

PRIME COLONIAL PROFESSIONAL PLAZA

4350 FOWLER STREET
FORT MYERS, FL 33901

OFFICE/RETAIL
FOR LEASE



2,691-22,062 SF



OFFICE/RETAIL FOR LEASE



\$11.00 PSF NNN

PROPERTY INFORMATION

Lease Rate:	\$11.00 PSF NNN
Min. Size Available:	2,691 SF
Max. Size Available:	22,062 SF
Total GLA:	40,781 SF
Colonial Boulevard AADT:	64,500 CPD
Parking Spaces:	250

- Nice tenant mix with focus on medical, professional & retail including Quest Diagnostics, Nurse Core, Arc Point Labs, Chiropractor, Nicholas Financial, Hertz and Cornerstone of Florida Inc.
- Major East/West & North/South corridor with easy access to Cape Coral, Fort Myers & I-75.
- Turn-key suites, ready to move in.
- Next to national retailers: Old Time Pottery, Starbucks, Guitar Center and more.

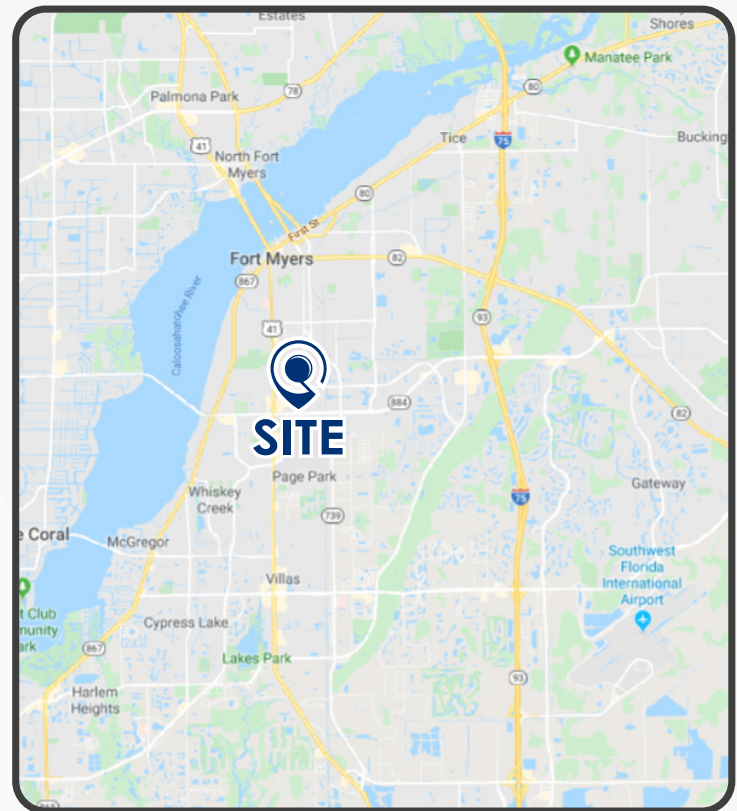
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	8,015	68,817	153,176
2025 Increase	2.7%	1.7%	1.9%
Avg HH Income	40,371	\$63,128	\$66,711
# Households	3,731	29,927	68,578
# Employees	17,415	58,966	109,949

(Applied Geographic Solutions 2020)

[VIEW PROPERTY WEBSITE](#)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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