

**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 #11 - 1,023± SF &
CAM + Reserves	\$6.79 PSF (est. 2026)



**CONTACT:**

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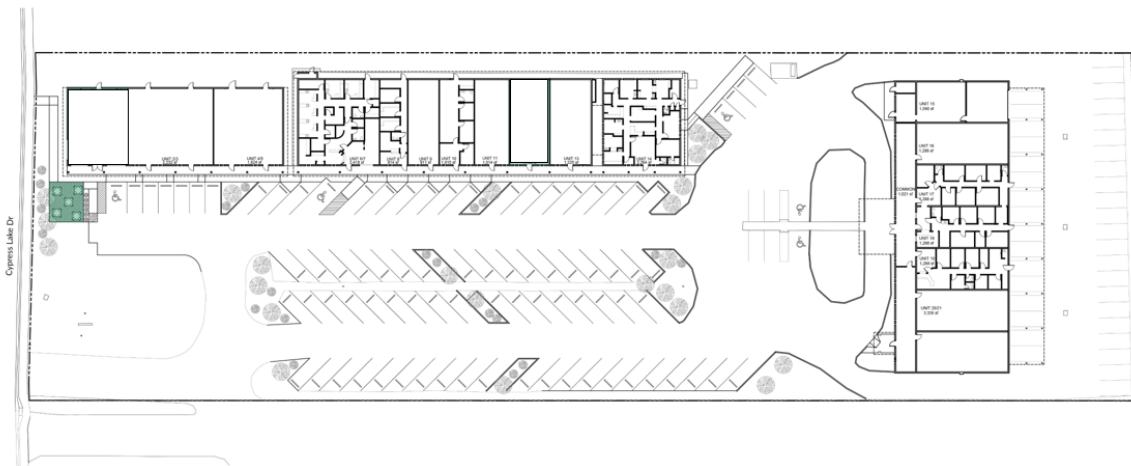
UNIT	SIZE	LEASE RATE	COMMENTS
3	1,497 ± SF	\$20.00 PSF NNN	Possible Availability June 15, 2026
10	1,015 ± SF	\$20.00 PSF NNN	Estimated, Available September 1, 2026
11	1,023 ± SF	\$18.00 NNN As Is	Possible Availability November 1, 2026



**EXISTING TENANTS**

- Kolodziej Chiropractic
- Landseil 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**

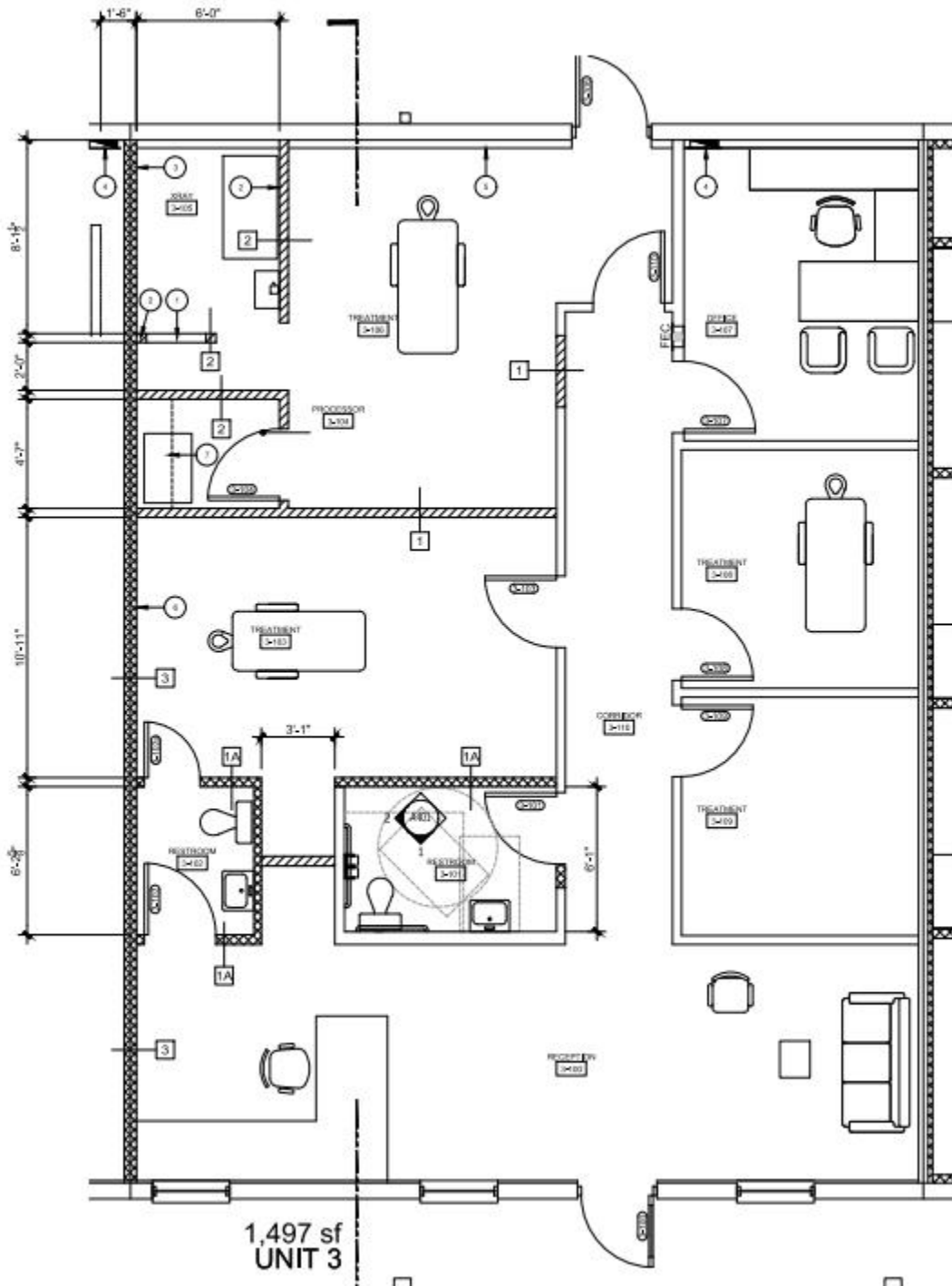


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**UNIT 3**



**CONTACT:**

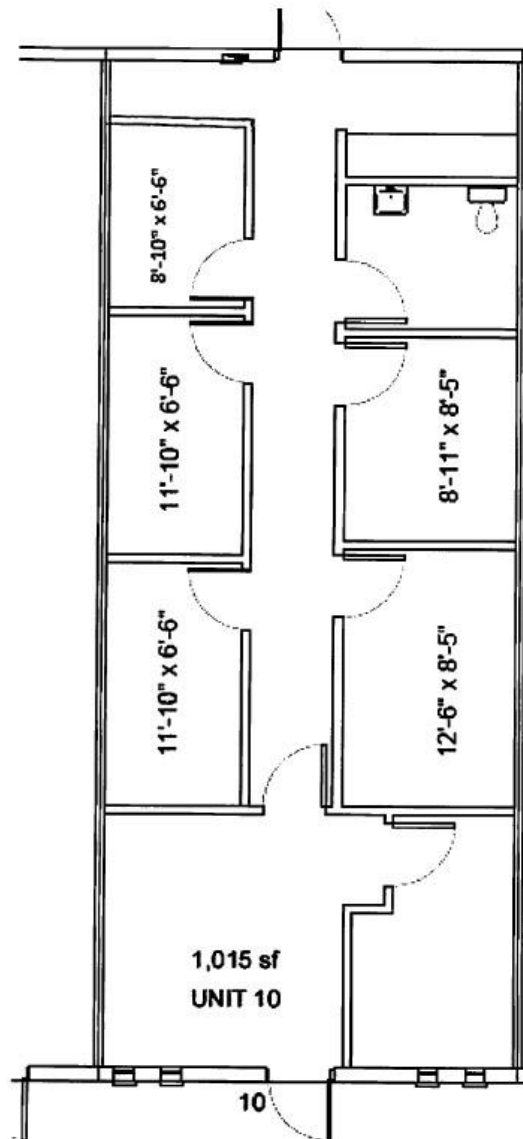
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**UNIT 10**

**1,015 sf**



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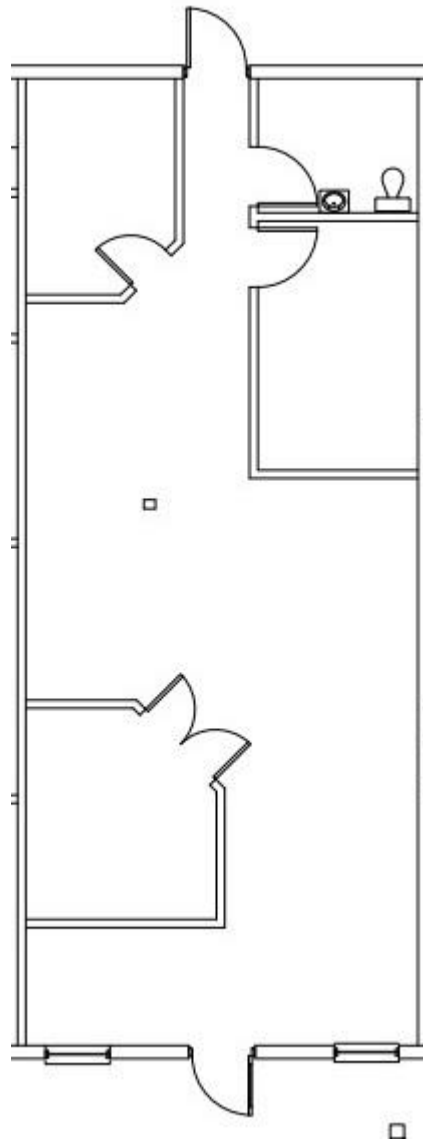
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**UNIT 11**

**1,023 sf**



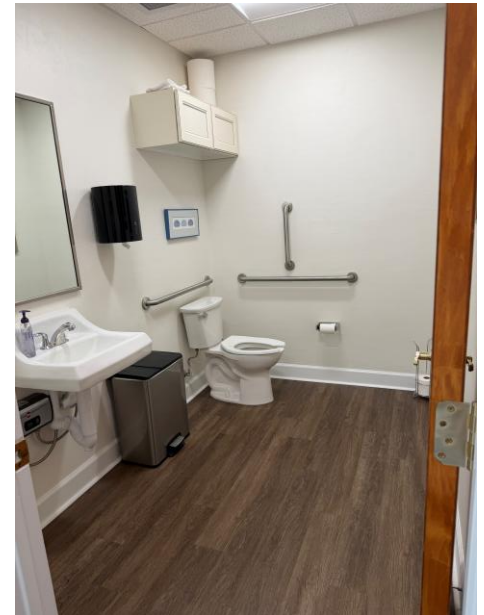
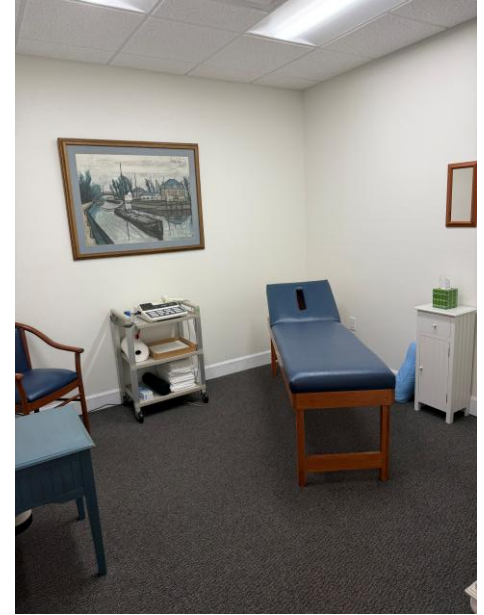
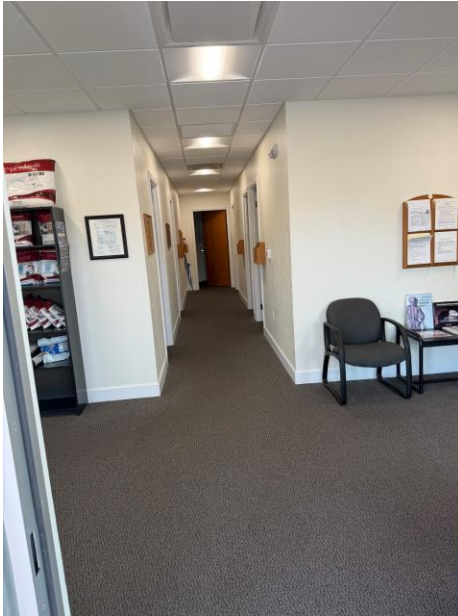
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**UNIT 3**



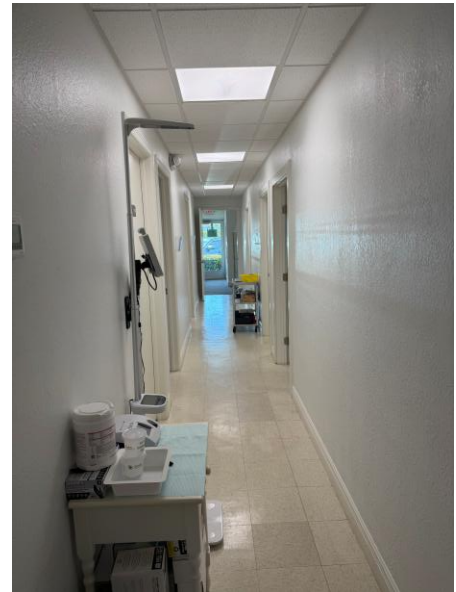
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**UNIT 10**



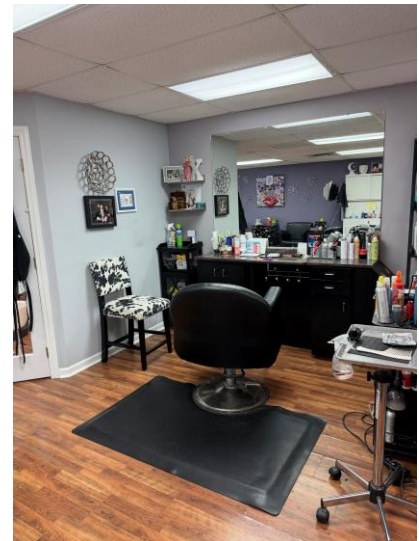
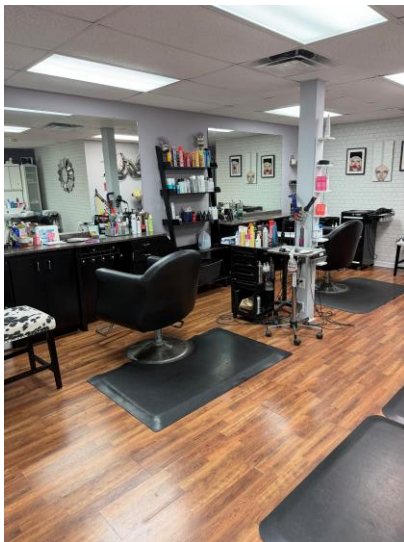
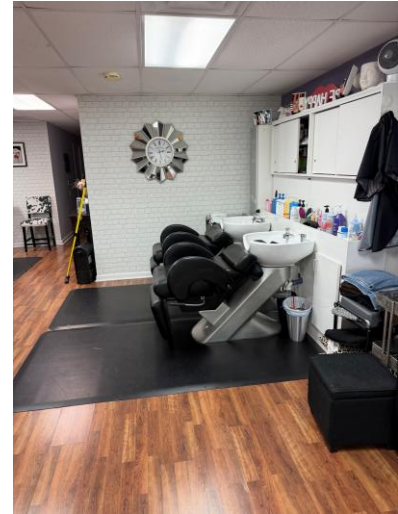
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