



Estero Medical Center | 10201 Arcos Ave

Estero, FL 33928

Property Features

Address	10201 Arcos Ave
Year Built	2006
Lease Rate	\$22.00 NNN
CAM	\$12.68
Total Bldg. SF	± 42,200 SF
Parking	211 surface spaces
Zoning	CPD - Commercial

This two-story, 42,200-square-foot medical building sits on approximately 4.15 acres in the Estero submarket of Lee County. Positioned on a prominent corner lot along Arcos Avenue, the property offers excellent visibility and accessibility, with both north and south entrances.

The building features a covered entry, ample on-site parking, and well-designed interior spaces that include generous waiting areas, making it ideal for a range of medical or healthcare-related uses.

For more information:



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Healthcare Demographics

Within 10-Minute Drive Time

FOR LEASE

Health Care & Insurance

10201 Arcos Ave, Estero, Florida, 33928 2
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



81,928

Civilian Noninstitutionalized Population (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).
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Exercise (Percent of Adults)



49.5%

Exercise at home 2+ times per week



14.7%

Exercise at club 2+ times per week

Health Care Expenditure



\$6,395

Annual Health Insurance Expenditures



\$3,580

Medical Care



Medicare:
Population 65+

8,879

Medicare Only

7,592

Direct-Purch & Medicare

6,012

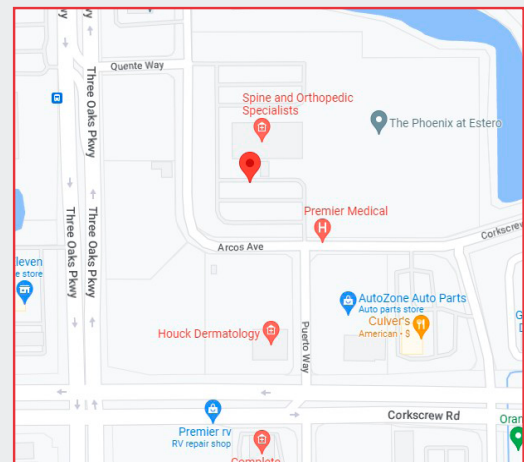
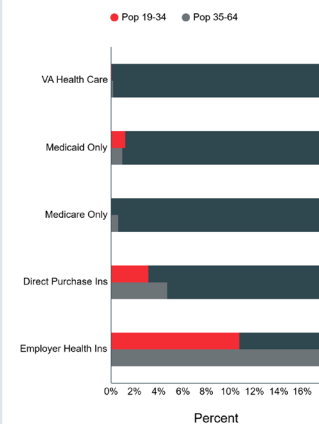
Employer & Medicare

791

Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,557.5
Medicare Payments	\$1,701.7
Physician Services	\$393.9
Dental Services	\$701.3
Eyecare Services	\$132.1
Lab Tests/X-rays	\$103.0
Hospital Room & Hospital Service	\$338.4
Convalescent/Nursing Home Care	\$71.8

Health Insurance Coverage (ACS)



For more information:

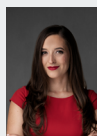


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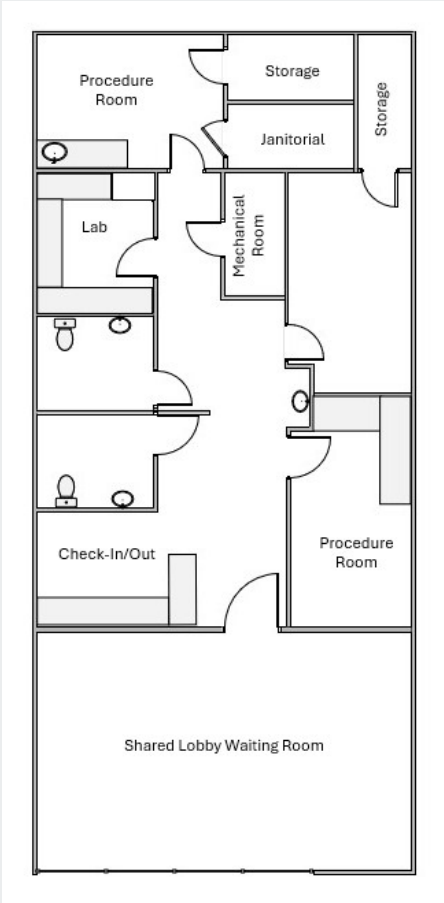
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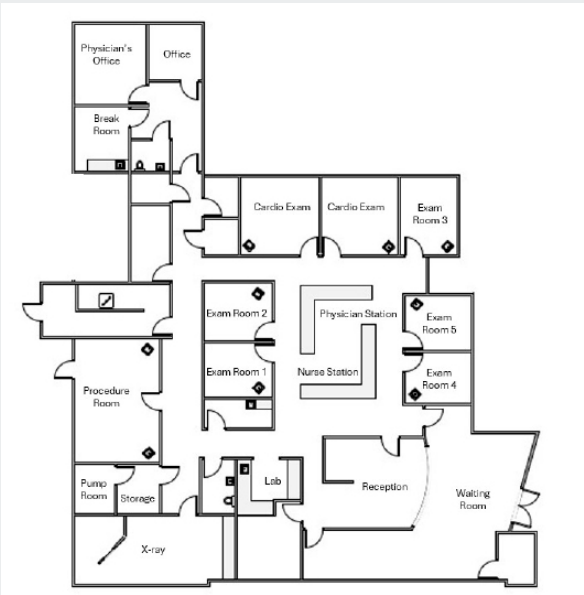


Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total
104	1,721 SF	\$22.00 NNN	\$12.68	\$4,973.69



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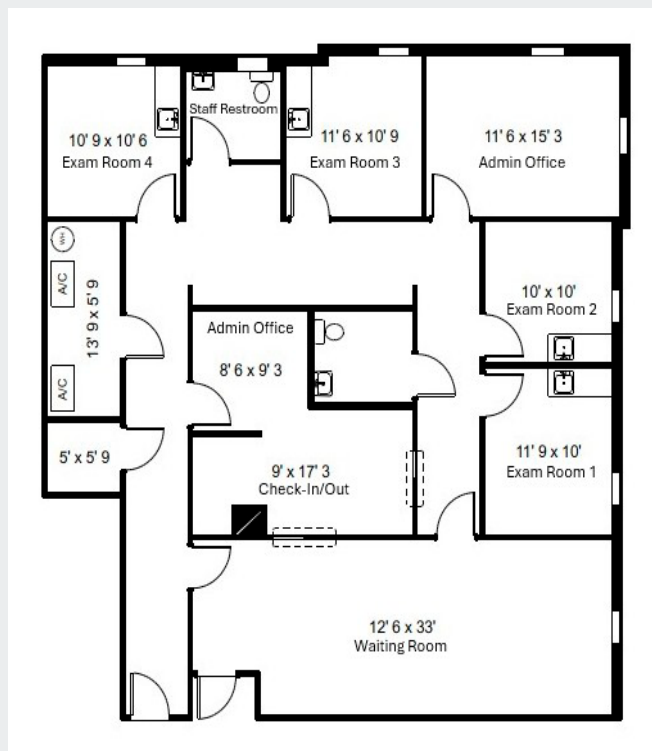


Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total
105	5,734 SF	\$22.00 NNN	\$12.68	\$16,571.26

PHOTOS
COMING
SOON

Estero Medical Center | 10201 Arcos Ave

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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total
202	2,082 SF	\$22.00 NNN	\$12.68	\$6,016.98



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