

BUILD-TO-SUIT OFFICE DOWNTOWN FORT MYERS

2306 DR. MARTIN LUTHER KING JR. BOULEVARD
FORT MYERS, FL



1,874 SF



**PROFESSIONAL OFFICE
FOR LEASE**



\$16.00 GROSS

PROPERTY INFORMATION

Lease Rate: \$16.00 PSF Gross (\$2,500 per month)
Size: 1,874 SF
Traffic Count: 27,500 Dr. MLK Jr. Blvd. (AADT 2016)

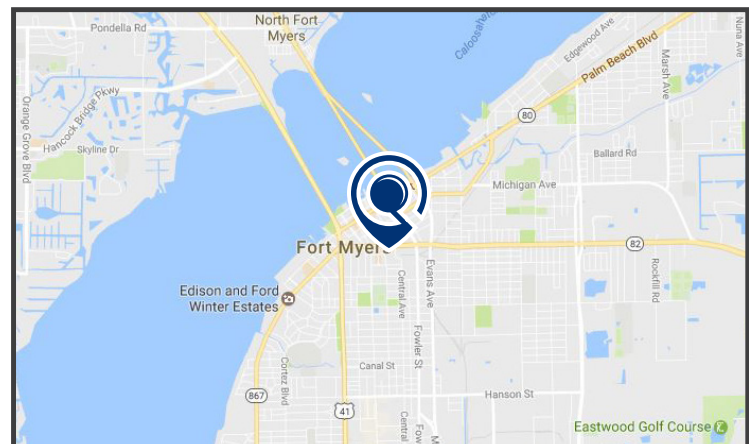
- Corner property with parking
- Negotiable Buildout
- Signage on building

LQWEST.COM/properties/built-to-suit-office

DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	7,755	55,258	141,673
Five-Year Increase	4.2%	4.0%	3.8%
Avg Household Income	\$47,869	\$48,981	\$53,972
Total Households	3,252	22,600	57,739
Daytime Employees	13,159	42,071	81,823

(Applied Geographic Solutions 2016)



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