9617 Gulf Research Ln.

Fort Myers, FL 33912





Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this, newly constructed medical professional office building. Located just off of exit 128 on I-75 gives the property has great frontage along I-75 making it highly visible and accessible. Four 2nd floor units are available now. Each available unit comes as a vanilla shell and layout is chosen by tenant.

Property Highlights

Address 9617 Gulf Research Ln.

Lease Rate \$23.00 sf NNN

CAM Rate TBD

Year Built 2021

Building Size + 58,447 sf

Unit Size 1,800-9,000 sf

Zoning MUPD

of Buildings One (1)

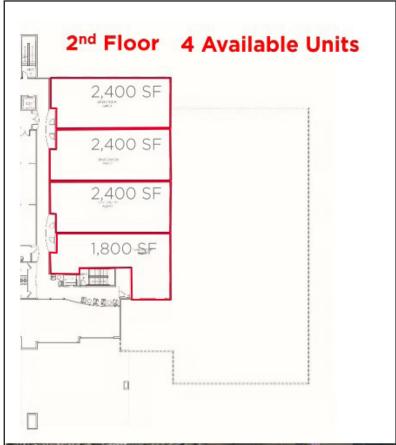
Frontage I-75 Exit 128

Submarket S Fort Myers/San Carlos

Parcel ID 03-46-25-L2-0500F.0000







Space Highlights

- All units come vanilla shell
- Units all built to tenants needs for space and layout!
- Great anchor tenant Frantz Eye Clinic
- High traffic and visibility located on I-75



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Demographics

	1 Mile	3 Mile	5 Mile
Population	426	29,572	84,579
AVG HH Income	\$88 513	\$78 718	\$78 124

Traffic Counts

Ben Hill Griffin Pkwy & Corporate Commer E 24,819 AADT
I-75 & Alico Rd 13,602 AADT



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