



LEASE

Corkscrew Road Frontage: Office for Lease

**9480 CORKSCREW PALMS CIRCLE
SUITE #2**

Estero, FL 33928

PRESENTED BY:

TIFFANY LUONGO

C: 239.707.1700
TiffanyL@SVN.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 PSF NNN
CAM	\$8.38 PSF
AVAILABLE SF:	1106-1145
ZONING	CPD
YEAR BUILT:	2003

PROPERTY OVERVIEW

Frontage on Corkscrew Road in Estero, halfway between US41 and I-75 in the Corkscrew Palms Office Park.

PROPERTY HIGHLIGHTS

- Frontage and Visibility on Corkscrew Road
- Upgraded Designer Finishes including cappuccino machine and dishwasher in kitchen
- Multiple offices plus kitchen and storage
- Can be Medical with no medical impact fees due.
- Parking is shared and current ratio is approximately 6/1000s
- 10 minutes to RSW International Airport
- Near a wide array of restaurants and shopping

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ADDITIONAL PHOTOS

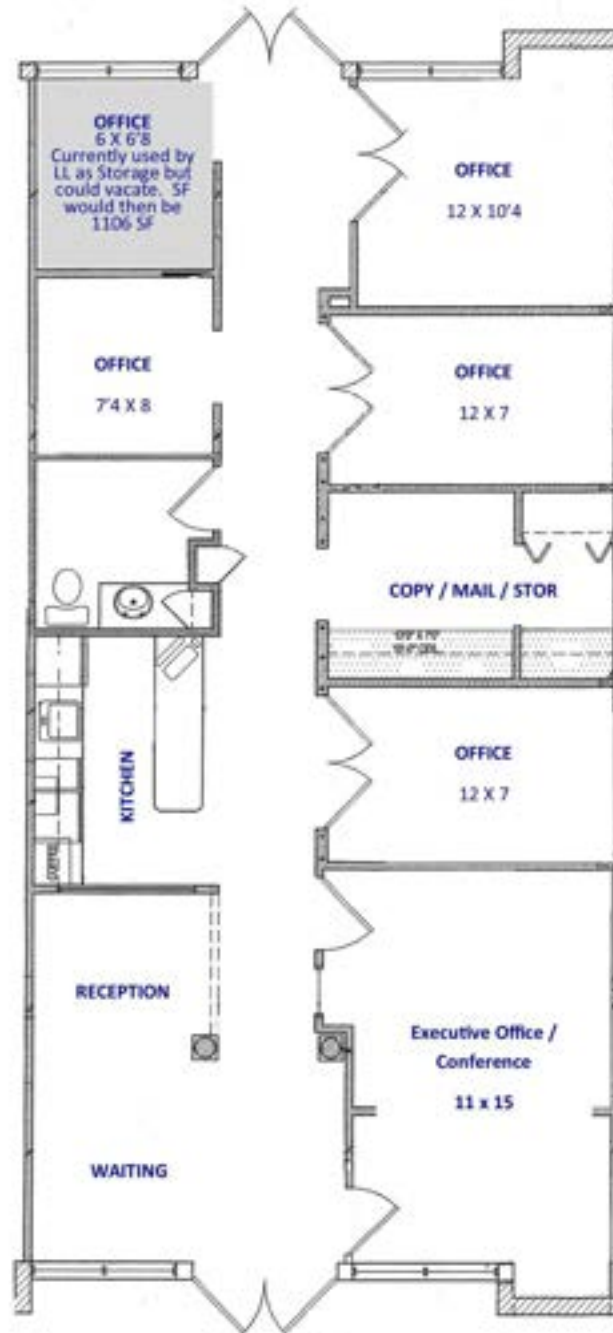


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FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,126	28,818	65,720
AVERAGE AGE	62.2	51.3	49.1
AVERAGE AGE (MALE)	62.0	50.7	48.3
AVERAGE AGE (FEMALE)	62.4	51.5	49.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,082	12,783	27,756
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$83,257	\$91,646	\$88,733
AVERAGE HOUSE VALUE	\$248,386	\$234,006	\$250,452

** Demographic data derived from 2020 ACS - US Census*

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