

1228 SE 8TH TER

CAPE CORAL, FL 33990

Freestanding Medical Office Building for Lease



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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

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Opportunity

- Two-story medical office building totaling 4,014 RSF
- Located in one of the fastest growing coastal communities in Southwest Florida
- Within a 5-minute drive from Cape Coral Hospital
- Building fully built-out for a medical practice
- Drive up covered carport patient pick-up and drop off entrance
- Ample parking
- ADA compliant elevator to access the 2nd floor

AVAILABLE UNIT SIZE

2,750 SF

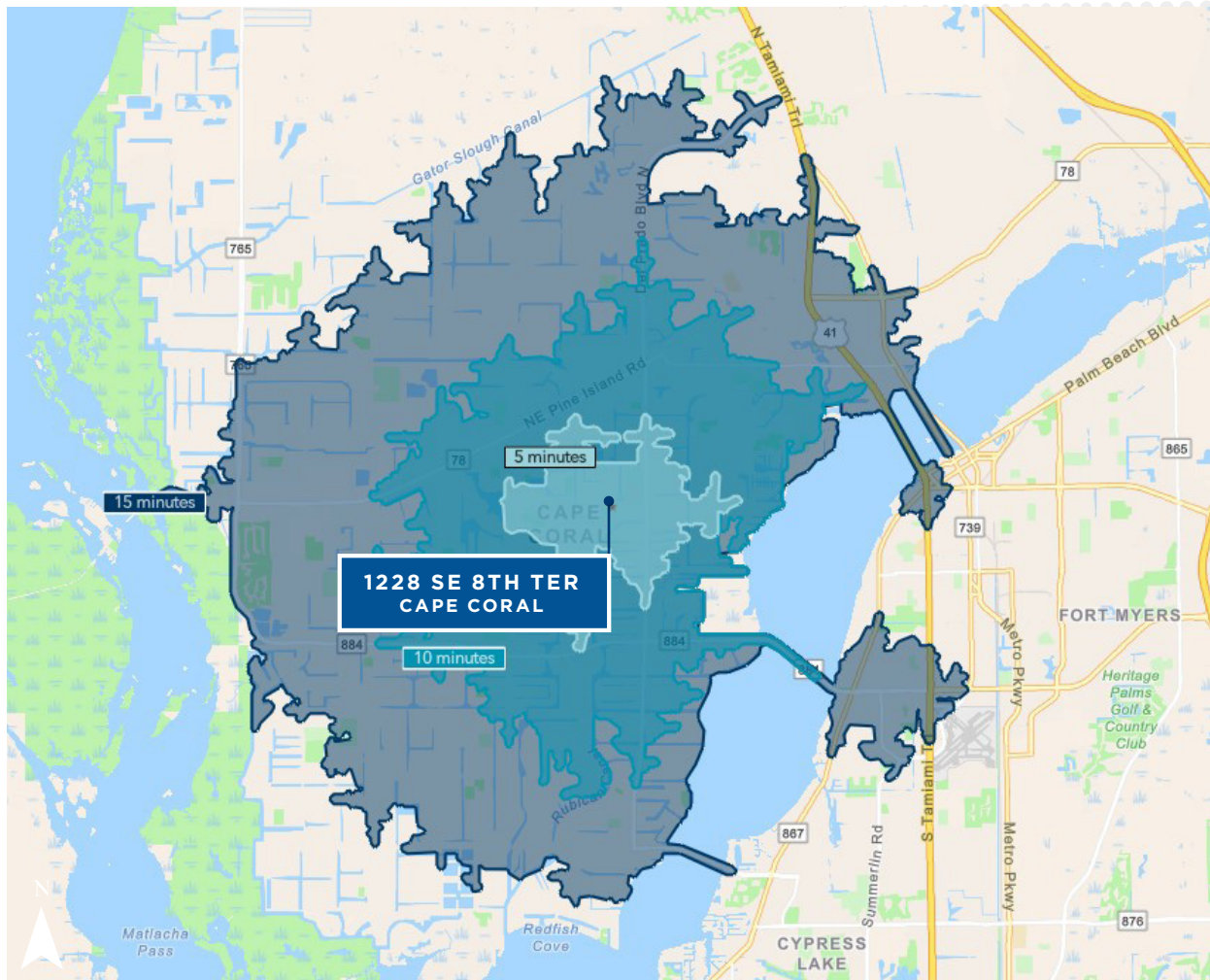
\$22.00 NNN

\$7.92 CAM

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	10,299	73,394	173,446
2024 MEDIAN AGE	45.4 Yrs	44.1 Yrs	44.7 Yrs
2024 AVERAGE HOUSEHOLD INCOME	\$68,854	\$77,173	\$80,088
2024 AVERAGE MEDICAL SPENDING	\$1,535	\$1,601	\$1,625

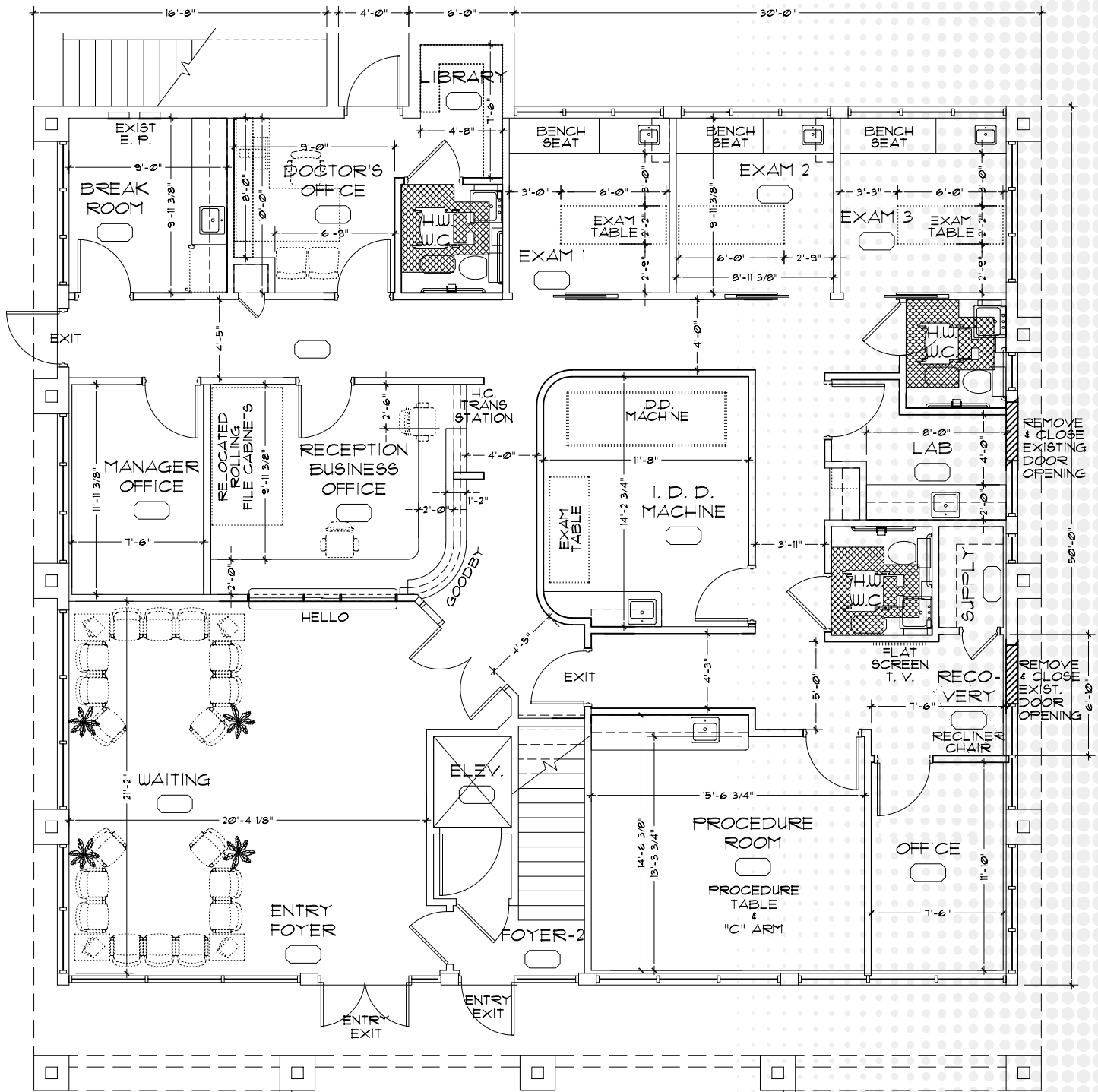
Drive-Time From Property



FLOOR PLANS

Available Space 2,750 SF

FLOOR 1



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Unit Details & Photos - Available 07/01/2025

Unit Size	Rate / SF	CAM	Monthly Total*
2,750 SF	\$22.00	\$7.92	\$6,856.67

- 20 person waiting room
- Check-in / check-out
- 2 admin offices
- 3 exam rooms
- 2 procedure rooms
- 3 bathrooms
- Doctor's office
- Break room
- Lab area



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