

**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 &<br>Unit #6 - 1,194± SF &<br>Unit #10 - 1,015 ± SF & |
| CAM + Reserves | \$6.79 PSF (est. 2026)                                                    |



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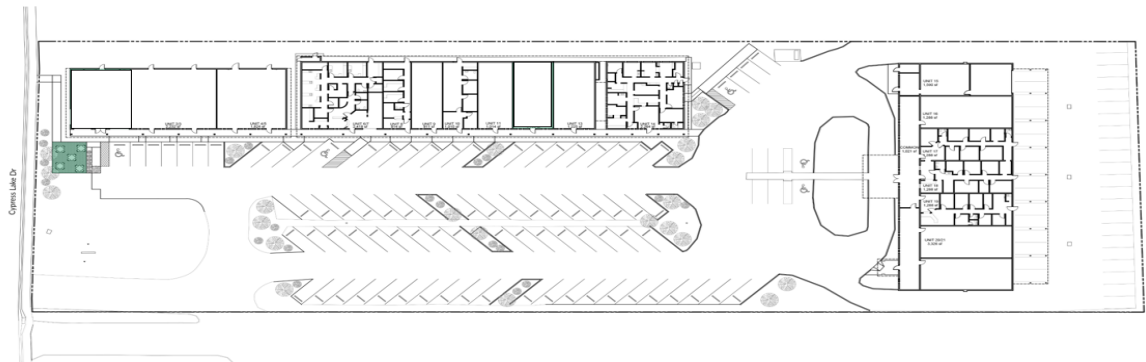
| UNIT | SIZE       | LEASE RATE           | COMMENTS                               |
|------|------------|----------------------|----------------------------------------|
| 3    | 1,497 ± SF | \$20.00 PSF<br>NNN   | Possible Availability June 15, 2026    |
| 6    | 1,194 ± SF | \$24.00 NNN<br>As Is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



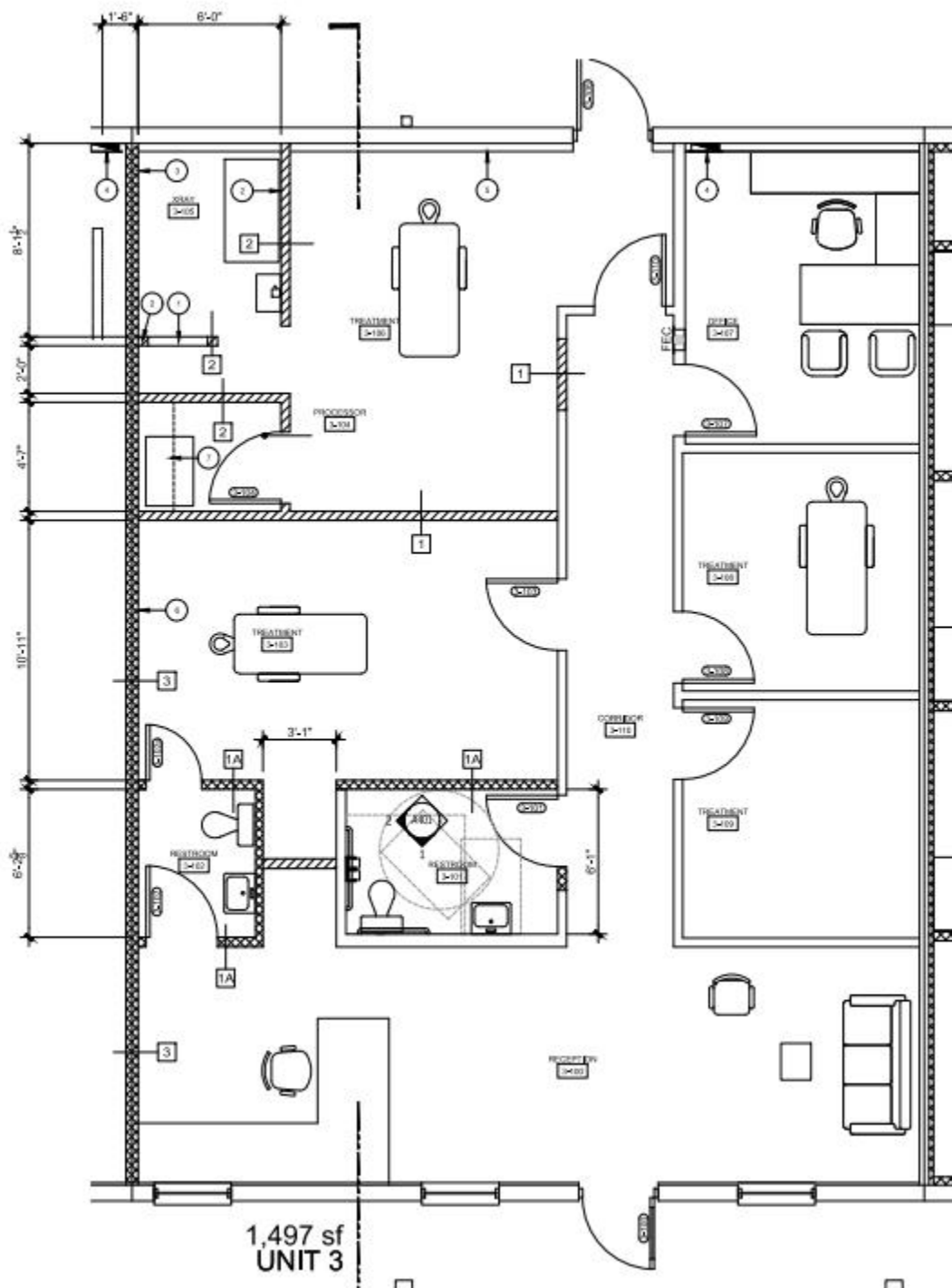
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**UNIT 3**



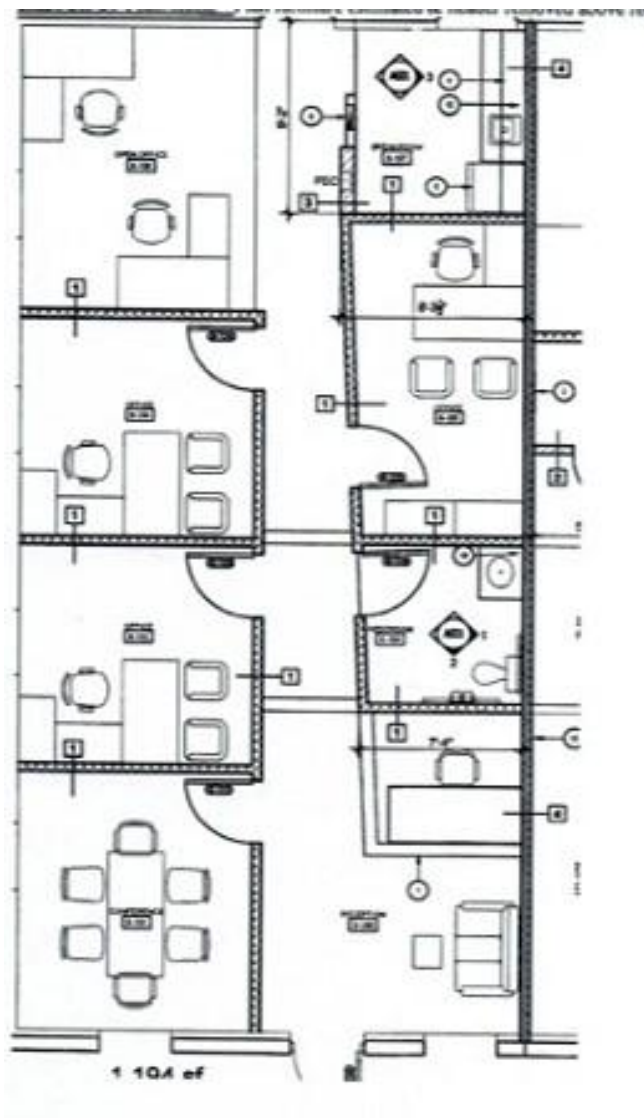
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## UNIT 6

**1,194 sf**



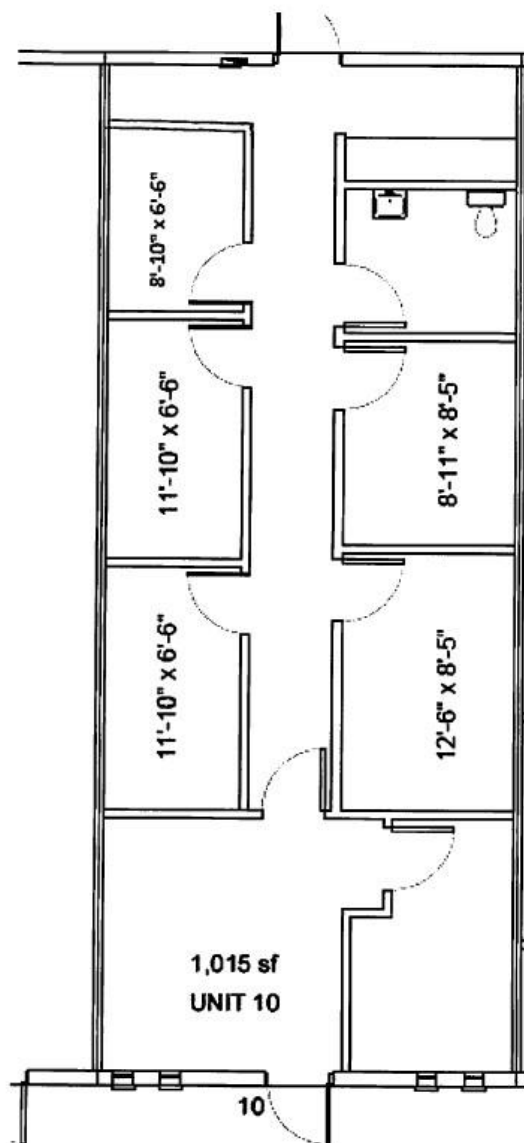
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## UNIT 10

**1,015 sf**

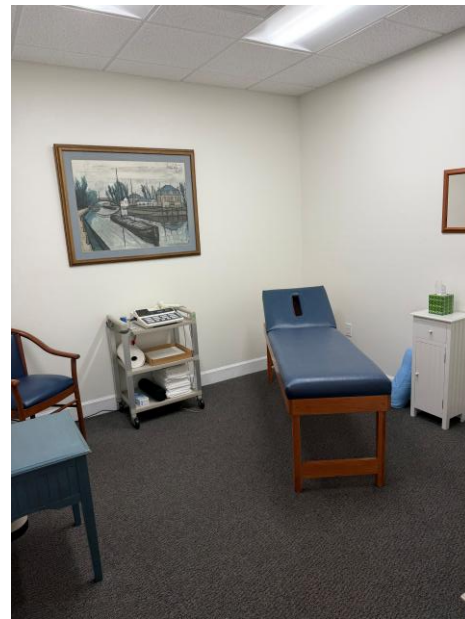


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**UNIT 3**



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**UNIT 6**



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**UNIT 10**



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