

FOR LEASE - Office | Medical Spa

3358 Woods Edge Circle #103

Bonita Springs, FL 34134



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$13.00 SF/yr NNN

Estimated CAM: \$6.00 PSF

Year Built: 2001

Zoning: CPD

PROPERTY OVERVIEW

Office / Medical space for lease in Woods Edge Circle. Subject unit is a 2,000 SF former Spa and Treatment Center. The space is build up with 3 bathrooms, 2 full showers and examinations room with sink. Perfect space for medical, dental and treatment center within an office/medical complex. Development offers close proximity to many retailers and restaurants located on S Tamiami Trail.

PROPERTY HIGHLIGHTS

- Located just off S Tamiami Trail
- New Built-Out Space
- Great Location
- Easy access to Fort Myers and Naples
- Medical Exam rooms with sinks
- Handicap Accessible

Donna Marrero Zaldivar, CFRM™

Senior Advisor | Brokerage Operations Manager

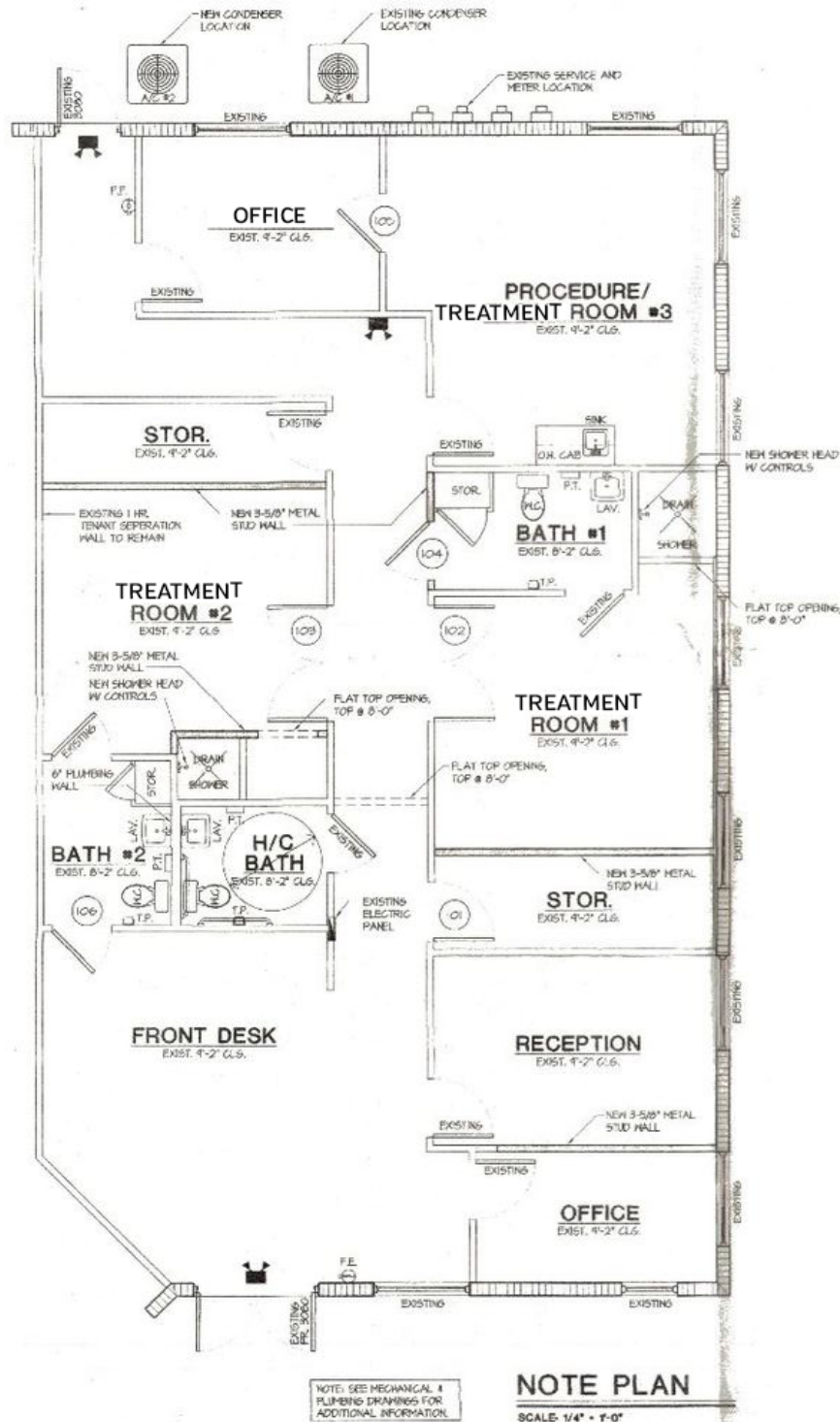
239.301.3172

donna.zaldivar@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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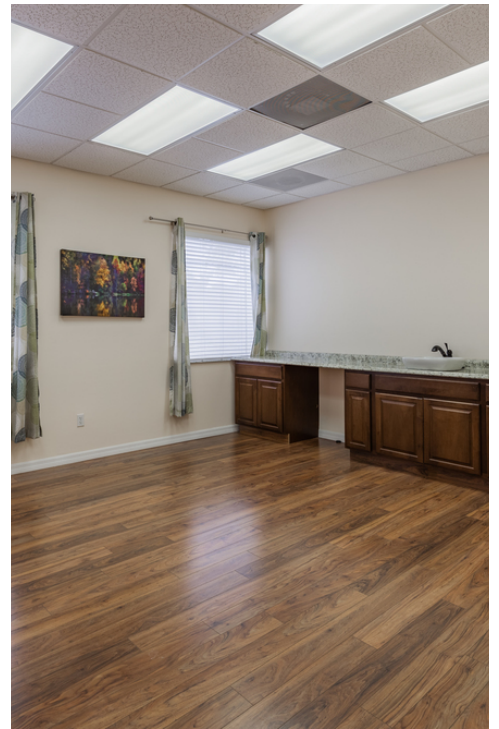


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Woods Edge

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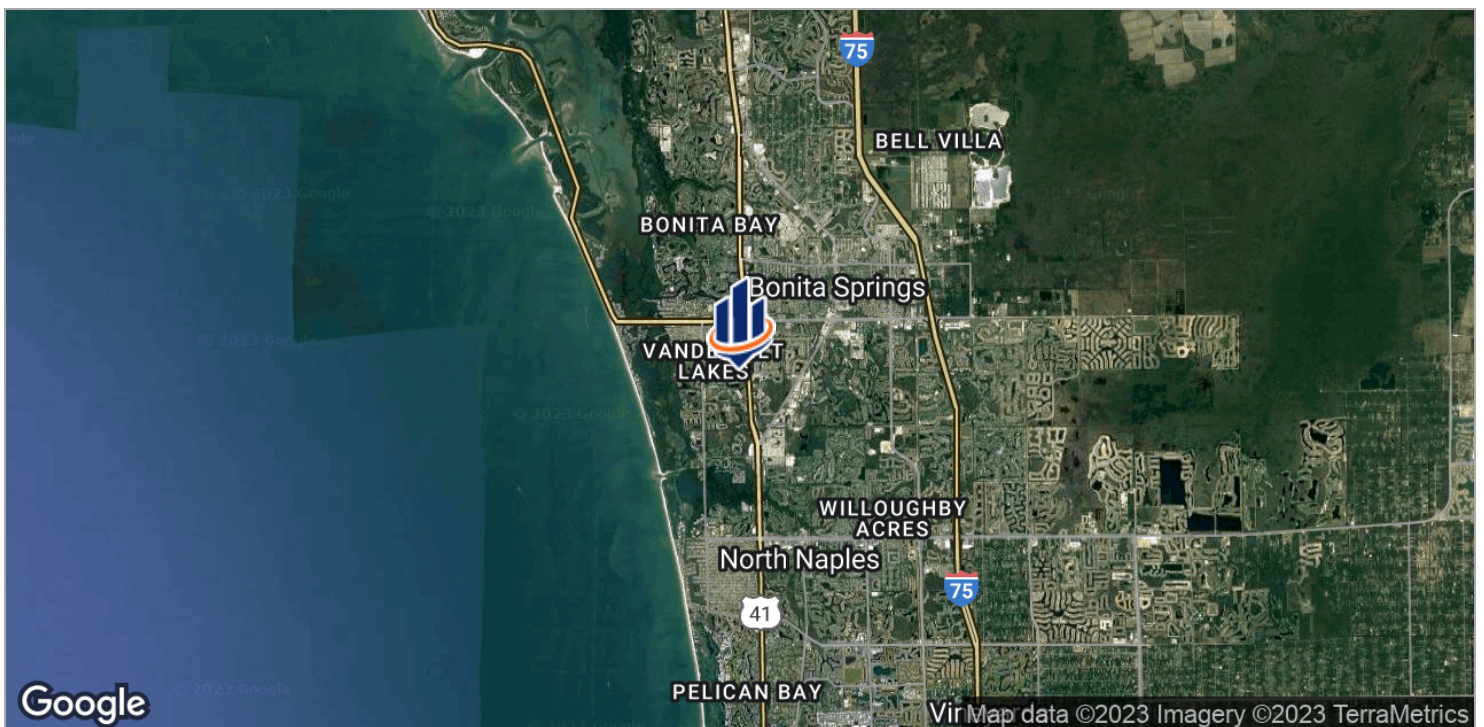
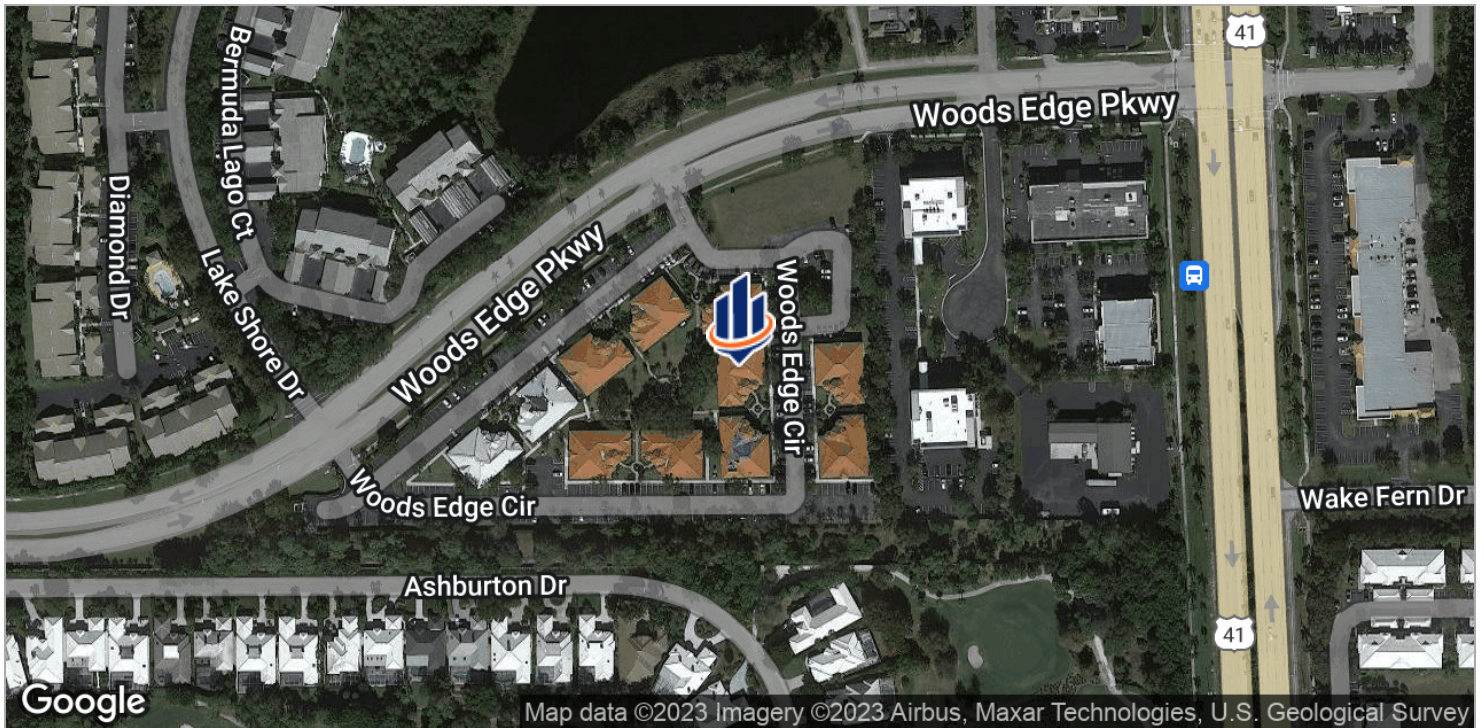
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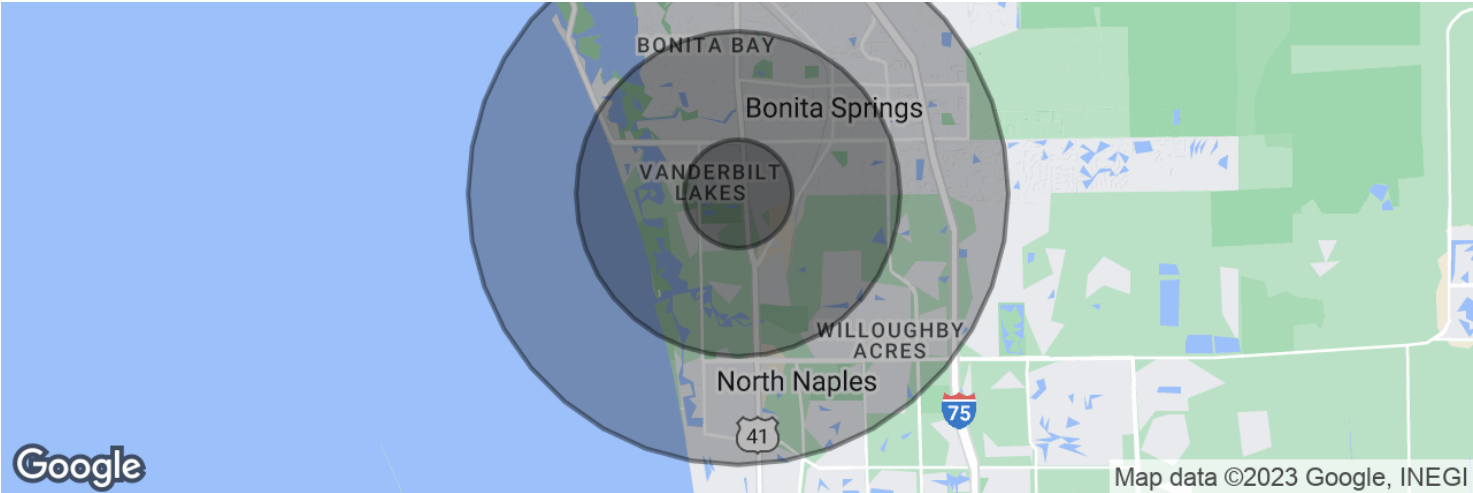


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,803	32,794	77,588
Median age	57.4	54.1	51.6
Median age (Male)	57.8	54.9	52.0
Median age (Female)	57.2	54.2	51.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,298	14,847	33,762
# of persons per HH	2.1	2.2	2.3
Average HH income	\$86,580	\$102,845	\$101,050
Average house value	\$378,162	\$421,316	\$438,163

* Demographic data derived from 2020 ACS - US Census