

FOR LEASE



PROPERTY SUMMARY

Cypress Lake Professional Center is a multi-tenant property zoned for medical, professional office and retail uses. Building and Monument signage on Cypress Lake Drive included.

Conveniently located on Cypress Lake Drive (between McGregor Blvd. and S. Pointe Blvd.) with easy access to Cape Coral and US 41.

- Ample Parking
- Well-Maintained, First-Class Property
- Medical Impact Fees Paid
- Pylon and Building Signage
- Full-Median Cut
- Within Close Proximity to Cape Coral & US 41
- Medical, Professional Office & Retail Uses
- Impact windows/doors, Units never flooded
- Updated to code when renovated

DEMOGRAPHICS

2022	2 Mile	5 Miles	10 Miles
Population	34,585	159,462	455,942
Avg. HH Income	\$77,564	\$81,266	\$84,795
Households	17,457	75,208	194,394

PROPERTY HIGHLIGHTS

YEAR BUILT	1975 – Renovation 2019
ZONING	CT – Commercial Tourist
AVAILABLE	Unit #3 - 1,497± SF & Unit #10 – 1,015 ± SF Unit #6 - 1,194± SF
CAM + Reserves	\$6.79 PSF (est. 2026)



CONTACT:

Thomas Pepitone
 239.321.5151 x101
 tom@pepitonerealty.com

Pepitone Properties Corp.
 8981 Daniels Center Dr. #202
 Fort Myers, FL 33912
 www.pepitonerealty.com

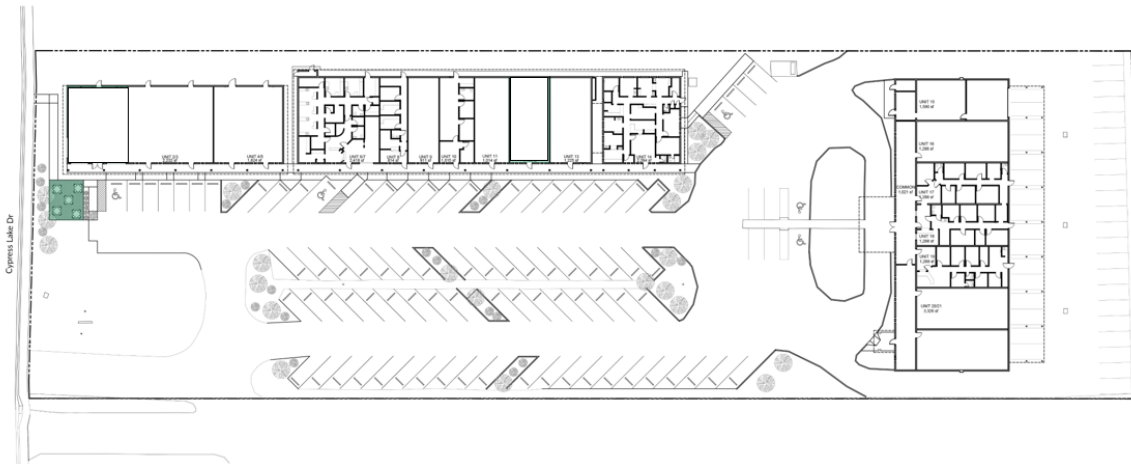
UNIT	SIZE	LEASE RATE	COMMENTS
3	1,497 ± SF	\$20.00 PSF NNN	Possible Availability June 15, 2026
10	1,015 ± SF	\$20.00 PSF NNN	Estimated, Available September 1, 2026
6	1,194 ± SF	\$24.00 NNN As Is	Possible Availability November 1, 2026



EXISTING TENANTS

- Kolodziej Chiropractic
- Landseal Title Agency, Inc.
- HireQuest Quality Staffing
- Xpressions Hair Salon
- McGregor Medical
- Connect SWFL
- Yweight Body Sculpting
- Vibrant Beat – Dr. Sal
- Cypress Family Medical
- Boys & Girls Club
- Thrive Medical

SITE PLAN

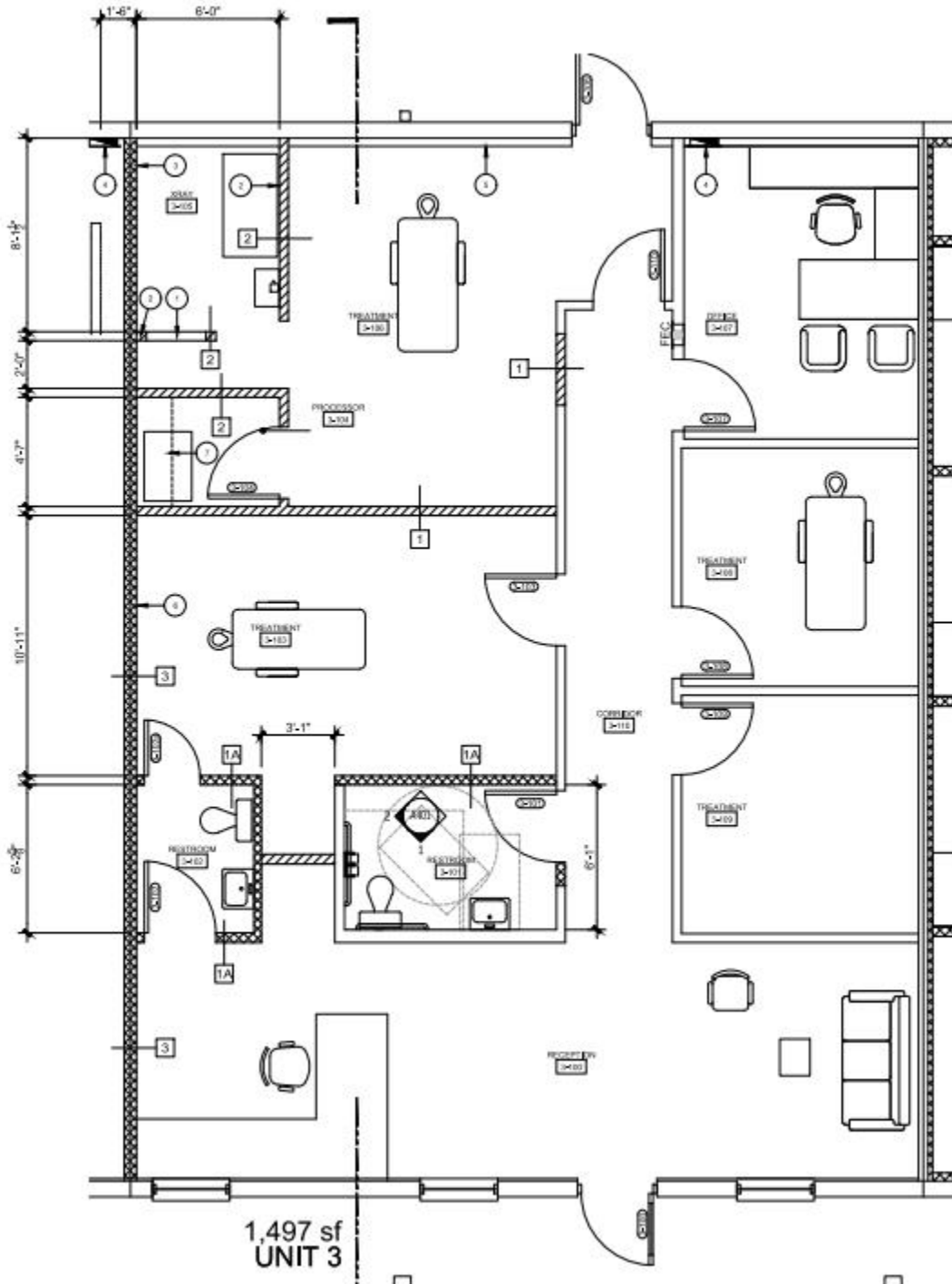


CONTACT:

Thomas Pepitone
 239.321.5151 x101
 tom@pepitonerealty.com

Pepitone Properties Corp.
 8981 Daniels Center Dr, # 202
 Fort Myers, FL 33912
 www.pepitonerealty.com

UNIT 3



CONTACT:

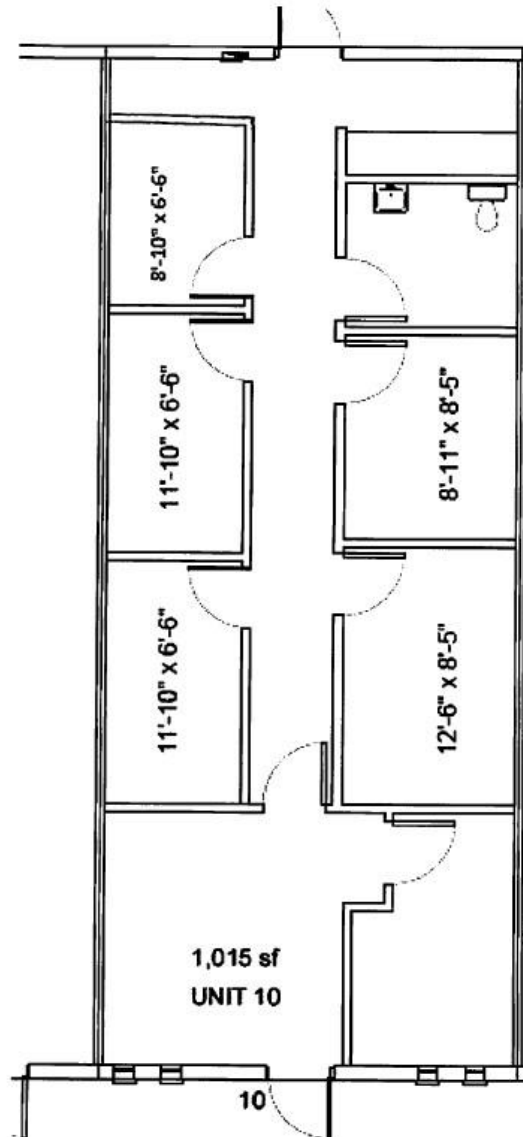
Thomas Pepitone
239.321.5151 x101
tom@pepitonerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepitonerealty.com

UNIT 10

1,015 sf



CONTACT:

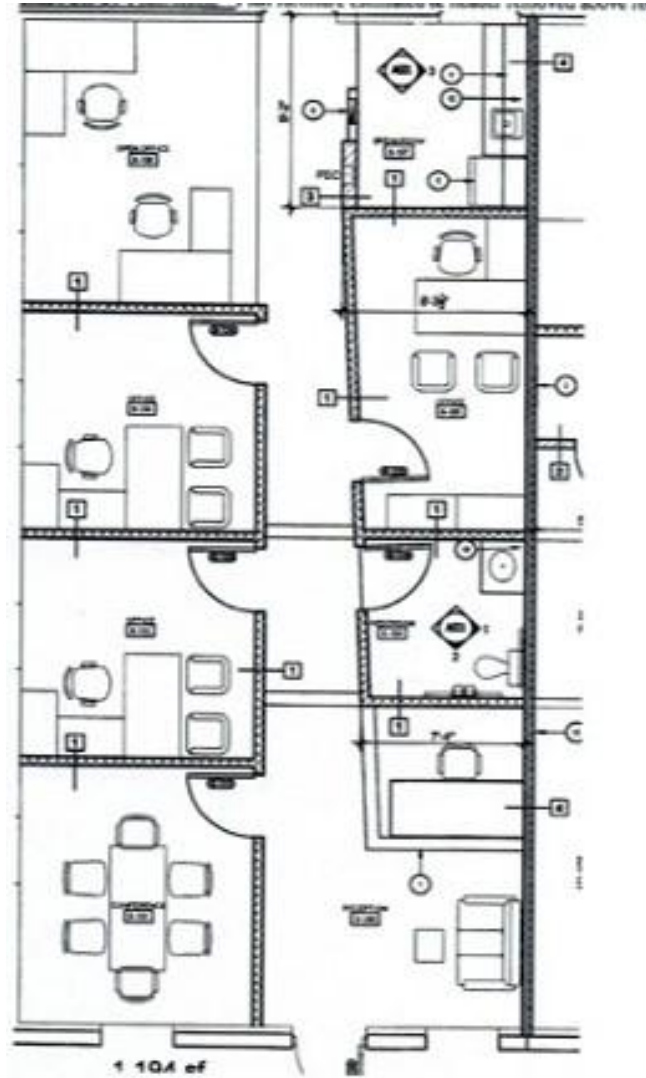
Thomas Pepitone
239.321.5151 x101
tom@pepitonerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepitonerealty.com

UNIT 6

1,194 sf



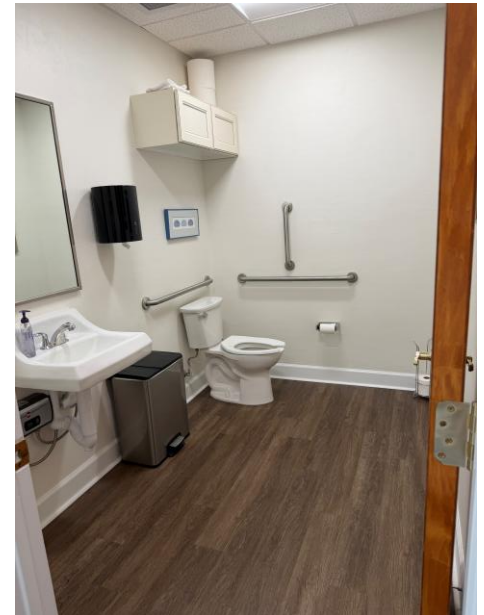
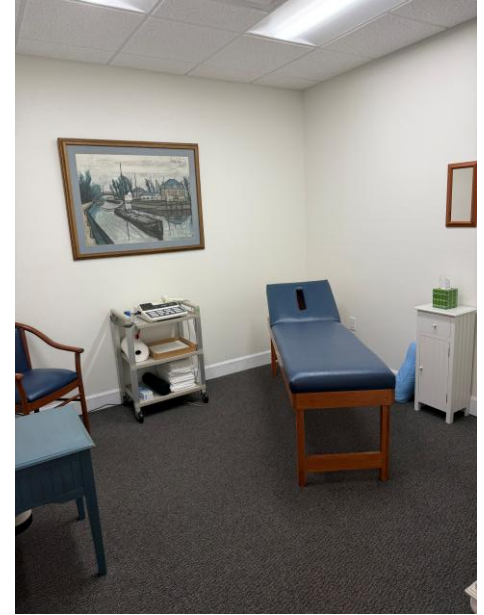
CONTACT:

Thomas Pepitone
239.321.5151 x101
tom@pepionerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepionerealty.com

UNIT 3



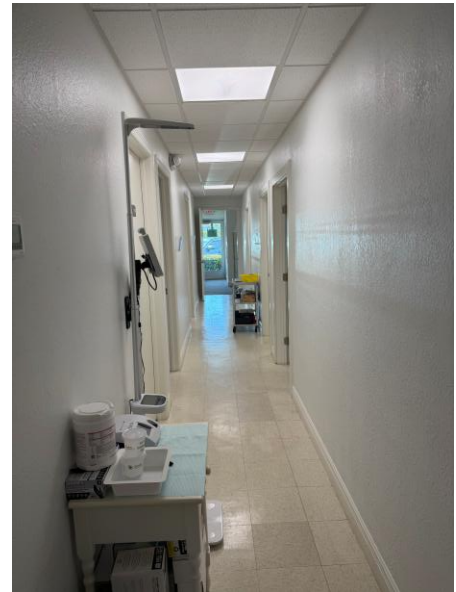
CONTACT:

Thomas Pepitone
239.321.5151 x101
tom@pepitonerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepitonerealty.com

UNIT 10



CONTACT:

Thomas Pepitone
239.321.5151 x101
tom@pepitonerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepitonerealty.com

UNIT 6



CONTACT:

Thomas Pepitone
239.321.5151 x101
tom@pepitonerealty.com

Pepitone Properties Corp.
8981 Daniels Center Dr, # 202
Fort Myers, FL 33912

www.pepitonerealty.com