

FOR SALE



Property Highlights

- Single Tenant building with great visibility and signage along Summerlin Rd.
- Property can be demised with existing firewall in place (Approx. 1,200/4,004 SF)
- 2 electrical panels, 1 meter for water, 3 A/C units (on 2x yearly maintenance contracts)
- Up to 16 private offices, 4 Restrooms plus 2 private in two Exec. offices, large conference room in center of building approx. 15'x18'
- Located in a strong medical & professional office trade area
- Easy access to Colonial Blvd. corridor
- Located across from Bishop Verot high school at a signalized intersection
- Insurance company is vacating middle of June

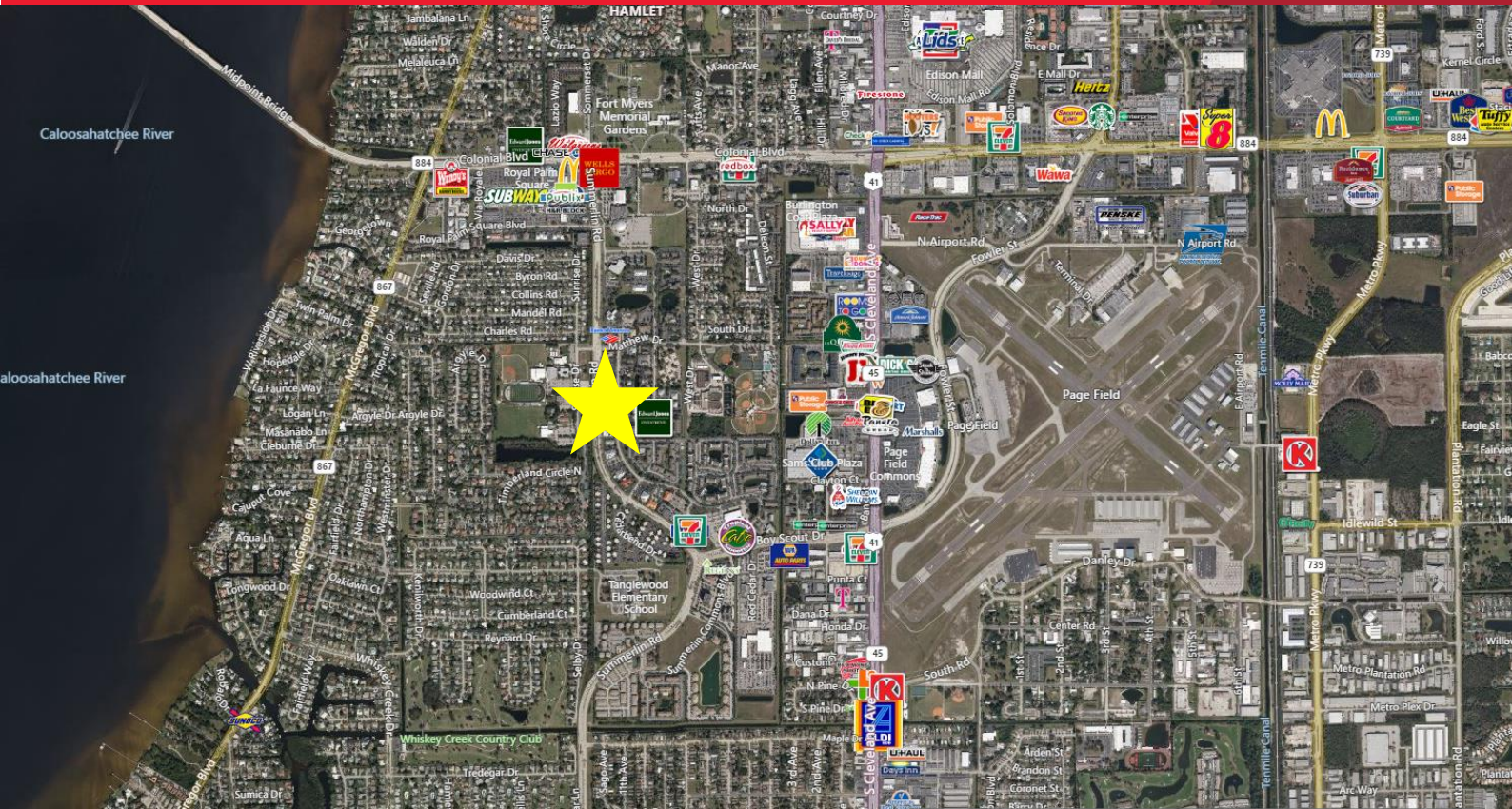
PROPERTY	DETAILS
Sale Price	\$1,144,880
Price PSF	\$220.00
Building Size	5,204± SF
Year Built	2003
Parking Ratio	5.35/1,000 SF (26 surface spaces)
Zoning	PO (City of Fort Myers)
Submarket	City of Fort Myers
Land Area	0.82 AC
Parcel #	02-45-24-P4-01100.0080

For more information, please contact:

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POPULATION	1 Mile	3 Miles	5 Miles
2020 Total Population	10,185	58,699	167,280
2025 Projected Population	10,895	63,773	184,134
Population Growth 2020-2025	1.4%	1.7%	2.0%
Average Age	38.1	42.5	48.1
2020 Total Households	4,359	25,601	81,280
Median Household Income	\$52,558	\$46,725	\$51,904

TRAFFIC COUNTS		
Summerlin Rd.	Matthew Dr.	33,500 AADT
Colonial Blvd.	Summerlin Rd. E	56,500 AADT
McGregor Blvd.	Royal Palm Square Blvd.	25,000 AADT
Boy Scout Dr.	Summerlin Rd.	36,000 AADT
US-41	Boy Scout Dr.	57,000 AADT

