

COLONIAL EXECUTIVE MEDICAL CENTER

1620 MEDICAL LANE
FORT MYERS, FL 33907

Premier Medical Office Space for Lease



Opportunity

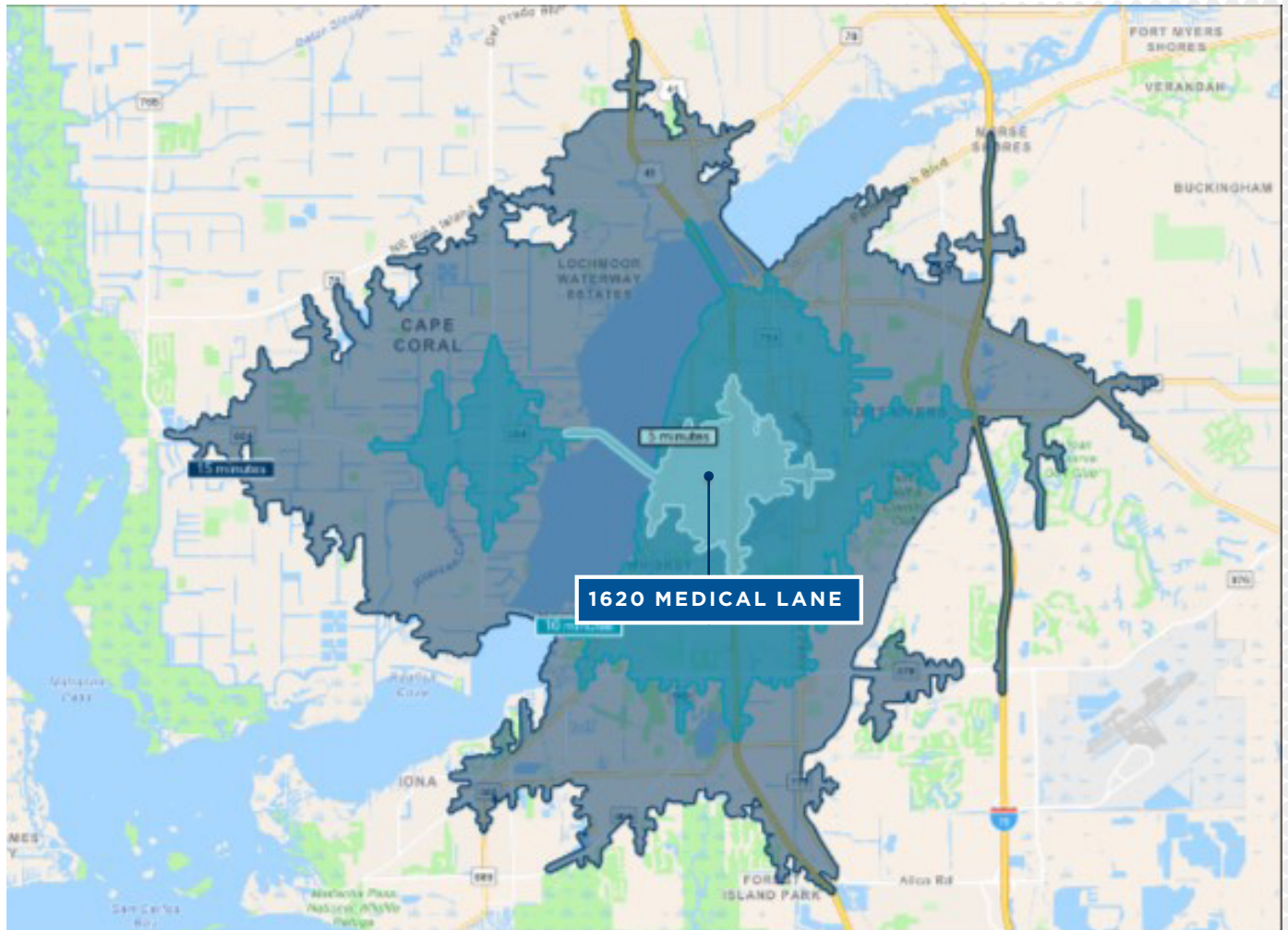
- Prime location with quick access to restaurants, shops, and amenities
- Well-maintained office with professional atmosphere
- Ample parking
- Excellent access to Cape Coral, US 41 and I75
- Drive up patient pick-up and drop off
- Great mix of tenants

SUITE SIZE
129-6,123 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	9,280	57,339	164,885
2024 MEDIAN AGE	40.6 Yrs	42.2 Yrs	47.3 Yrs
2024 AVERAGE HOUSEHOLD INCOME	\$76,493	\$74,083	\$80,990
2024 AVERAGE MEDICAL SPENDING	\$1,559	\$1,432	\$1,566

Drive-Time From Property



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Available Suites 6,123 SF

Floor 1



Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total Excludes TAX
100	6,123	\$15.00 NNN	\$5.64	\$10,531.56*

*AVAILABLE 3/1/2025

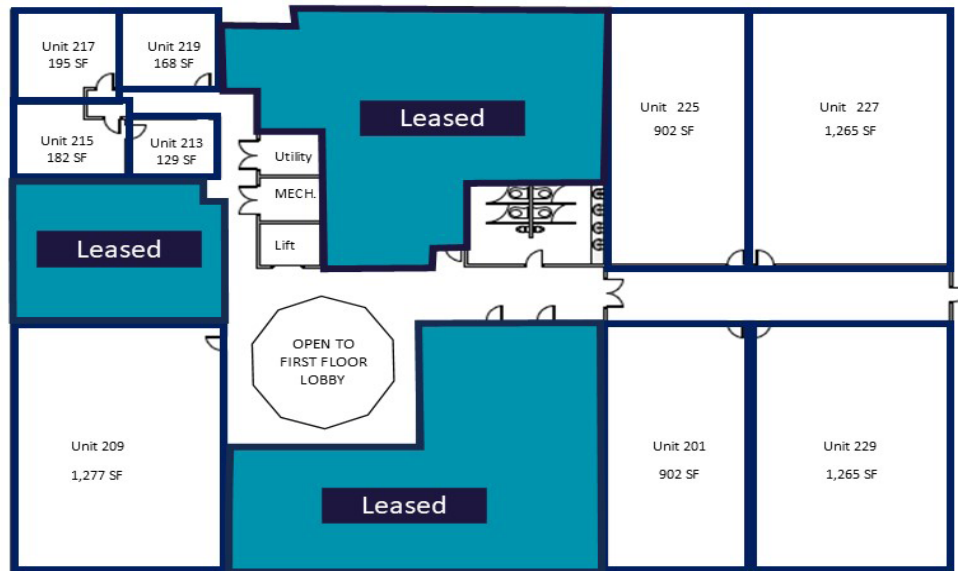


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Available Suites 129-1,277 SF

Floor 2



Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total*
201	902	\$15.00 NNN	\$5.64	\$1,551.44
209	1,277	\$15.00 NNN	\$5.64	\$2,414.88
213	129	\$15.00 NNN	\$5.64	\$221.88
215	182	\$15.00 NNN	\$5.64	\$313.04
217	195	\$15.00 NNN	\$5.64	\$335.40
219	168	\$15.00 NNN	\$5.64	\$288.96
225	902	\$15.00 NNN	\$5.64	\$1,551.44
227	1,265	\$15.00 NNN	\$5.64	\$2,175.80
229	1,265	\$15.00 NNN	\$5.64	\$2,175.80

*Monthly total excludes TAX