



Sierra Meadows Medical Office

8340 Sierra Meadows Blvd
Naples, FL 34113

Property Features

- Versatile layout options to suit a variety of tenant needs
- Professional, high-visibility building presence
- Prime suburban setting with strong surrounding demographics
- High demand from medical, wellness, and outpatient users

For more information:

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Property Details

Lease Rate	CAM	Parking Spaces	Year Built	Submarket
\$24.00 NNN	\$8.00	Surface	2020	Lely

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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
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Unit Highlights and Available Units

- Flexible Suite Sizes – Lease units individually or combine them to fit your business
- Build to Suit – Gray shell condition allows full customization to your specifications
- Elevator Building – Easy, convenient access throughout
- Strong Co-Tenancy – Share the building with ProScan on the first floor
- Seven Units available: 101-102 and 201-205

Units	Unit Size (SF)	Lease Rate	CAM	Monthly Rent
101	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
102	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
201	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
202	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
203	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
204	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00
205	1,500 SF	\$24.00 NNN	\$8.00	\$4,000.00

Demographics

2025 Demographics	1-Mile	3-Miles	5-Miles
2025 Total Population	5,182	38,015	100,702
2025 Median Age	49.7	61.1	56.5
2025 Average Household Income	\$118,416	\$113,265	\$100,721
2025 Average medical spending	\$1,666	\$1,940	\$1,797

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Local Facilities:



Physicians Regional Healthcare



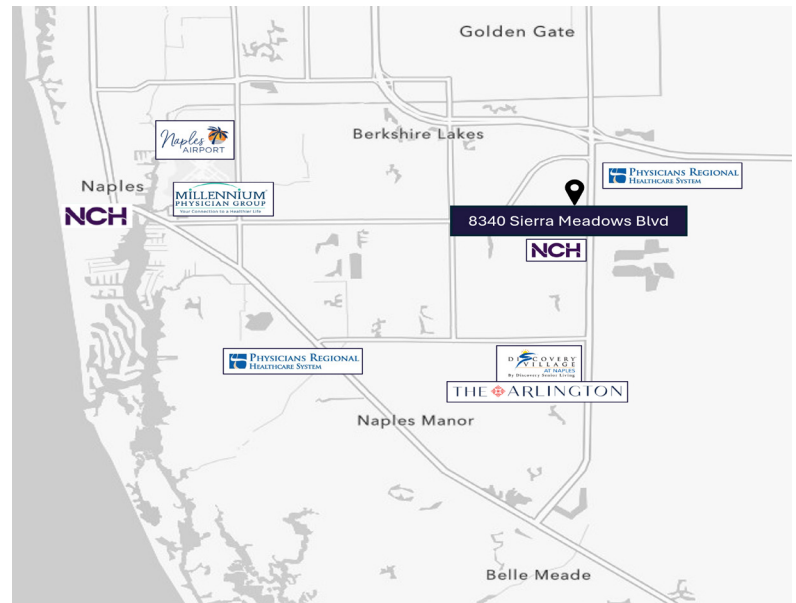
NCH Baker Campus



The Arlington of Naples



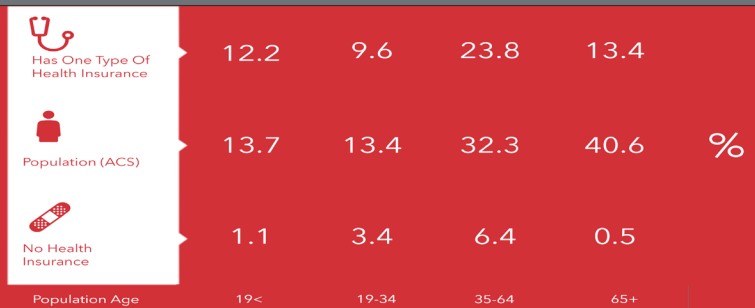
Discovery Village



Health Care & Insurance

8340 Sierra Meadows Blvd, Naples, Florida, 34113
Ring of 5 miles

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



Health Care Expenditure



\$6,035

Annual Health Insurance Expenditures



\$3,332

Medical Care



Medicare: Population 65+

10,868

Medicare Only

10,531

Direct-Purch & Medicare

4,977

Employer & Medicare

1,084

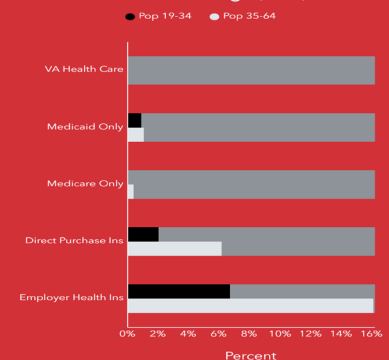
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,424.5
Medicare Payments	\$1,682.7
Physician Services	\$318.7
Dental Services	\$672.1
Eyecare Services	\$107.7
Lab Tests/X-rays	\$90.3
Hospital Room & Hospital Service	\$394.9
Convalescent/Nursing Home Care	\$103.8

Health Insurance Coverage (ACS)



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