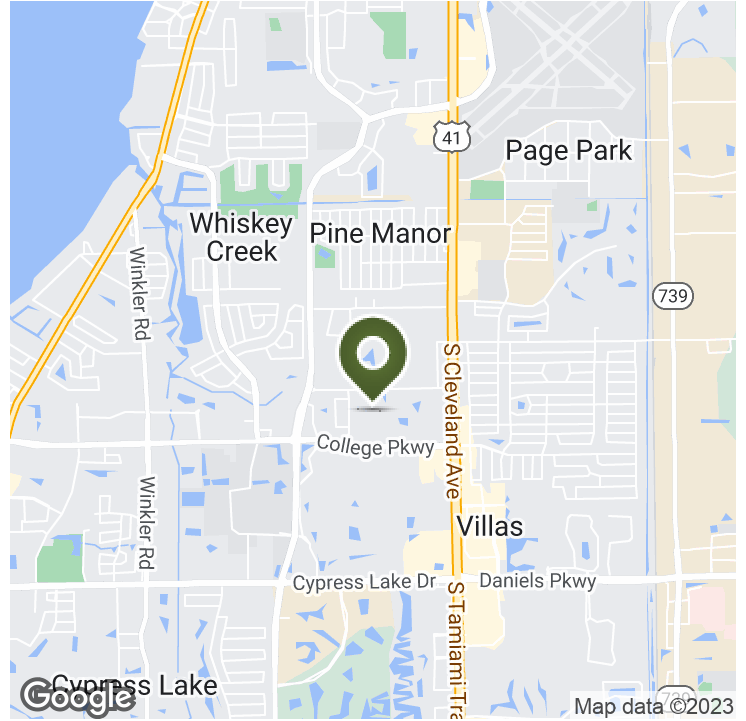


MEDICAL OFFICE BUILDING FOR SALE // 12640 WORLD PLAZA LANE, BLDG 71

MEDICAL OFFICE BUILDING FOR SALE

Great Opportunity for Owner/User



SALE PRICE

\$725,000

OFFERING SUMMARY

Leased Term:	Available
Year Built:	1997
Building Size:	3,014 SF
Renovated:	2019
Zoning:	CPD
Market:	Southwest Florida
Submarket:	Fort Myers
Price / SF:	\$240.54

PROPERTY OVERVIEW

Invest Florida is proud to represent this 3,014 SQFT medical office / surgery center for sale. This is a great owner/user medical office. This 3,000 SQFT medical / surgery center has been completely renovated and is in excellent condition. The two surgery rooms are AAAASF/OCCA certified and represent a rare opportunity to own such a space were this certification is achievable. This single tenant free standing building has its own dedicated parking with 15 spaces. This property is located within the World Plaza II office condominium park with easy access to US-41, College Parkway and Summerlin Road.

PROPERTY HIGHLIGHTS

- Great Location
- Completely Renovated Medical Office
- Two (2) AAAASF/OCCA Certified Surgery Rooms
- Close Proximity to Hospitals
- Fastest Growth Market Nationally
- Well Maintained Complex
- 15 Dedicated Medical Parking Spaces

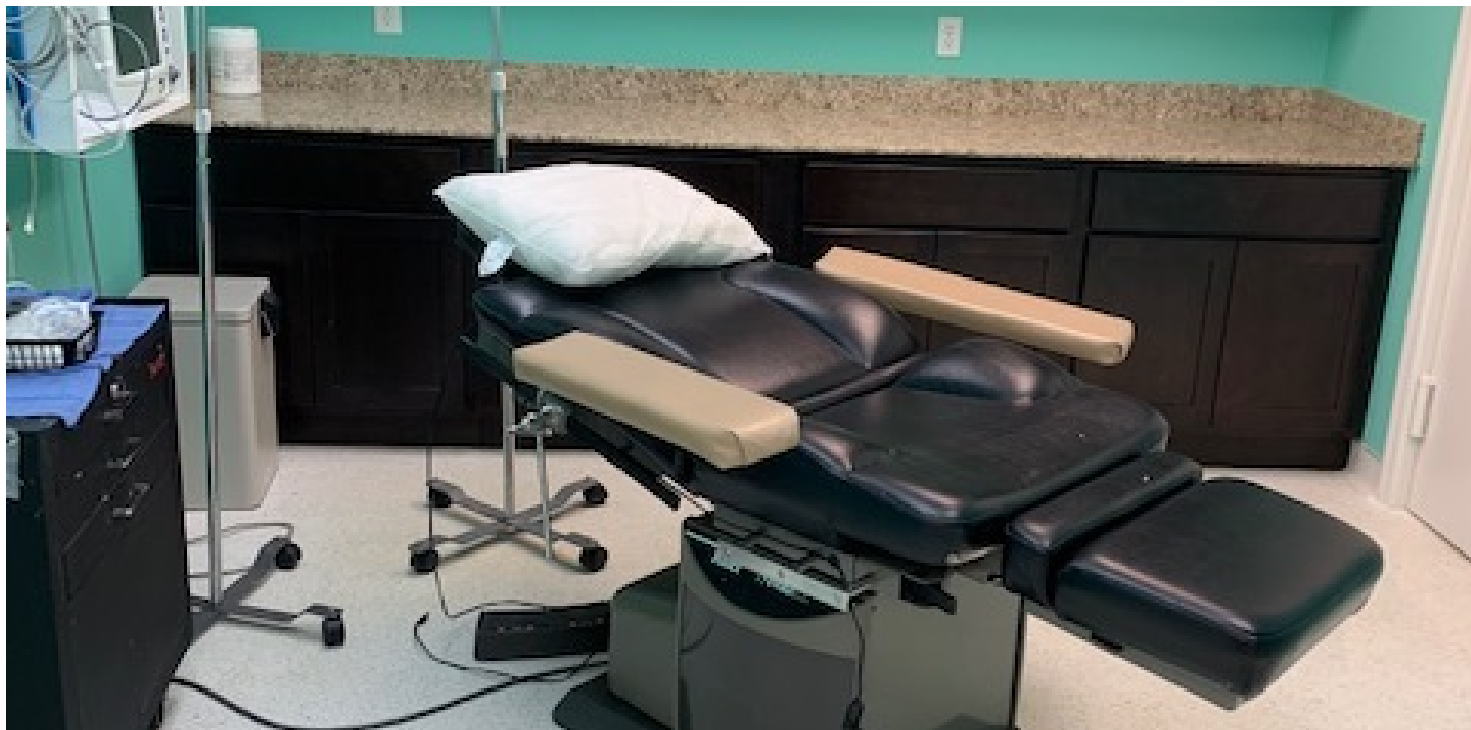
NICHOLAS PAULUS

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nick@investflorida.com

FOR SALE

MEDICAL OFFICE WITH 2 SURGERY ROOMS WHICH HAVE AAAASF CERTIFICATION // 12640 WORLD PLAZA LANE, BLDG 71

OFFICE BUILDING FOR SALE



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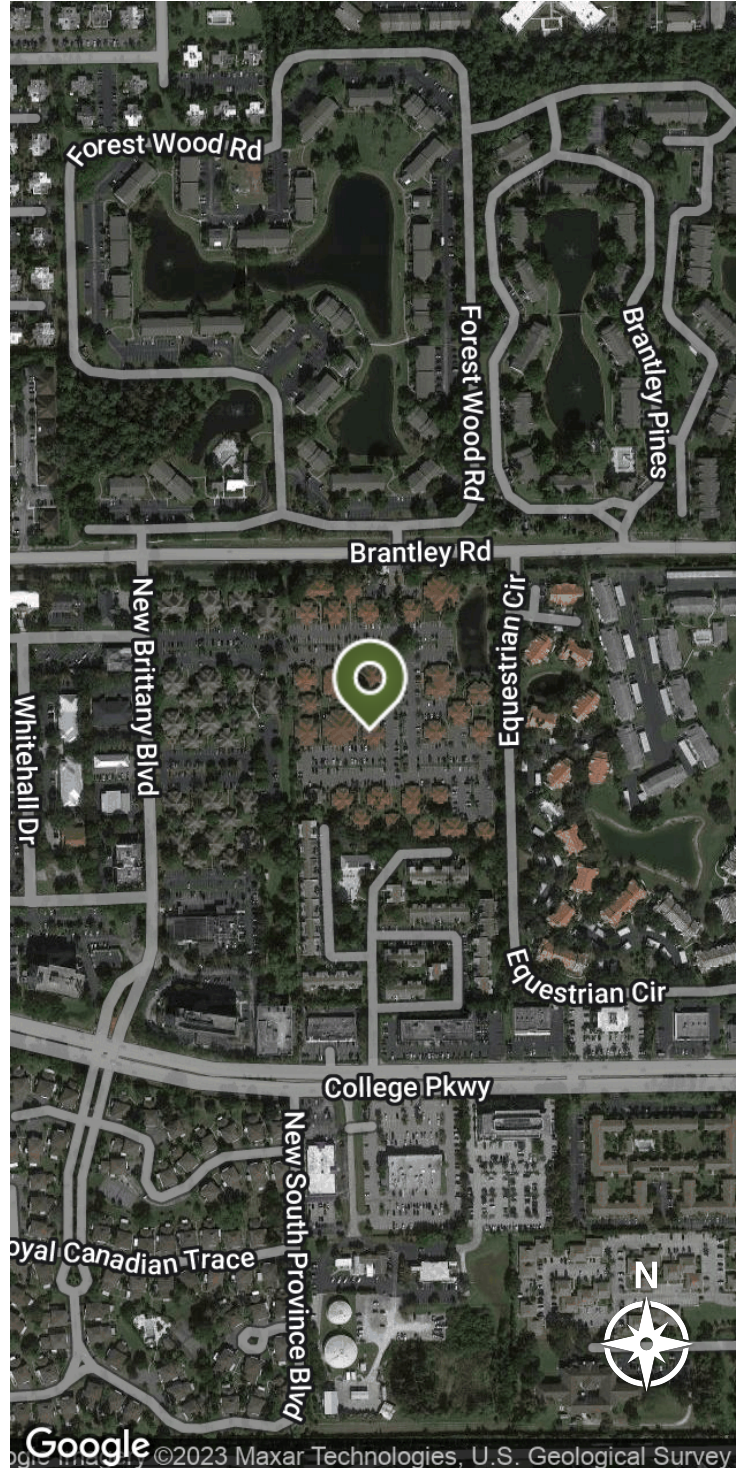
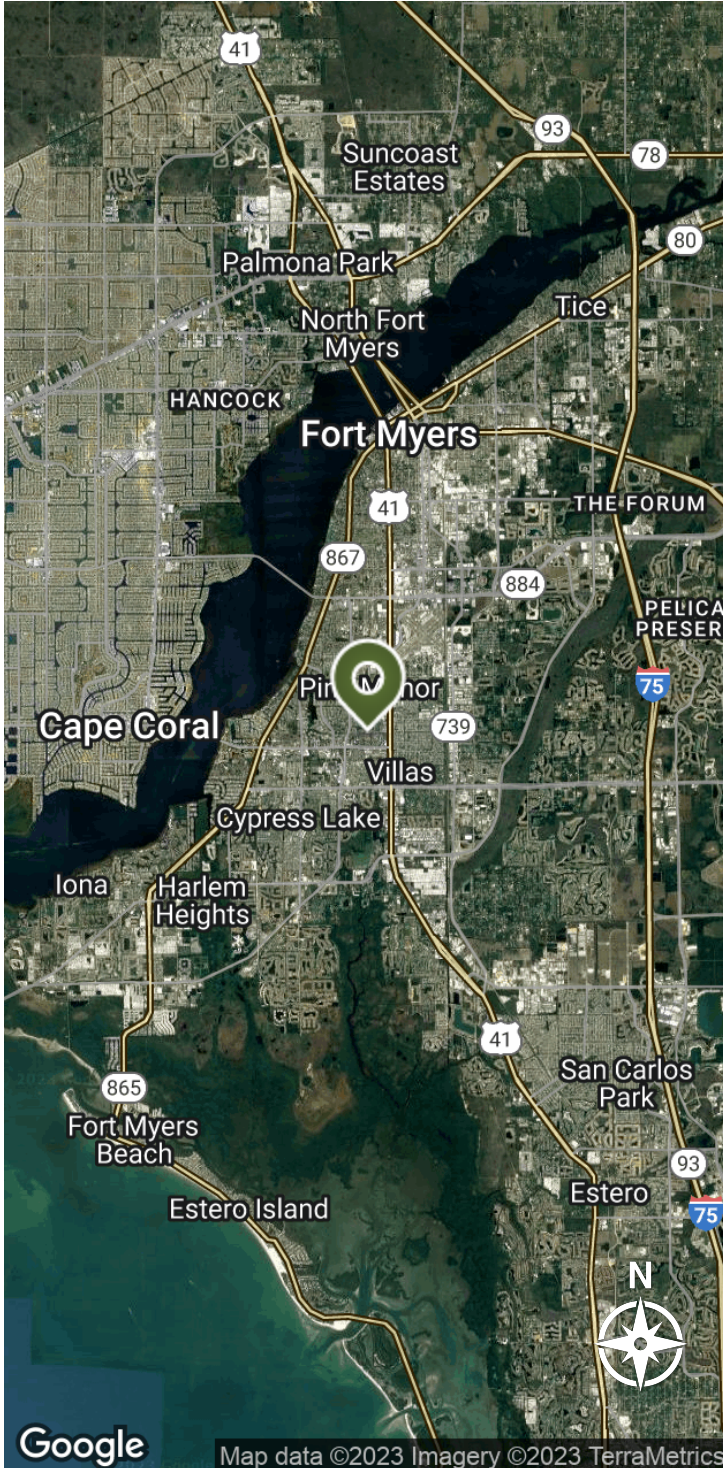
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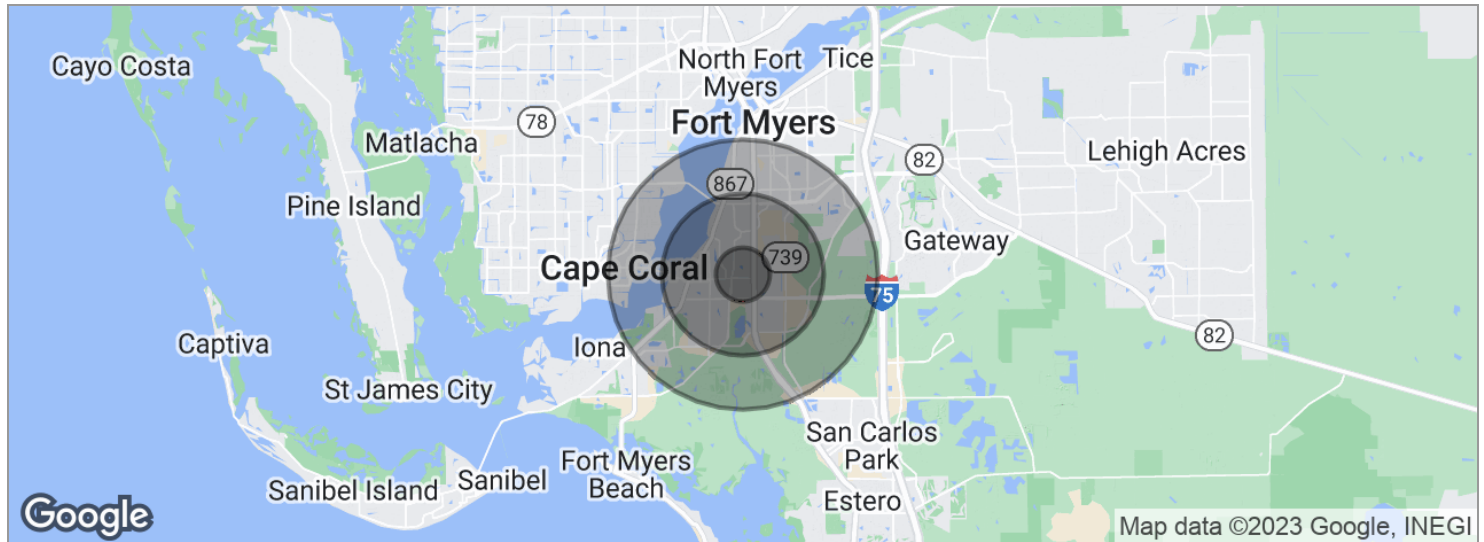
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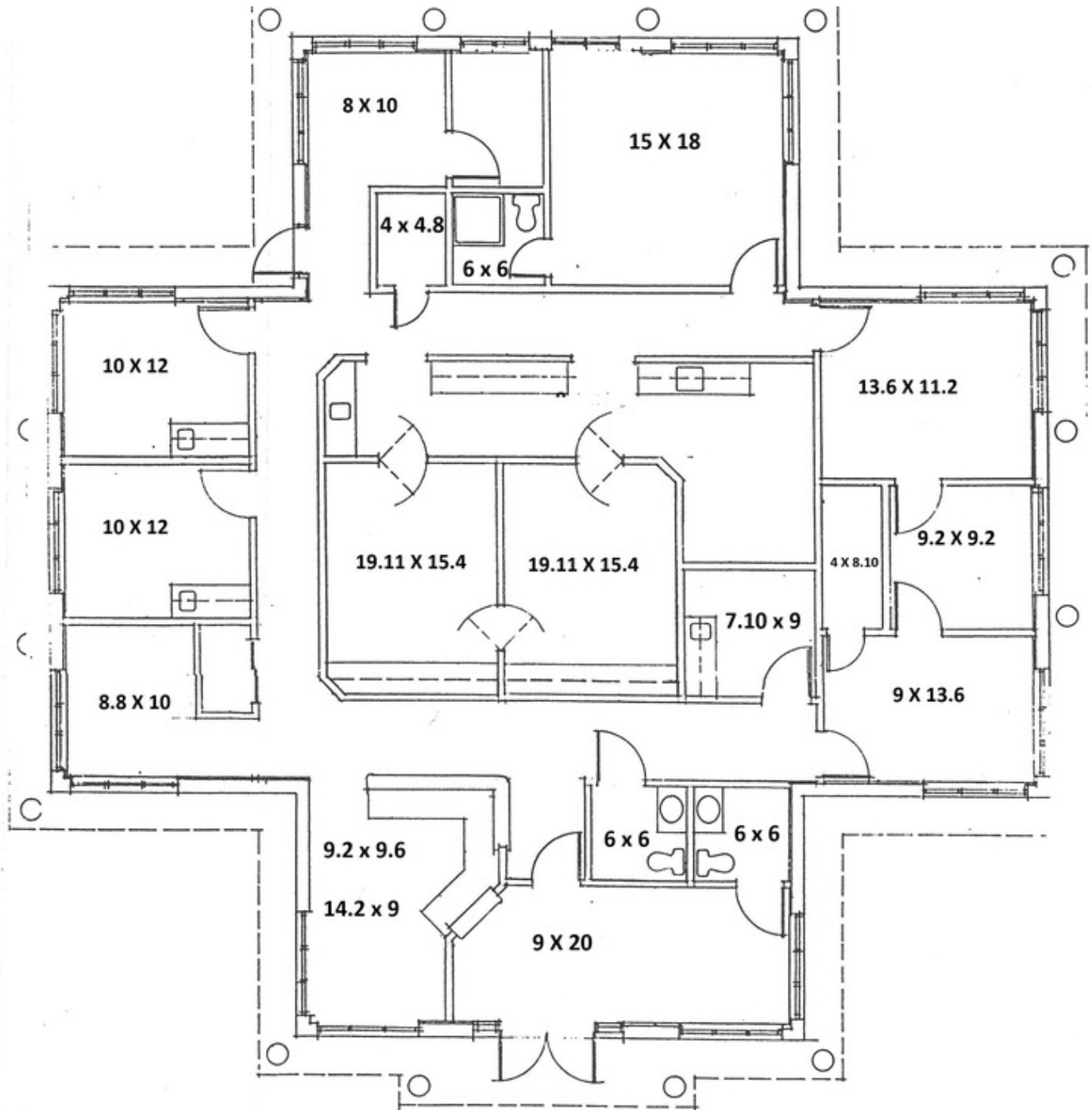
POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,389	60,853	122,386
Median age	43.7	46.9	46.7
Median age (Male)	40.8	44.8	45.6
Median age (Female)	46.0	48.5	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,627	28,313	55,496
# of persons per HH	2.2	2.1	2.2
Average HH income	\$57,762	\$67,567	\$72,661
Average house value	\$227,722	\$245,287	\$270,912
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	22.9%	15.1%	13.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	80.2%	86.6%	84.9%
Black	5.1%	4.8%	7.4%
Asian	3.5%	2.3%	2.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.2%
Other	8.9%	4.8%	4.0%

* Demographic data derived from 2020 ACS - US Census

FOR SALE

MEDICAL OFFICE WITH 2 SURGERY ROOMS WHICH HAVE AAAASF CERTIFICATION // 12640 WORLD PLAZA LANE, BLDG 71

OFFICE BUILDING FOR SALE



12640 World Plaza Lane

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OFFICE BUILDING FOR SALE



NICHOLAS PAULUS

Managing Broker/Principle

nick@investflorida.com

Direct: 239.292.3031

PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over the past decade, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Consulting and Corporate Retreats.

Invest Realty was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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