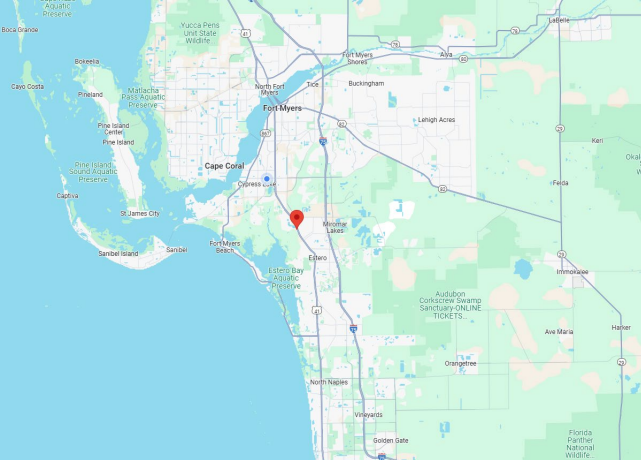




FOR LEASE – MEDICAL OFFICE

**18070 S. Tamiami Trl., Suite 108
Fort Myers, FL 33908**

Lease Price: \$20.00 PSF + \$5.50 CAM

3 yr. min. term w/ 1-3 yr. renewal

Size: 1,947± SF

Year Built: 2005

Parking: 113 spaces (58.55 Ratio)

Zoning: C1A (Commercial) Lee County.

Approved for Medical



- Medical Office, Fully Built-out.
- 5 Wet Exam Rooms. Laboratory. File Room. Large Reception/Waiting. Reception Desk. Private Physician Office with Private Bath. Full-Service Kitchen/Break Room.
- Plenty of Parking (113 Spaces). Monument Sign. Signalized Intersection at US 41 (Tamiami Trail) and Constitution in South Fort Myers convenient to I-75, Alico Road, Estero and Bonita Springs.
- Preserve Plaza is a mix of current medical and professional offices.



John Wilson, LCAM
(239) 357-0805
jwilson9534@gmail.com

RE/MAX[®]
COMMERCIAL[®]
RE/MAX REALTY GROUP

**RE/MAX Realty Group
Commercial Division**
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
(239) 489-0444

For Lease – Medical Office
18070 S. Tamiami Trl #108

John Wilson, LCAM
(239) 357-0805



DEMOGRAPHICS (2024)			
18070 S. Tamiami Trl., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	19,620	90,176	334,930
Median Age	41	52	56
Total Households	7,978	40,180	156,033
Strap #	18-46-25-27-00000.0108		
Traffic Count	51,500 S. Tamiami Trl (2023) (From San Carlos Blvd to Babcock R)		



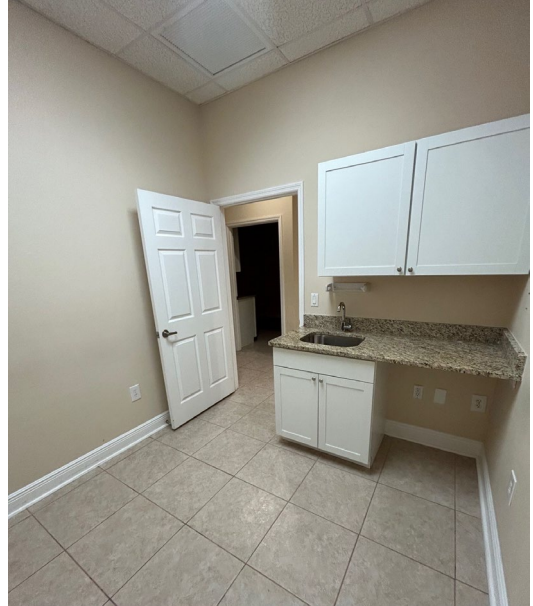
7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

For Lease – Medical Office
18070 S. Tamiami Trl #108

John Wilson, LCAM
(239) 357-0805



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.
This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.