AJS Realty Group
COMMERCIAL REAL ESTATE SERVICES

DENTAL/MEDICAL OFFICE SITE

22770 S. Tamiami Trail, Estero, FL 33928

Property Highlights

- Medical/Dental zoned property with the Development Order (DO) in place
- 1.45+/- Acre located at the signalized intersection of Fountain Lakes Blvd and US 41
- CPD-Commercial Planned Development (Village of Estero)
- Total project square footage is 11,950 with 10,000 SF as medical/dental facility plus 1,950 SF of executive office space
- 52,400 AADT
- Just 0.4 miles from Coconut Point Mall and 1.5 miles from Lee Health Coconut Point

List Price: $1,950,000

Demographics	1 Mile	3 Mile	5 Mile
Total Population 2024	5,581	41,556	95,811
Median HH Income Annual	$91,245	$88,116	$84,818
Population Growth 2024-2029	+20.12%	+21.09%	+20.04%

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CONCEPTUAL RENDERINGS

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

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