

FOR LEASE

**8391-8399 Littleton Rd.**

**North Fort Myers, FL 33904**



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the lease of industrial warehouse spaces in the North Fort Myers submarket. The property is located off of Cleveland Ave/US-41 with frontage on Littleton Rd. The property has a 14' - 18' clear height, 2 docks, and 13 drive-in doors. The amenities include a fenced lot along the perimeter of the buildings, pylon signage, and ample parking.

## Property Highlights

Address	8391/8395/8421/8399 Littleton Rd. North Fort Myers, FL 33904	Zoning	C2 - Commercial
Year Built	1983		
Total Bldg. SF	57,600 SF		
Available SF	19,200 SF		
Lease Rate	\$8.25- \$8.95 NNN		
CAM	\$2.54 / SF		
Land Area	±3.54 acres		
Submarket	North Fort Myers		
Dock Doors	2		
Drive-Ins	13		
Clear Height	14'-18'		





## 2 Industrial Spaces - 9,600 SF

Lease Rate: \$8.25 / SF NNN

CAM: \$2.54 / SF

### Space Available

Unit	Size (SF)	Lease Rate	CAM (PSF)	Sales Tax	Monthly Total*
8391	9,600 SF	\$8.25 NNN	\$2.54	\$517.92	\$9,149.92
8395	9,600 SF	\$8.25 NNN	\$2.54	\$517.92	\$9,149.92
8421	9,600 SF	\$8.25 NNN	\$2.54	\$517.92	\$9,149.92
8417A*	4,800 SF	\$8.95 NNN	\$2.54	\$275.76	\$4,871.76

\*Available July 1 2022





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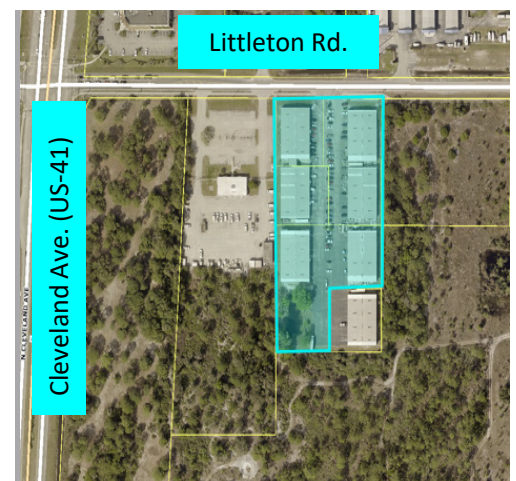


## Demographics

	1 Mile	3 Mile	5 Mile
Population	5,847	43,750	108,307
AVG. HH Income	\$36,969	\$46,675	\$51,462
Total Businesses	181	1,588	4,629

## Traffic Counts

Littleton Rd.	8,500 AADT
Cleveland Ave. (US-41)	31,500 AADT



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