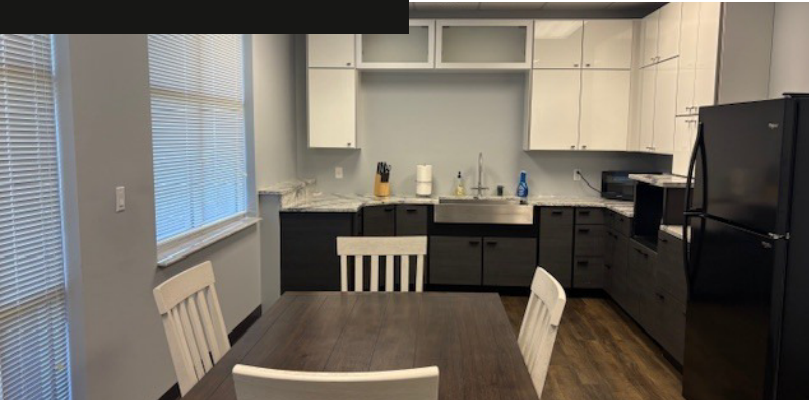




# For Lease

## Diamond Centre #1101

6150 Diamond Centre Court #1101, Fort Myers, FL 33912



### PROPERTY SUMMARY

Conveniently located at 6150 Diamond Centre Court #1101, Fort Myers, FL, 33912, this exceptional commercial property offers move-in ready convenience and a versatile layout to suit your business needs. Boasting five well-appointed offices, an open work area, and a spacious break room, this space is thoughtfully designed for productivity and comfort. With the added benefit of 18 shared parking spaces, clients and employees will find ample parking for easy access. Embrace the prime location and transform this space into the ideal setting for your business to thrive.

### PROPERTY HIGHLIGHTS

- near Gulf Coast Hospital
- Move-In Ready
- 5 private Offices
- Open Work Area , Large Break Room
- Central Location

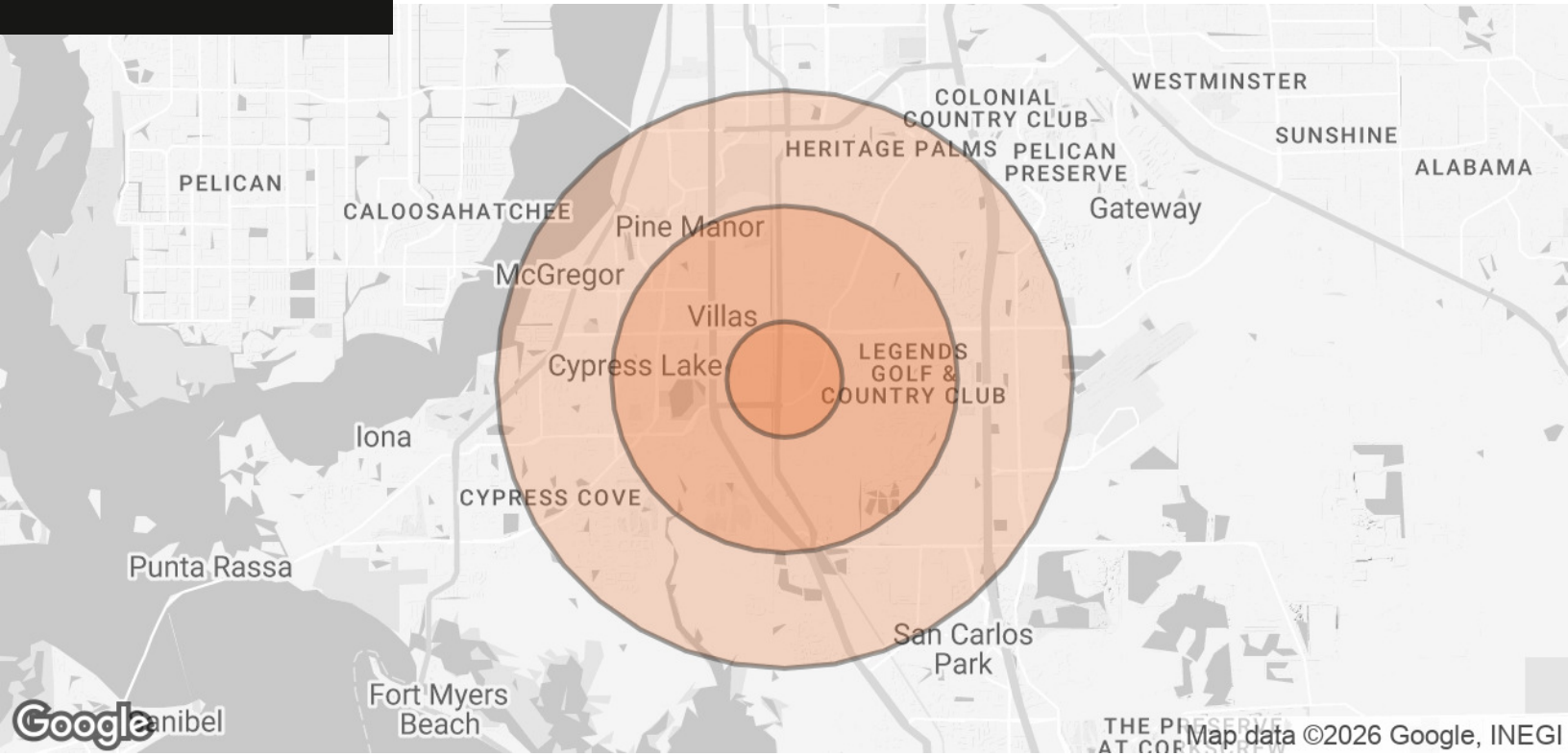
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<b>Lease Rate</b>	\$16.11 SF/yr (NNN)
<b>CAM</b>	\$11.89
<b>Space Size</b>	2240 SF
<b>Year Built</b>	2004
<b>Zoning</b>	CPD



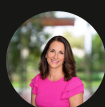
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,008	45,541	125,568
<b>AVERAGE AGE</b>	52.6	53.6	50.6
<b>AVERAGE AGE (MALE)</b>	48.1	51.7	49.5
<b>AVERAGE AGE (FEMALE)</b>	57.2	55.4	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,472	21,830	56,909
<b># OF PERSONS PER HH</b>	2.0	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$105,486	\$96,747	\$105,658
<b>AVERAGE HOUSE VALUE</b>	\$285,901	\$336,231	\$380,105

2023 American Community Survey (ACS)



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