

FOR SALE | Office Condo

Price: \$389,500

\$190/SF

6202 Presidential Court Unit A,
Fort Myers, FL 33919

2,050 Square Feet Medical Office



Property Description

Featuring an existing medical office buildout, this space is well suited for healthcare providers, wellness practitioners, or professional office users. The property is conveniently located near US-41 and College Parkway within an established professional office park, providing easy access to surrounding residential communities, retail, dining, and business amenities. With ample on-site parking and a functional layout already tailored for medical use, Unit A presents an excellent opportunity for an owner-user seeking a well-located and established office presence in one of Fort Myers' most desirable business corridors.

Highlights

- Convenient access to US-41 and College Pkwy
- Fully built out for medical office use, offering opportunity for healthcare providers or other professional users seeking an existing specialized buildout
- Located within an established professional and medical office park in Fort Myers
- Ample on-site parking with a 7.05/1,000 SF parking ratio throughout the complex
- Annual Taxes: \$3,326.73
- CAM: \$9,466.08 due in 4 quarterly payments of \$2,366.52, includes water & outside maintenance/roof/etc.
- Electric-in cooler monthly average: \$200.00, in hotter months \$450.00



Gary Tasman

Executive Vice President

+1 239 489 3600

gtasman@naiburnsscalo.com



Gretchen Smith

First Vice President

+1 239 464 5976

gsmith@naiburnsscalo.com

NAIBurns Scalo
SW Florida

Additional Photos



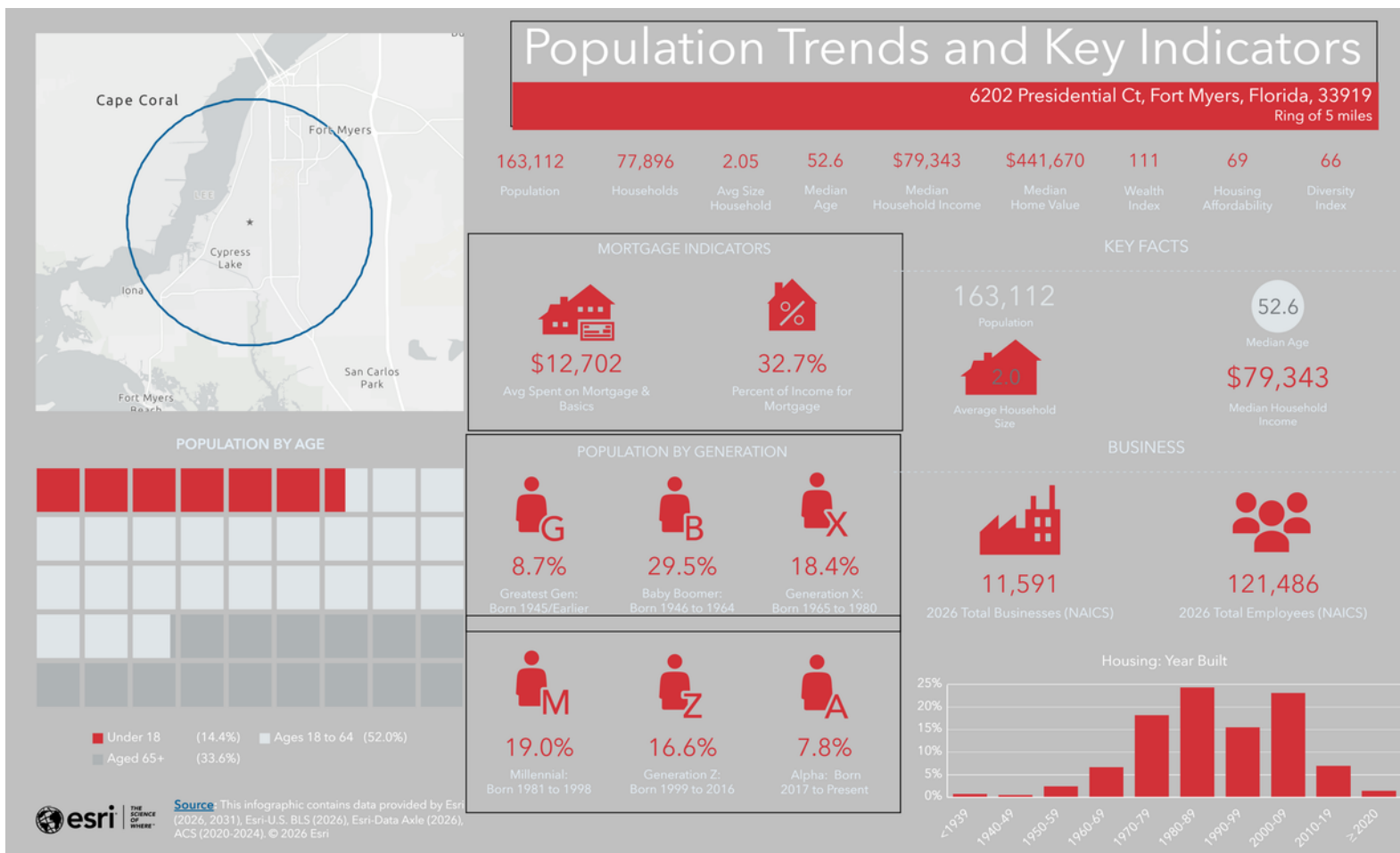
Gary Tasman
Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com



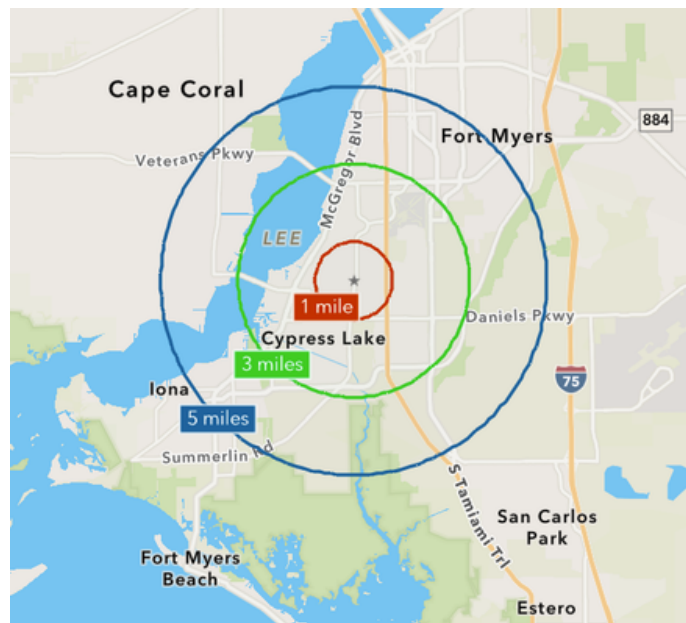
Gretchen Smith
First Vice President
+1 239 464 5976
gsmith@naiburnsscalo.com

NAI Burns Scalo
SW Florida

Location & Population Trends



Within a 5-mile radius of 6202 Presidential Court, Fort Myers, Florida, the property benefits from a substantial population base of 163,112 residents, with a median household income of \$79,343 and a median home value of \$441,670. The area is supported by a Wealth Index of 111, reflecting above-average purchasing power among surrounding residents. The population skews mature, with a median age of 52.6, while Baby Boomers represent the largest generational cohort at 29.5%, followed by Generation X at 18.4% and Millennials at 19.0%. The trade area also serves as a significant employment and business hub, supporting approximately 11,591 businesses and 121,486 employees. These demographics highlight a well-established market well-suited for medical, healthcare, and professional office users.



Gary Tasman
Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com



Gretchen Smith
First Vice President
+1 239 464 5976
gsmith@naiburnsscalo.com