

2665 OAK RIDGE CT
FT MYERS FL 33901

3,334 SF
Medical Office Space



- Sublease space available
- Lease term expires 2031
- Established Fort Myers medical corridor, ideal for outpatient and specialty physician practices. Convenient access for patients and staff throughout Lee County and surrounding residential neighborhoods.
- Quiet professional setting with on-site parking, well suited for clinical operations and patient flow. Proximity to hospital systems and complementary medical uses, supporting referral patterns and continuity of care.
- Sublease opportunity, allowing faster entry into the Fort Myers market with reduced upfront costs.

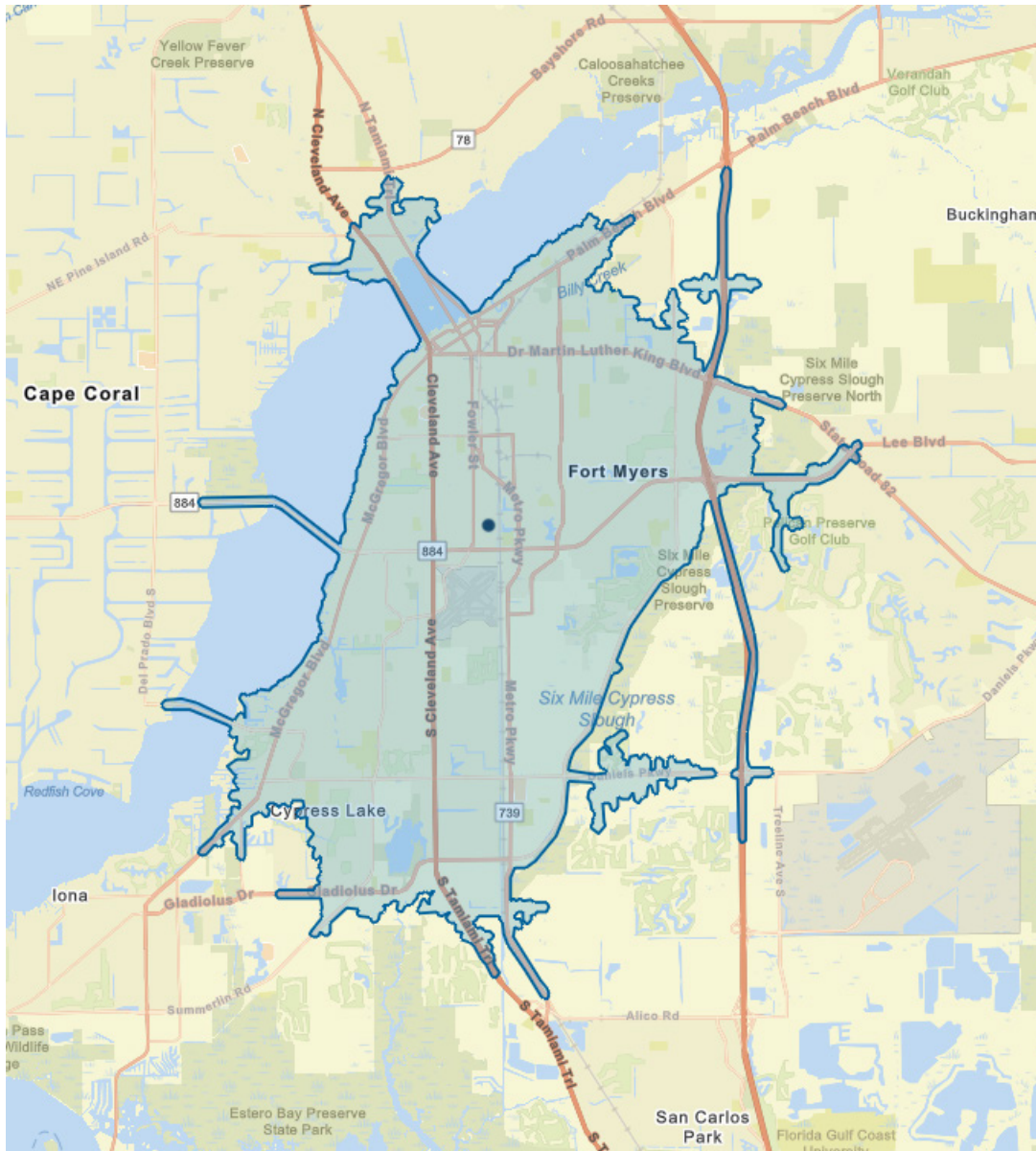


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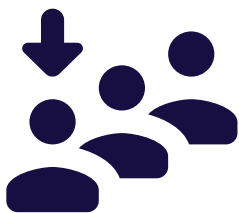


FLAGSHIP
HEALTHCARE PROPERTIES

15 MINUTE DRIVE TIME MAP



DEMOGRAPHICS



POPULATION
2025 - 138,221
2030 - 150,194



HOUSEHOLDS
2025 - 63,236
2030 - 69,829



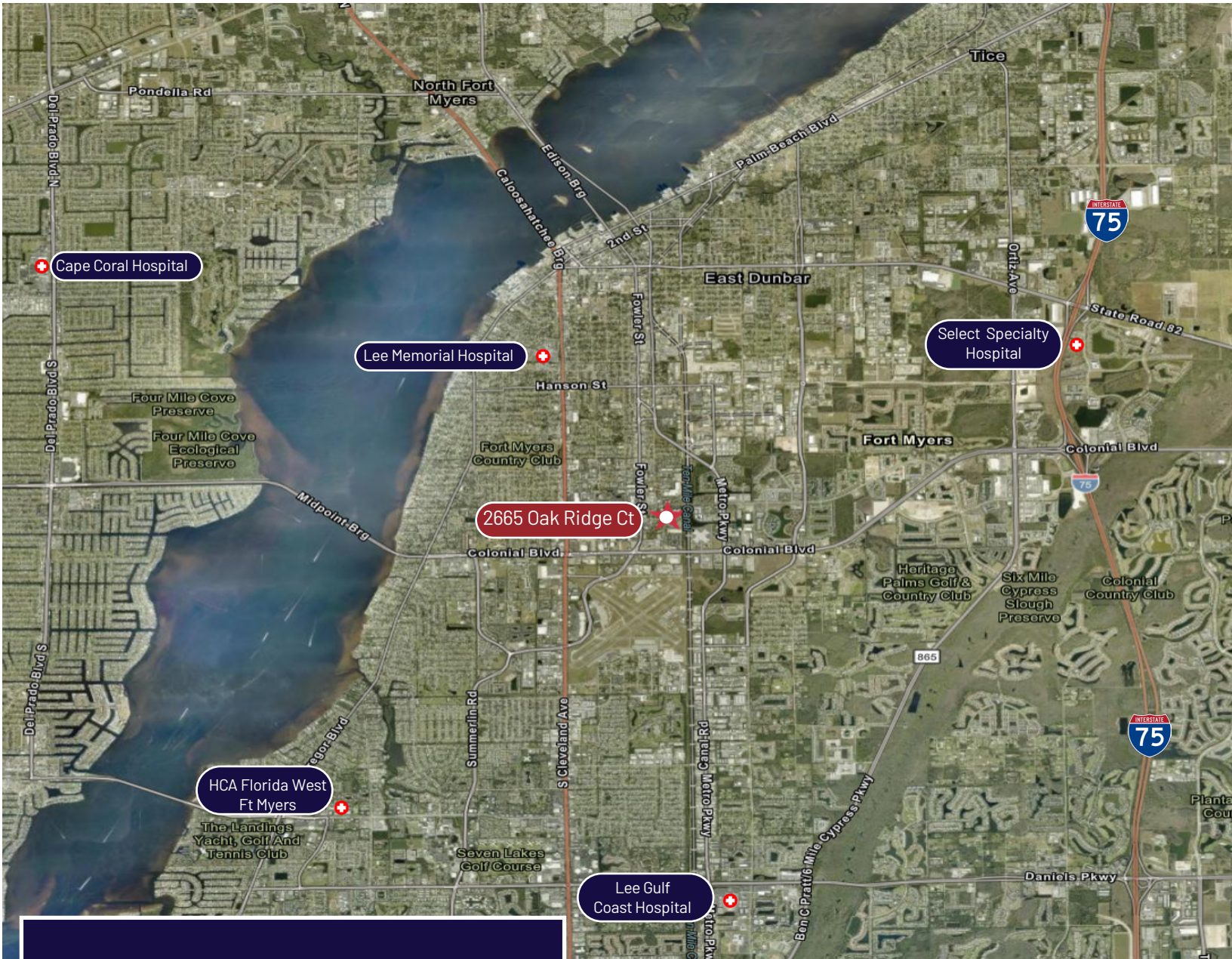
AVG HOUSEHOLD INCOME
2025 - \$ 93,343
2030 - \$ 103,896



PER CAPITA
2025 - \$ 42,947
2030 - \$ 48,491

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FT MYERS FL 33901

AERIAL - NEARBY HOSPITALS



Distance to nearby Hospitals:

Lee Memorial Hospital	3 miles
Cape Coral Hospital	8.2 miles
HCA Florida West Ft Myers	5.4 miles
Lee Gulf Coast Hospital	4.9 miles
Select Specialty Hospital	6.8 miles

AERIAL - NEARBY RETAIL



DEMOGRAPHICS

Demographic and Income Profile

2665 Oak Ridge Ct, Fort Myers, Florida, 33901 2
2665 Oak Ridge Ct, Fort Myers, Florida, 33901
Drive time (Tue 7:30 AM): 15 minute radius



Summary	Census 2020	2025	2030
Total Population	122,987	138,221	150,194
Total Households	54,671	63,236	69,829
Family Households	30,276	34,394	37,857
Average Household Size	2.17	2.11	2.08
Owner Occupied Housing Units	27,958	32,074	34,972
Renter Occupied Housing Units	26,713	31,162	34,857
Median Age	44.5	44.5	45.5

Trends 2025 - 2030	Area	State	National
Population	1.7%	1.1%	0.4%
Households	2.0%	1.3%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	1.7%	1.8%	0.0%
Median Household Income	2.4%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,797	4.7%	6,373	4.6%	6,821	4.5%
5-9	6,085	5.0%	6,477	4.7%	6,590	4.4%
10-14	6,149	5.0%	6,563	4.8%	6,925	4.6%
15-19	6,328	5.2%	6,957	5.0%	7,239	4.8%
20-24	7,704	6.3%	8,841	6.4%	9,510	6.3%
25-29	8,445	6.9%	8,917	6.5%	9,729	6.5%
30-34	7,884	6.4%	9,147	6.6%	8,956	6.0%
35-39	7,367	6.0%	8,519	6.2%	9,471	6.3%
40-44	6,424	5.2%	8,102	5.9%	9,021	6.0%
45-49	6,535	5.3%	7,193	5.2%	8,758	5.8%
50-54	7,093	5.8%	7,460	5.4%	7,752	5.2%
55-59	8,119	6.6%	7,959	5.8%	8,169	5.4%
60-64	8,354	6.8%	9,029	6.5%	8,798	5.9%
65-69	8,325	6.8%	9,228	6.7%	9,939	6.6%
70-74	8,022	6.5%	8,995	6.5%	9,967	6.6%
75-79	5,959	4.8%	7,961	5.8%	8,870	5.9%
80-84	3,999	3.3%	5,396	3.9%	7,141	4.8%
Age 85+	4,399	3.6%	5,102	3.7%	6,539	4.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

DEMOGRAPHICS

Demographic and Income Profile | 2665 Oak Ridge Ct, Fort Myers, Florida, 33901 2 | Drive time (Tue 7:30 AM): 15 minute radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	4,424	7.0%	4,330	6.2%
\$10,000-14,999	2,073	3.3%	2,042	2.9%
\$15,000-19,999	1,849	2.9%	1,590	2.3%
\$20,000-24,999	2,750	4.3%	2,472	3.5%
\$25,000-29,999	2,449	3.9%	2,249	3.2%
\$30,000-34,999	2,927	4.6%	2,777	4.0%
\$35,000-39,999	3,561	5.6%	3,384	4.8%
\$40,000-44,999	2,760	4.4%	2,807	4.0%
\$45,000-49,999	2,622	4.2%	2,739	3.9%
\$50,000-59,999	4,889	7.7%	5,081	7.3%
\$60,000-74,999	6,539	10.3%	7,322	10.5%
\$75,000-99,999	6,976	11.0%	8,033	11.5%
\$100,000-124,999	6,332	10.0%	7,667	11.0%
\$125,000-149,999	3,489	5.5%	4,344	6.2%
\$150,000-199,999	3,813	6.0%	5,017	7.2%
\$200,000-249,999	2,258	3.6%	3,204	4.6%
\$250,000-299,999	1,064	1.7%	1,583	2.3%
\$300,000-399,999	951	1.5%	1,422	2.0%
\$400,000-499,999	479	0.8%	445	0.6%
\$500,000+	1,034	1.6%	1,320	1.9%
Median Household Income	\$62,517	-	\$70,515	-
Average Household Income	\$93,343	-	\$103,896	-
Per Capita Income	\$42,947	-	\$48,491	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,049	61.0%	82,115	59.4%	85,930	57.2%
Black Alone	19,896	16.2%	22,011	15.9%	24,686	16.4%
American Indian	710	0.6%	845	0.6%	955	0.6%
Asian Alone	2,901	2.4%	3,667	2.6%	4,373	2.9%
Pacific Islander	39	0.0%	47	0.0%	56	0.0%
Some Other Race	9,674	7.9%	11,852	8.6%	13,619	9.1%
Two or More Races	14,718	12.0%	17,684	12.8%	20,574	13.7%
Hispanic (Any Race)	25,545	20.8%	31,545	22.8%	36,879	24.6%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

DEMOGRAPHICS

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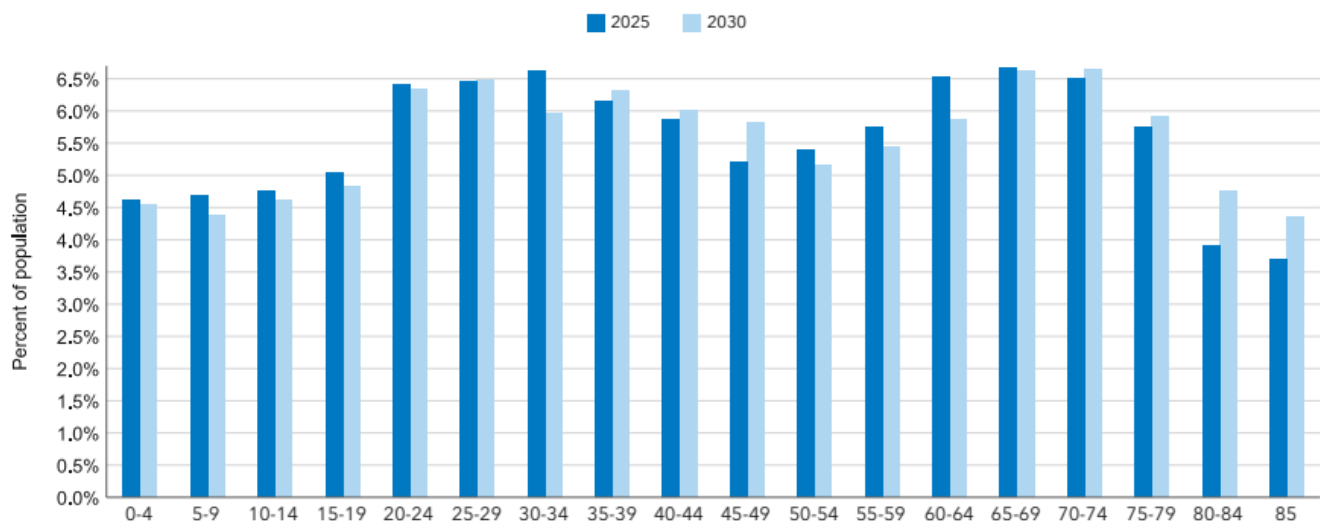
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age

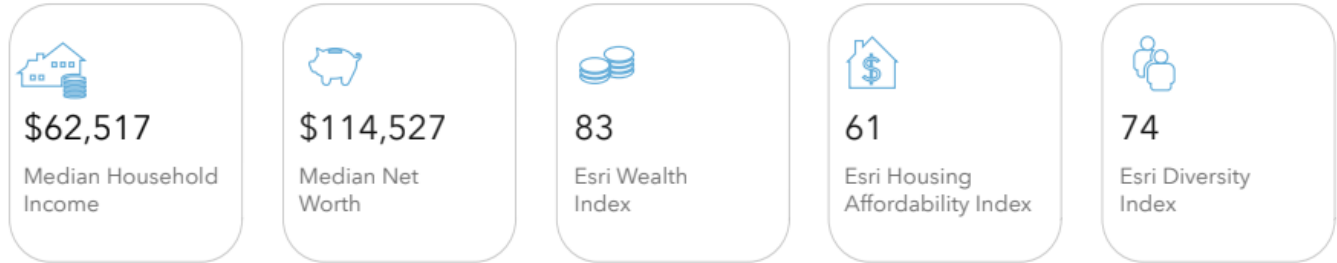


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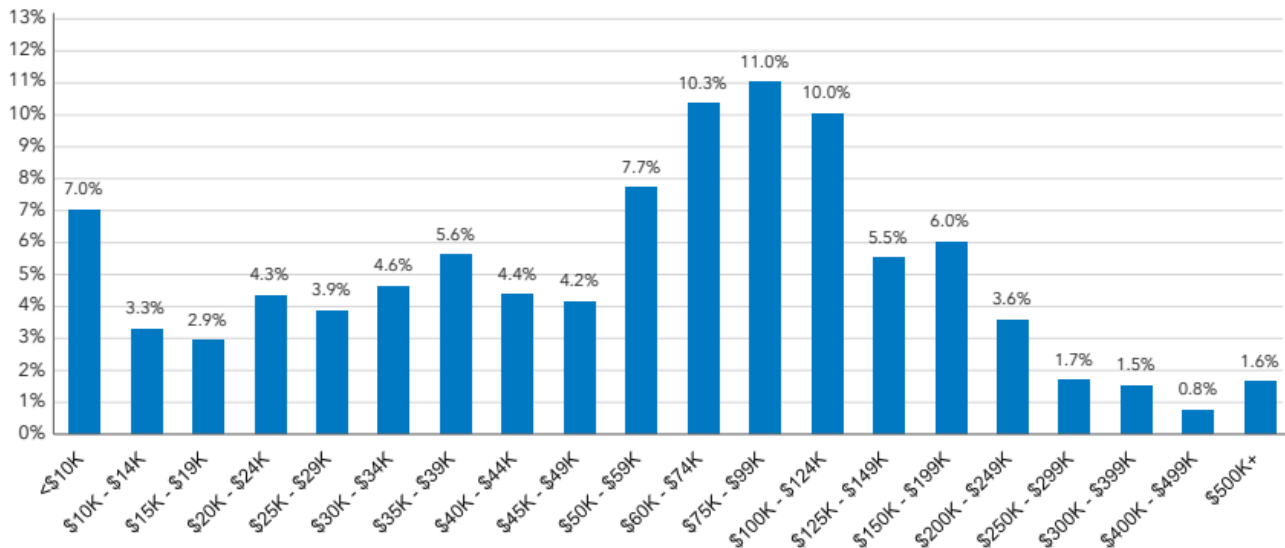
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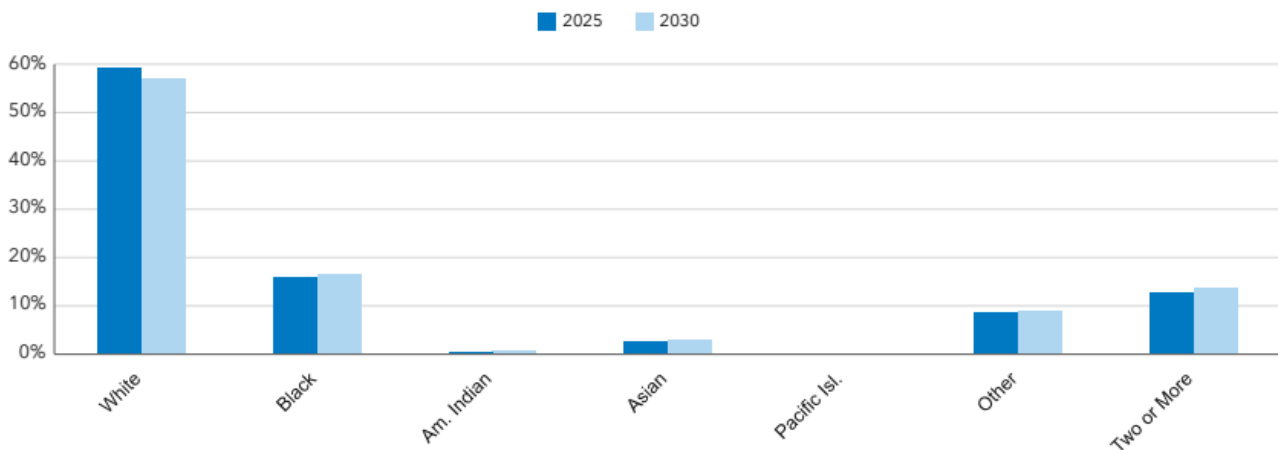
Key Indicators for 2025



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY *

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Dentistry	107.92	64.75	97,124
Primary Care	63.56	38.13	57,202
Advanced Practitioner	42.99	25.79	38,688
Other Specialties	27.81	16.68	25,027
Cardiovascular	25.63	15.38	23,063
Emergency Medicine	18.33	11.00	16,496
Orthopedics	10.60	6.36	9,542
General Surgery	8.56	5.14	7,708
Pathology & Laboratory Medicine	6.26	3.75	5,630
Nephrology	6.12	3.67	5,509
Radiology	5.86	3.52	5,275
Rheumatology	4.78	2.87	4,298
Endocrinology, Diabetes & Metabolism	4.05	2.43	3,649
Urology	1.55	0.93	1,391
ENT	1.47	0.88	1,326

63.56

Additional Demand
PRIMARY CARE

X

60%

Total Market Share

X

1,500 SF

Avg SF Per
Physician

=

57,202 SF

Additional Medical
Office Needed to
Meet Demand

*Advisory Board