COMMERCIAL PROPERTY SOUTHWEST FLORIDA

Estero Medical Center 10201 Arcos Ave Estero, FL 33928



Property Highlights

Address 10201 Arcos Ave

Year Built 2006

Lease Rate \$22.00 NN

CAM \$12.68

Total Bldg. SF + 42,200 SF

Parking 211 surface spaces

Zoning CPD - Commercial

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this two-story 42,200-square-feet (SF) medical building that sits on approximately 4.15 acres in the Estero submarket of Lee County. The building is located on a corner lot of Arcos Ave. and offers north and south entrances, with a covered entrance, ample parking and sufficient waiting area space. There are two available units on the first floor. Both units are built out for medical office use for a combined square footage of approximately 3,000 sf.





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5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600

10201 Arcos Ave

Estero, FL 33928

Healthcare Demographics *Within 10-Minute Drive Time



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Health Care & Insurance

10201 Arcos Ave, Estero, Florida, 33928

Has One Type Of Health Insurance	14.6	13.9	24.1	10.4	
Population (ACS)	16.4	18.5	29.6	35.4	%
No Health Insurance	0.9	3.7	3.6	0.2	
Population Age	19<	19-34	35-64	65+	

Population



49,541

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Exercise (Percent of Adults)



43.0% Exercise at home 2+ times per week



15.2% Exercise at club 2+ Health Care Expenditure





\$3,233

Population 65+

Medicare:

4,519

4,166 Direct-Purch & Medicare

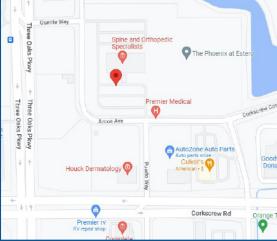
4,282

Employer & Medicare 473

Medicare & Medicaid

Health Care (Consumer Spending) Blue Cross/Blue Shield \$1,490.3 Medicare Payments \$1,428.0 Physician Services \$361.0 \$653.9 Eyecare Services \$103.0 Lab Tests/X-rays \$95.8 Hospital Room & Hospital Service 5294.4 Convalescent/Nursing Home Care \$56.2

Health Insurance Coverage (ACS) Pop 19-34 Pop 35-64



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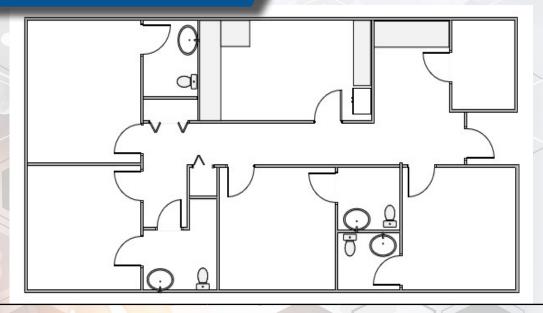
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Unit Size (SF) Lease Rate CAM (PSF) Monthly Total +tax

103 1,508 SF \$22.00 NNN \$12.68 \$4,358.12







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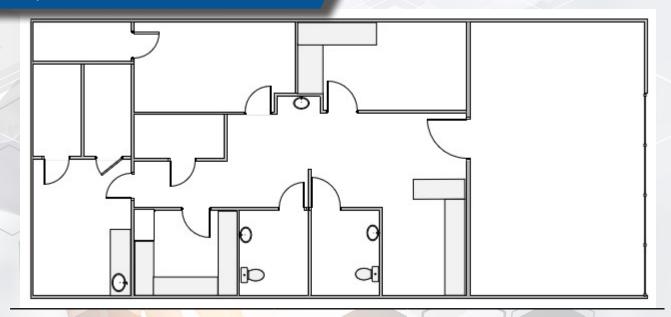
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Unit

Size (SF)

Lease Rate

CAM (PSF)

Monthly Total +tax

104

1,721 SF

\$22.00 NNN

\$12.68

\$4,973.69







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