

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

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 #11 - 1,015± SF
CAM + Reserves	\$6.79 PSF (est. 2026)



CONTACT:

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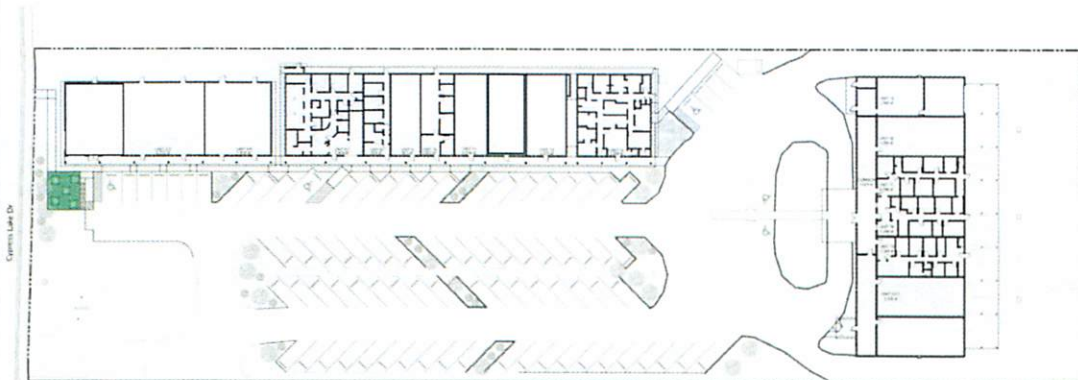
UNIT	SIZE	LEASE RATE	COMMENTS
3	1,497 ± SF	\$20.00 PSF NNN	Possible Availability June 1, 2026
11	1,015 ± SF	\$17.00 As Is	Possible Availability June 1, 2026

EXISTING TENANTS



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

SITE PLAN



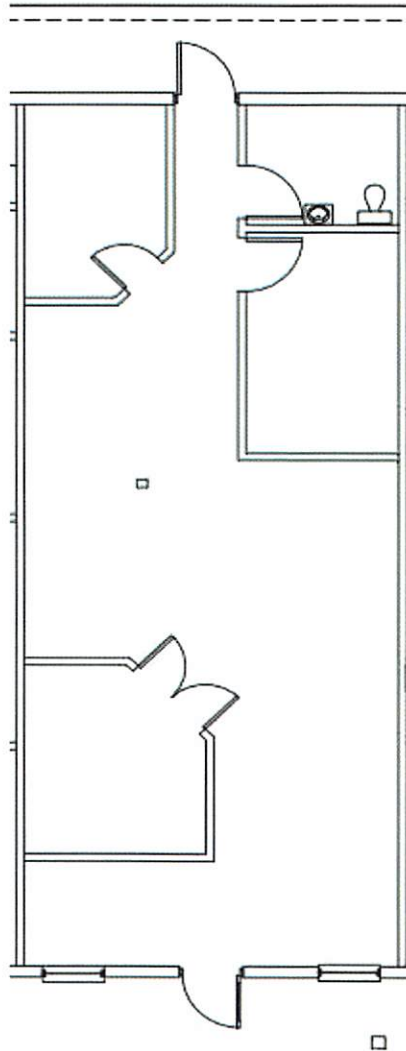
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UNIT 11

1,015 sf



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