



COMMERCIAL

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FOR SALE OR LEASE | BRAND NEW MEDICAL OFFICE SPACE 3,478± SF | THE VILLAGE OF ESTERO



PROPERTY DESCRIPTION

- **Location:** 22904 Lyden Drive, Estero, FL 33928
- **S.T.R.A.P. #'s** 04-47-25-E4-54000.0010 & 04-47-25-E4-54000.0020
- **Total Size:** 3,478± SF (Units 1 & 2 Combined, Per Leepa)
- **Year Built:** 2022
- **Property Tax:** \$9,691.13 (2023 Combined)
- **Zoning:** CPD (Commercial Planned Development) Estero
- **Parking:** 50 Shared Surfaces Spaces
- **CAM:** \$8.77 PSF

Comments: Coconut Trace Professional Center is a newly constructed multi-tenant professional building centrally located in Estero across from Coconut Point Shopping Mall, with easy access via US41 by turning east on Bulb Lane or Vanderberg Way. The FDOT reports an average daily traffic count of 58,000 in 2023.

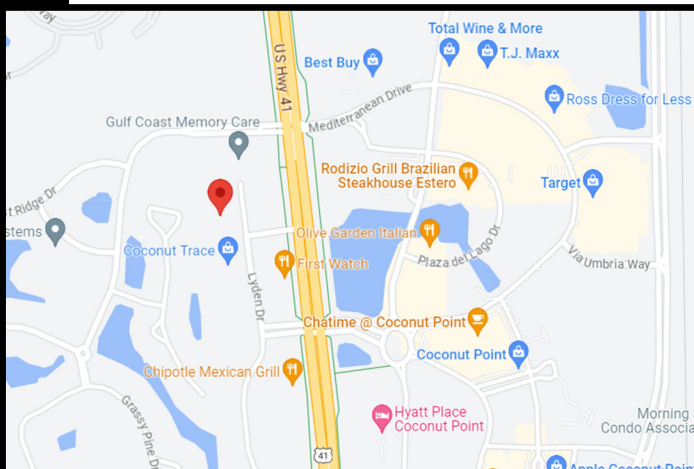
Unit 1-2 are available for sale and are currently being built out as medical office. The 3,478± SF space consists of a large reception and waiting area, 8 medical offices with water, a large procedure room, 1 private doctors office, 1 private office, a large breakroom, 3 restrooms, and janitors and supply closets.

SALE PRICE: \$1,650,000
LEASE RATE: \$35.00 PSF / NNN

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.

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