

MEDICAL SPACE FOR LEASE



9441 CORKSCREW PALMS CIRCLE, ESTERO, FL

PROPERTY HIGHLIGHTS

- ▶ 1,178 SF to 5,994 SF For Lease on 1st Floor
- ▶ Approx. 15,000 SF, 2-story Medical Building
- ▶ Under Construction – Delivery July/August 2024
- ▶ Ample Parking – Medical Use Parking Ratio
- ▶ Located between US-41 and I-75 on Corkscrew Road
- ▶ Delivered in “gray shell” condition with dirt floor
- ▶ Walking Distance to Estero Community Park
- ▶ Lease Rates: \$29.50/SF NNN plus OpEx/CAM



Building representation only, subject to change

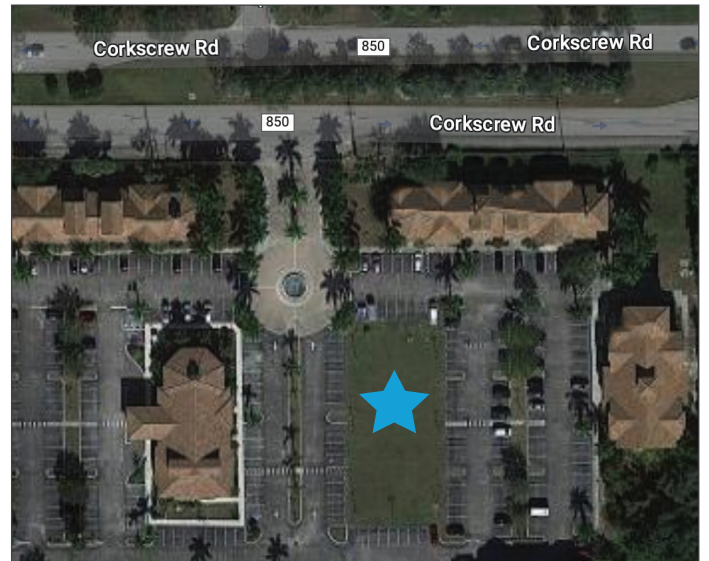
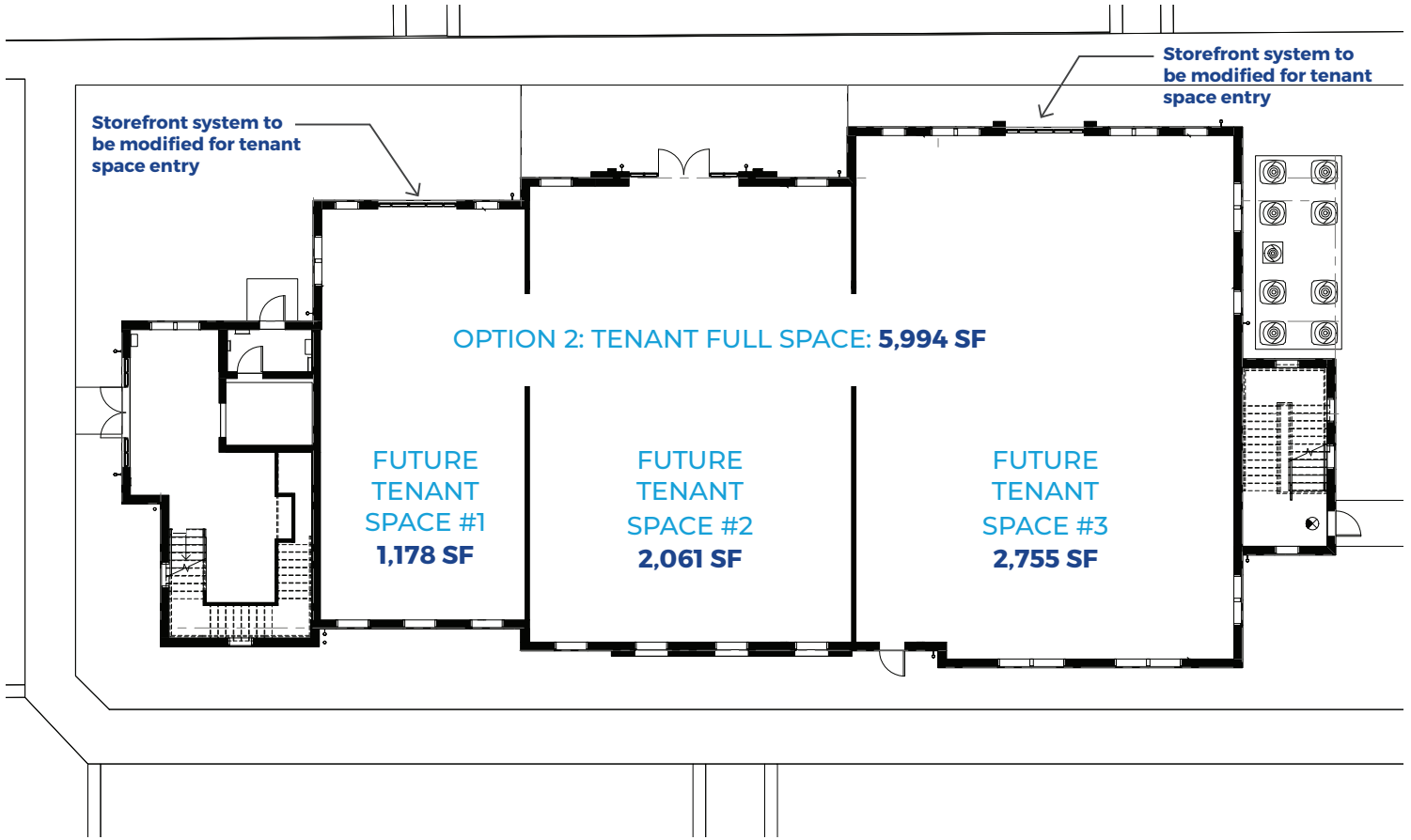
DEMOGRAPHICS

	2-Mile	5-Mile	10-Mile
Total Population 2023	26,402	88,649	231,568
Average HH Income	\$111,601	\$113,675	\$110,422
Annual Growth 2010 – 2023	4.0%	3.0%	2.5%

Scan and learn more
ajsrealtygroup.com



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