

DEL PRADO TURNKEY MEDICAL OFFICE

4304 Del Prado Blvd S | Cape Coral, FL 33901

Medical Office For Lease

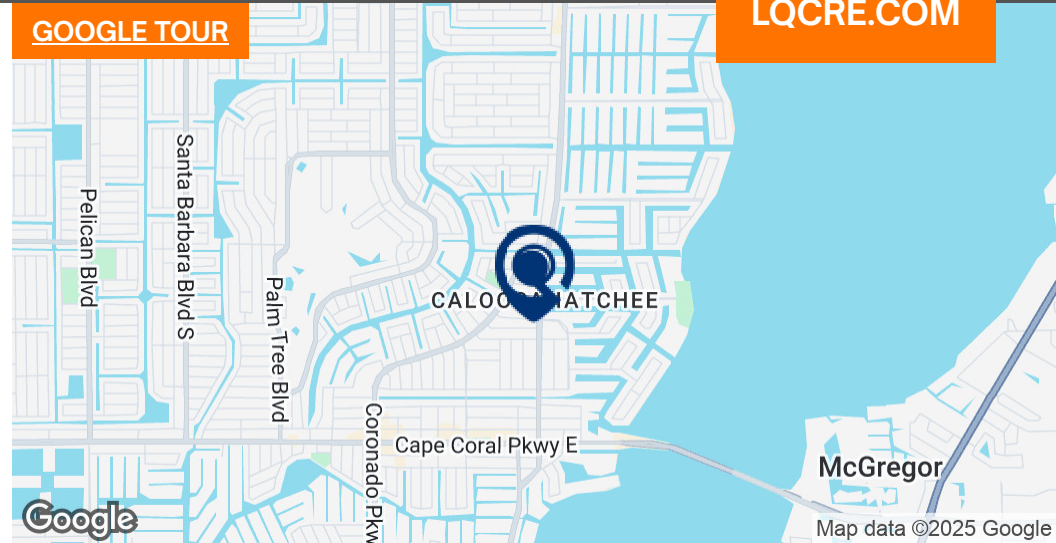


LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



**\$25.00/SF
MODIFIED GROSS**



**1,693 SF
UNIT SIZE**



**9,860 SF
RBA**



**2009
YEAR BUILT**

- 1,693 SF fully built-out medical office for lease in Cape Coral, FL
- Fronting Del Prado Blvd (42,500 AADT) with easy ingress/egress (2 access points)
- Unit features reception, private offices, 4 exam rooms, kitchen, in-suite restrooms & more
- Tenant pays electric & phone/internet, landlord maintains HVAC & fire extinguishers
- Ample parking at both the front and rear of building
- Potential Uses: Healthcare, wellness, or office professionals seeking a high-exposure, move-in ready location



**5-MI POPULATION
184,094**



**5-MI HOUSEHOLDS
83,793**



**5-MI HH INCOME
\$108,430**



**5-MI EMPLOYEES
76,500**

PROPERTIES.LQCRE.COM/DEL-PRADO-MEDICAL



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Joey Gulino
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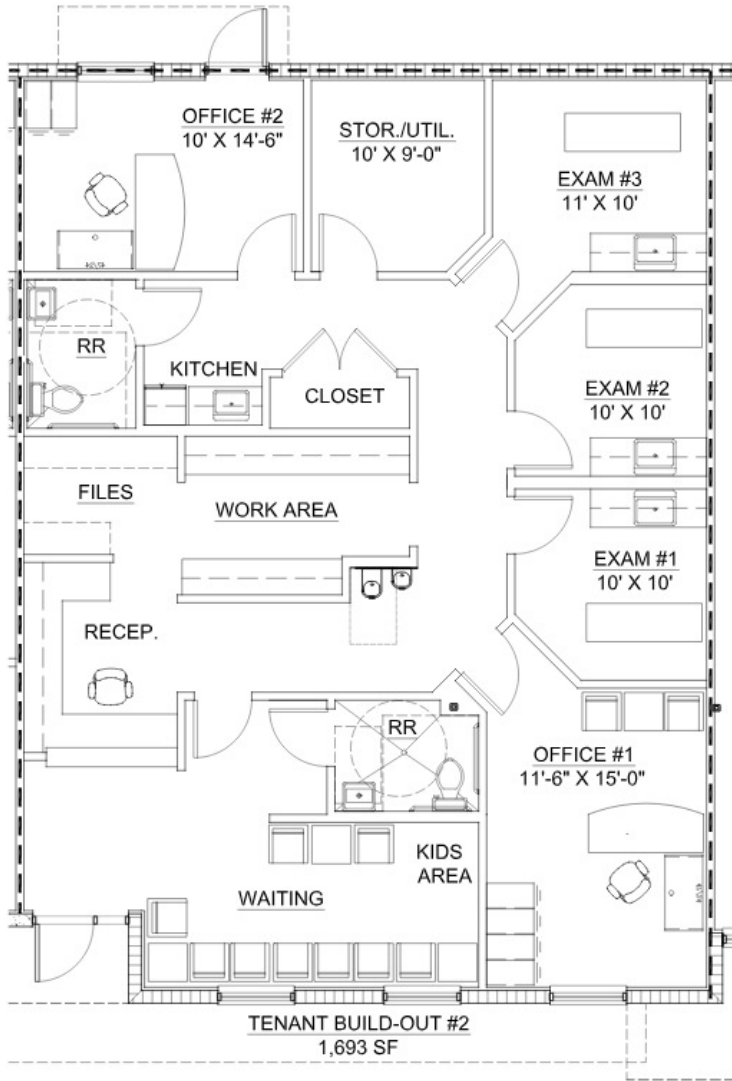
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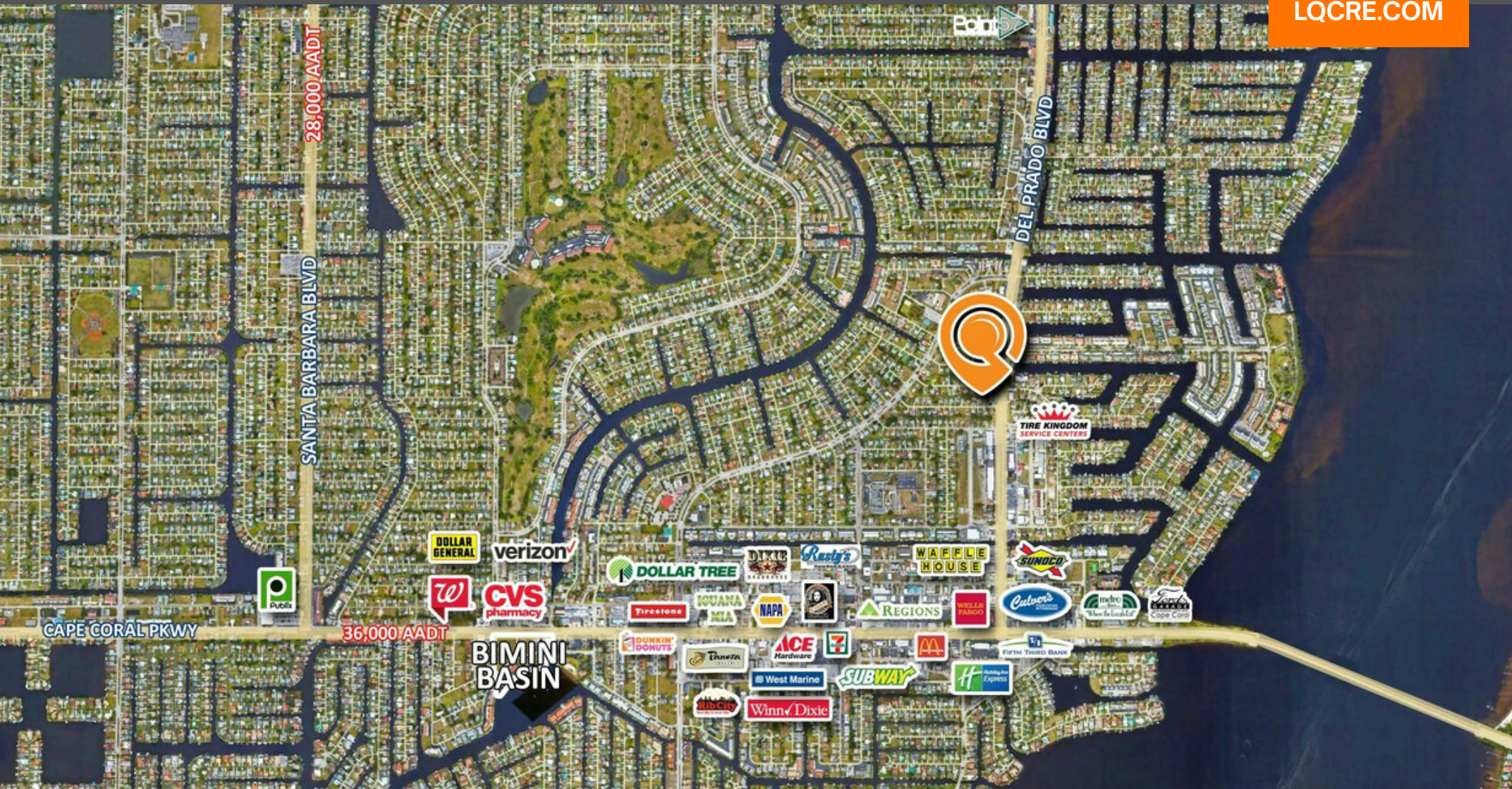
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