

MEDICAL SPACE FOR LEASE



14290 Metropolis Avenue, Ft Myers, FL 33912

PROPERTY HIGHLIGHTS

- ▶ 2,961 SF of turn-key Medical Space
- ▶ 6 Exam Rooms, 2 Doctors Offices, Full Kitchen/ Break Room
- ▶ Large Reception/Waiting area
- ▶ Recipient of the 2017 Summit Award for Best Commercial Contractors Project
- ▶ Equipped with an Interior Video Security System and Digital Alarm System
- ▶ Base Rent \$25.50 per SF NNN
- ▶ OpEx/CAM \$6.18 per SF (est. 2024)
- ▶ Landlord offering reduced first year lease rate

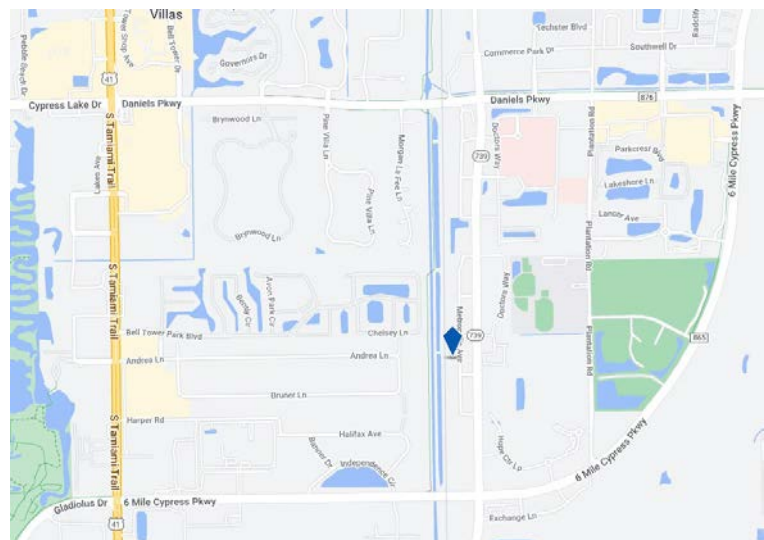
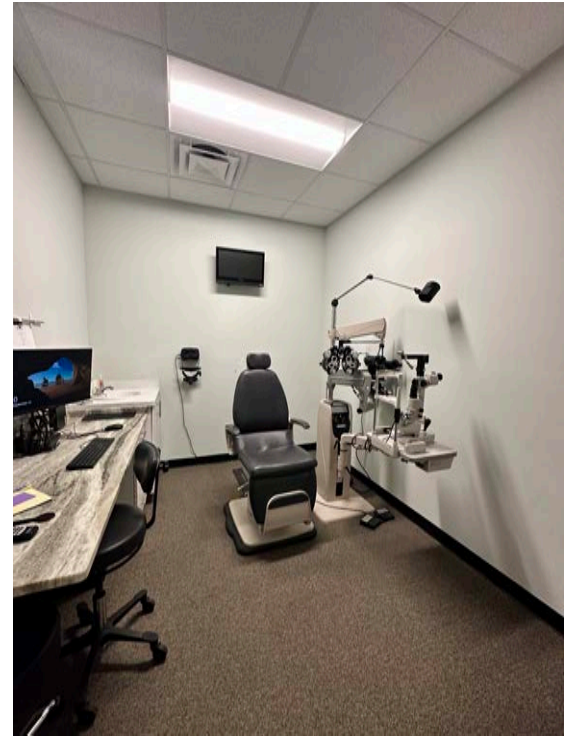
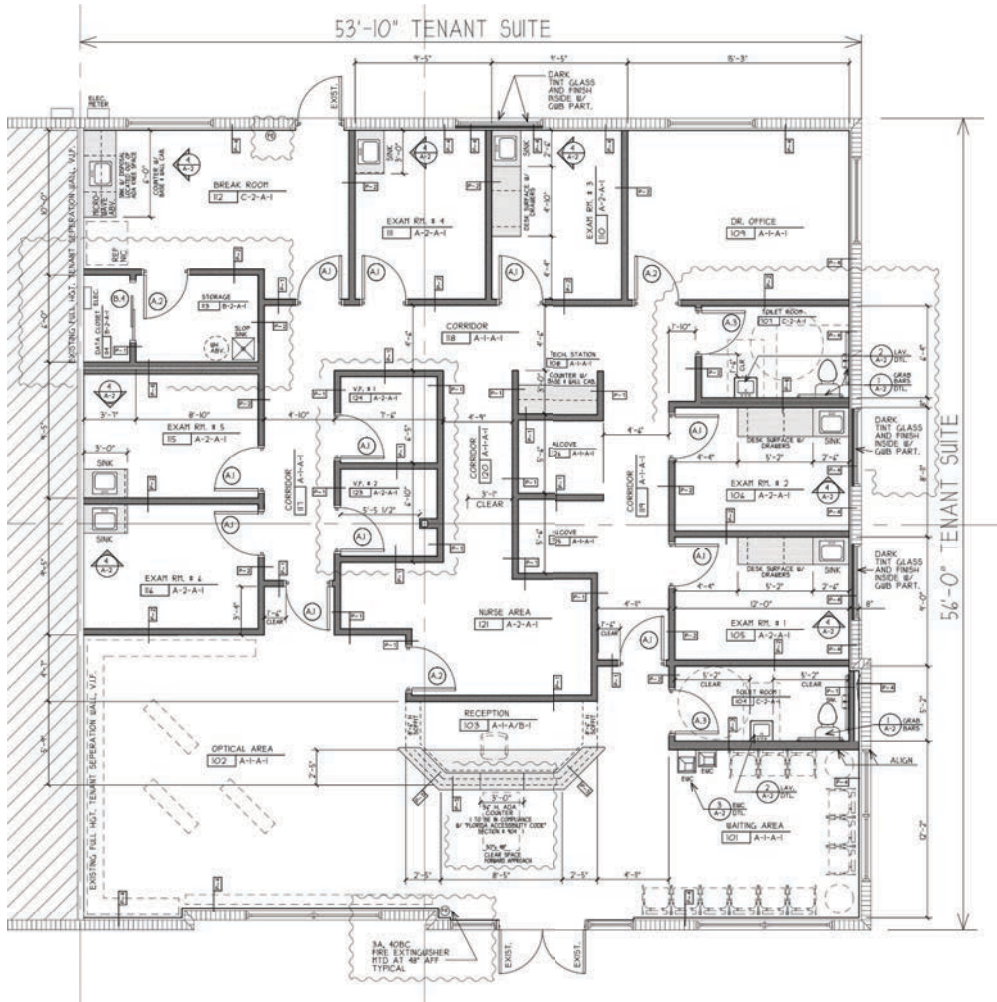


DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Total Population 2023	3,312	48,791	129,575
Median HH Income	\$77,711	\$65,868	\$66,254
Annual Growth 2023 – 2028	+5.01%	+2.76%	+3.34%

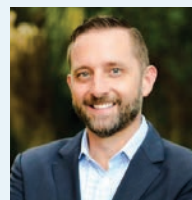
Scan and learn more
ajsrealtygroup.com



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 COMMERCIAL REAL ESTATE SERVICES



HAMISH WILLIAMS
 239-313-3416
 hamish@ajsrealtygroup.com
 ajsrealtygroup.com