Campus
- Newly renovated interior and exterior
- Move-in ready space

PROPERTY DETAILS

Lease Rate	\$24.00 NNN
CAM	\$12.04
Parking Ratio	5.07/1,000 SF
Year Built	2007
Submarket	Lely



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA
5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

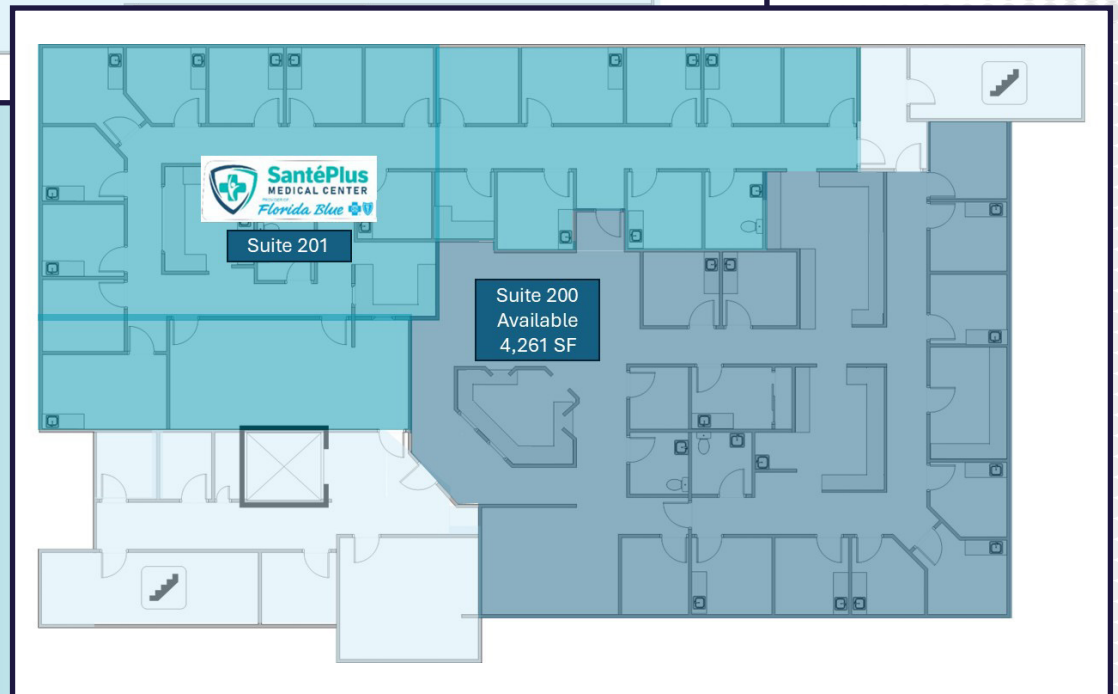
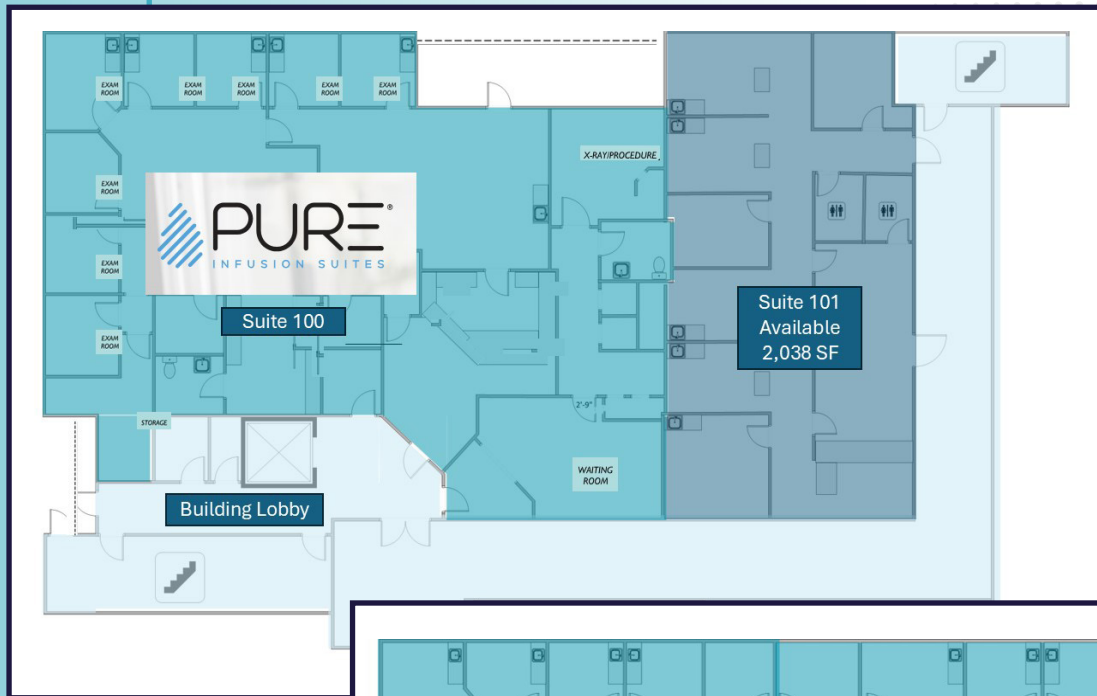
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Floor Plans



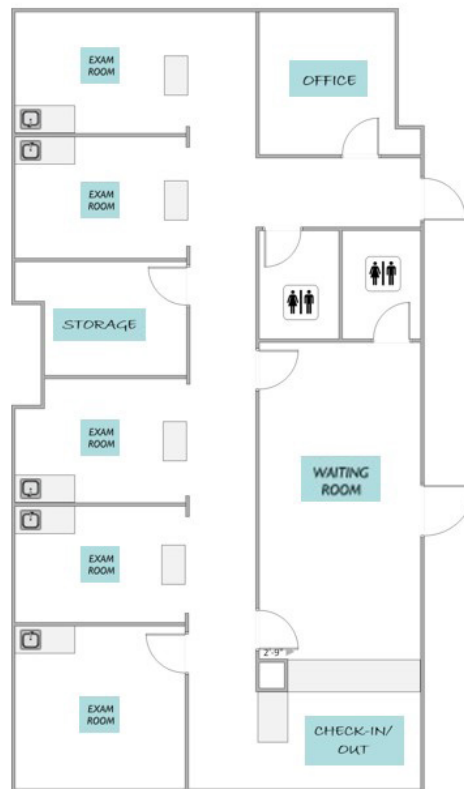
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Suite 101 | 2,038 SF

Suite	Size (SF)	Lease Rate	CAM	Date Available
101	2,038 SF	\$24.00 NNN	\$12.04	01/01/2025

Suite 101 Proposed Build-out



SPACE HIGHLIGHTS

- Suite needs to be built out
- Private Exterior Entrance
- 4 Exam Rooms
- Procedure Room with Sink
- Landlord to add exterior storefront entry
- Two Restrooms
- Check-in/out and Waiting Room
- Private Office Space

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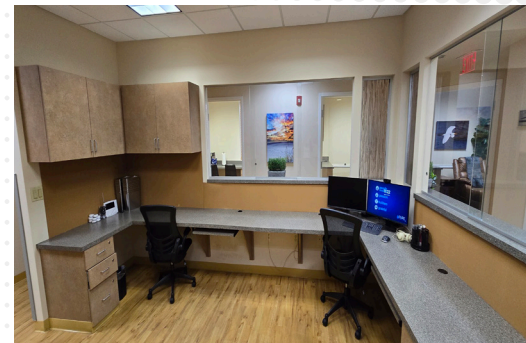
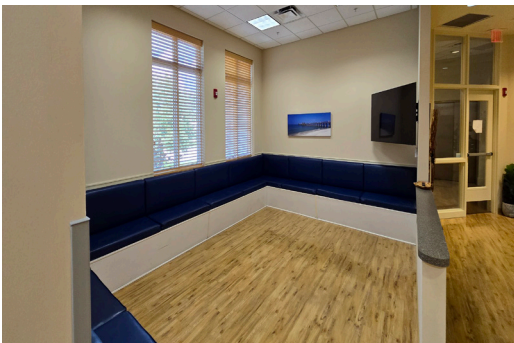
Suite 200 | 4,261 SF

Suite	Size (SF)	Lease Rate	CAM	Date Available
200	4,261 SF	\$24.00 NNN	\$12.04	01/01/2025



SPACE HIGHLIGHTS

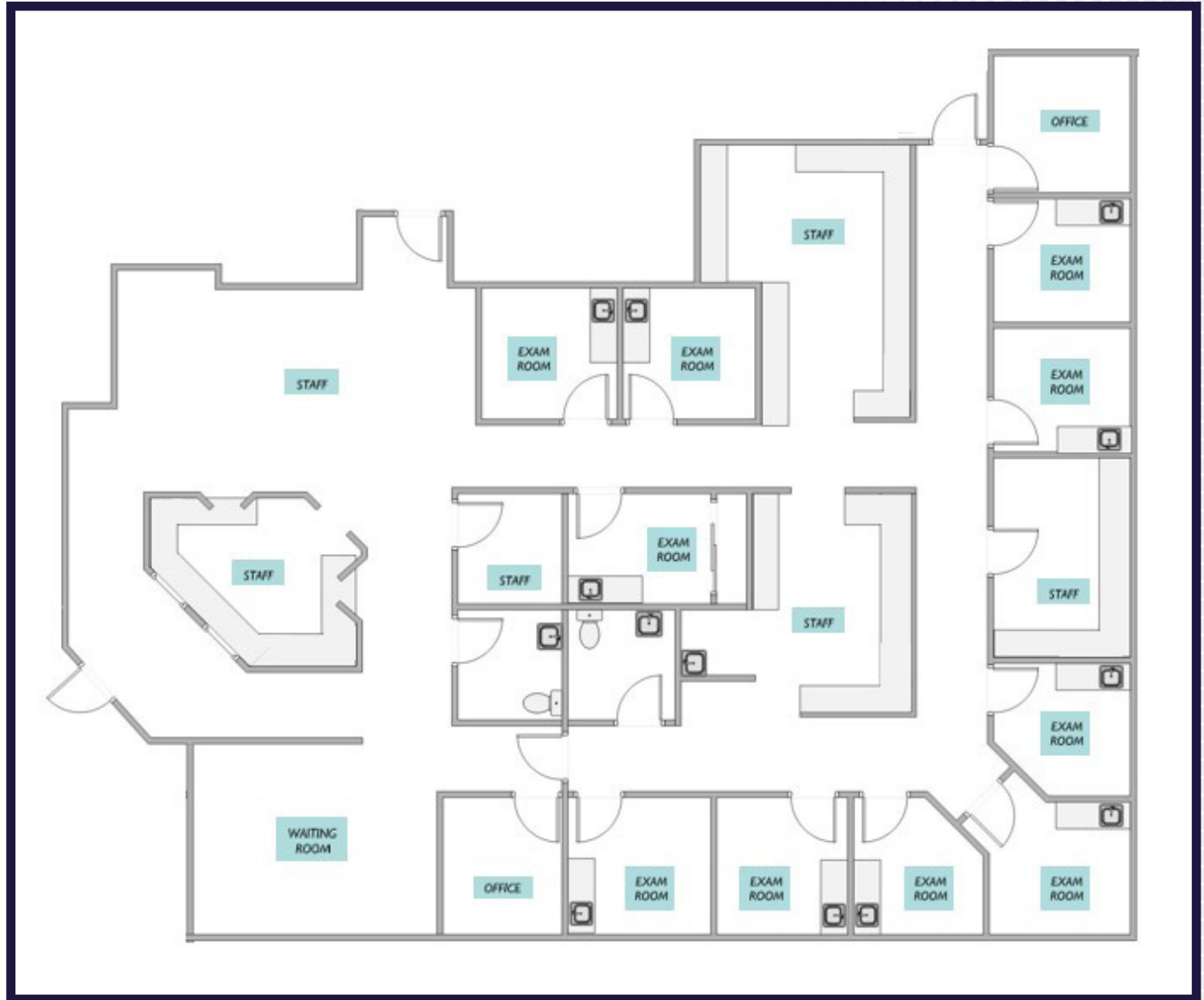
- Well / Sick Waiting Areas
- Nine Exam Rooms with Sinks
- Three Offices
- Two Restrooms
- Lab Area
- Staff Lounge / Dictation
- Two Nurse's Stations



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Suite 200 | 4,261 SF



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Demographics

Local Facilities



Physicians Regional Healthcare



NCH Baker Campus



The Arlington of Naples



Discovery Village

SUITE SIZE
2,038-4,261 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	5,192	35,270	100,023
2023 MEDIAN AGE	49.1 Yrs	60.3 Yrs	55.9 Yrs
2023 AVERAGE HOUSEHOLD INCOME	\$90,231	\$98,160	\$66,826
2023 AVERAGE MEDICAL SPENDING	\$1,577	\$1,909	\$1,778



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