

FOR LEASE

# Colonial Corners

8291/8293 Dani Drive, Fort Myers, FL, 33966



The available unit is a vanilla shell space ready for new flooring and paint. The unit is also equipped with sprinkler system and a brand new HVAC unit. The space features a drop ceiling, double door entry with rear emergency door single restroom, and ample parking.

Join the newest tenant IVX Health Infusion Center along with Coastal Med Urgent Care, Trek Bicycle, Subway, Atkins Engineering, Dunkin Donuts, Promell Pharmacy, and Holy Smokes & Vape.

Prime signage on rear of building, large pylon sign on signalized corner of Colonial and Six Mile that can be seen from far away!

## Property Highlights

Address	8291/8293 Dani Dr. Fort Myers, FL 33966
Year Built	2008
Total Bldg. SF	11,148
Available SF	1,477
Land Area	±1.9 acres
Zoning	CG (Commercial General)
Parking Spaces	68 (6.10/1,000 SF)

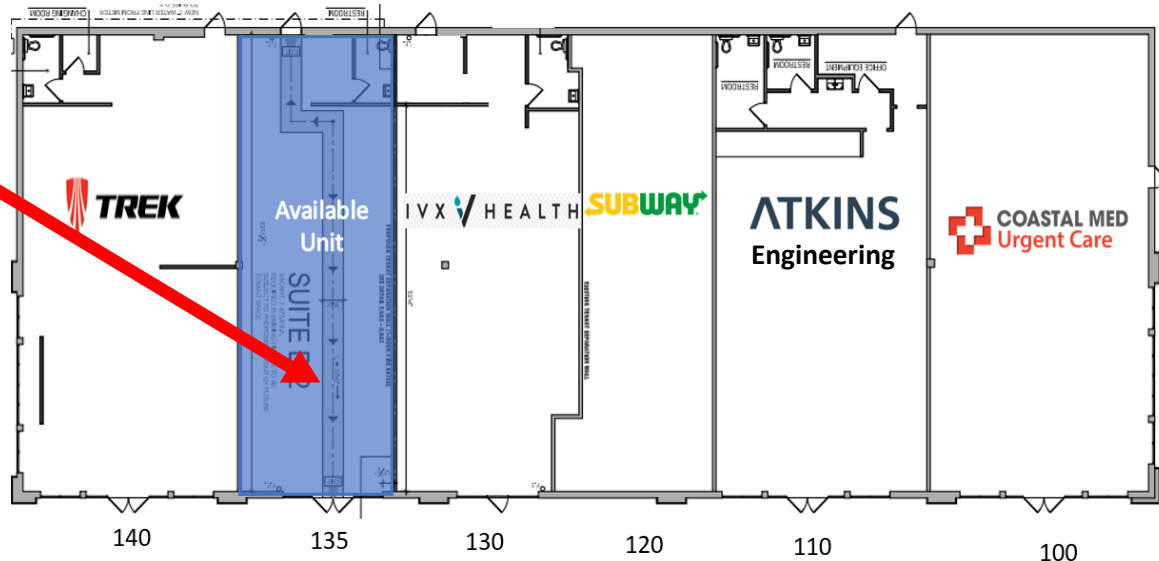
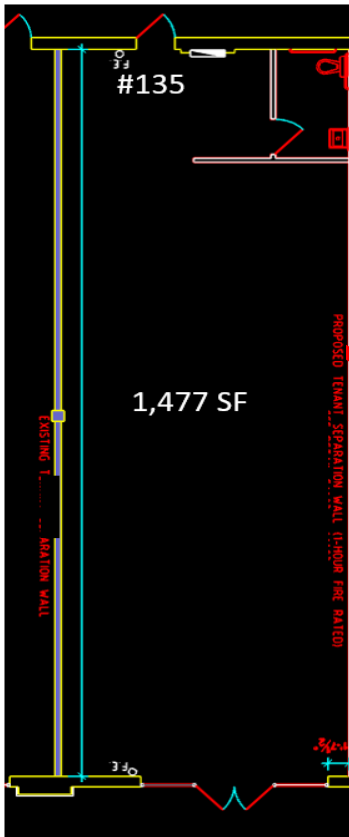


1,477 SF Retail Space  
 \$25.00/SF Base Rent



Space Available

Unit	SF	Lease Rate	CAM	Monthly Total (with tax)
Suite 135	1,477	\$25.00 NNN	\$9.50	\$4,501.15



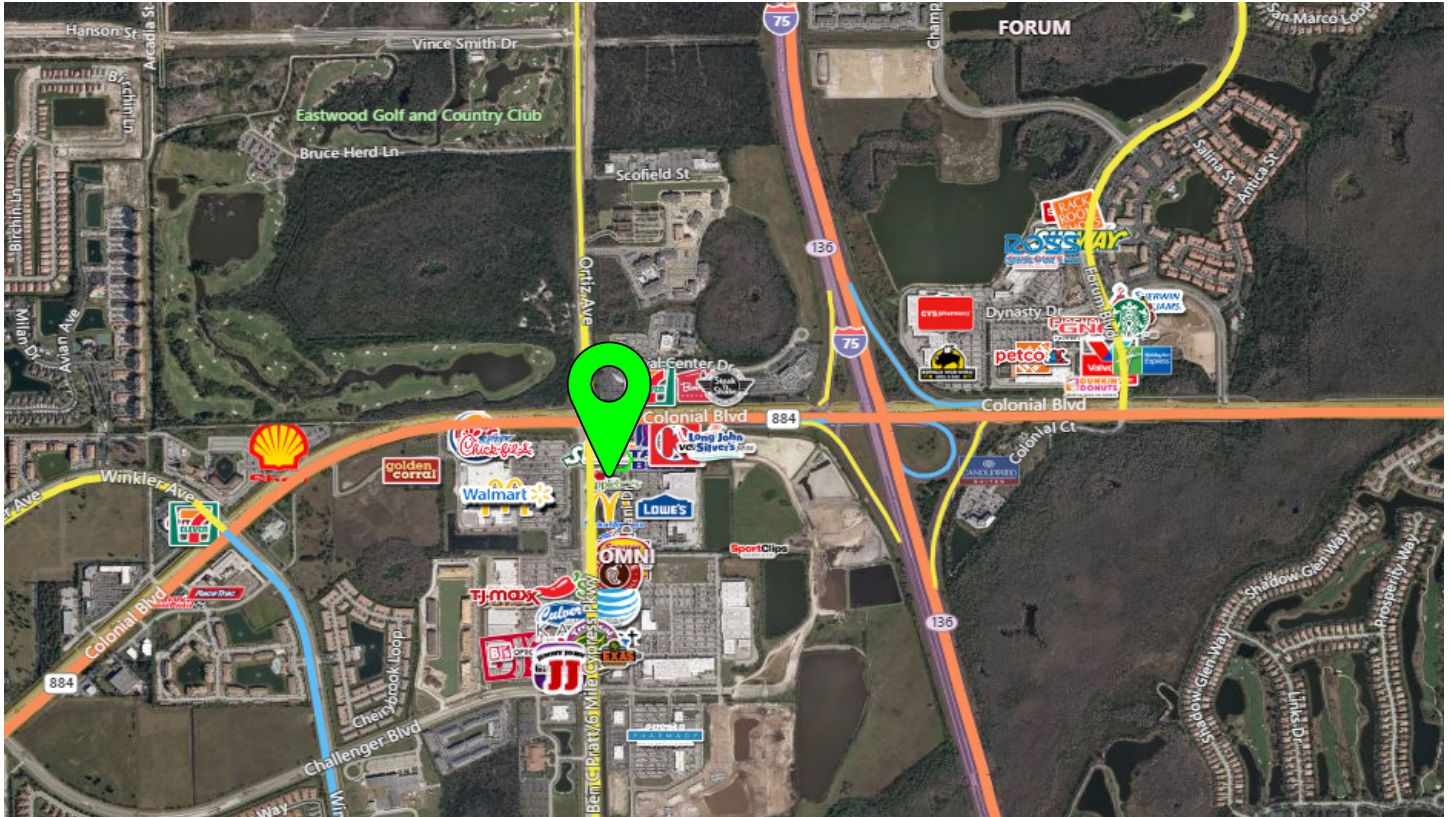
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## Aerial / Location Map

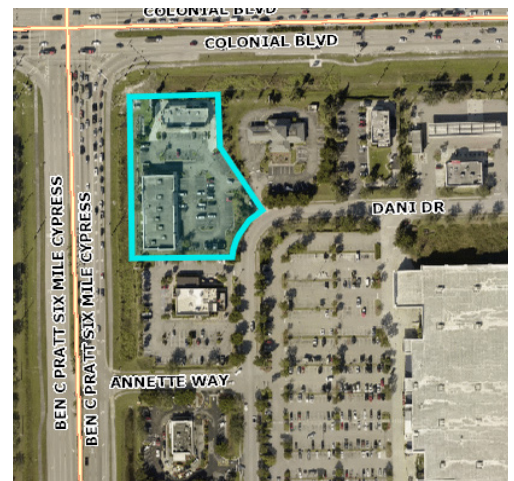


### Demographics

	1 Mile	3 Mile	5 Mile
Population	2,928	42,523	138,000
Median. HH Income	\$71,733	\$57,035	\$54,148
Unemployment	3.2%	5.4%	4.6%

### Traffic Counts

I-75	85,000 AADT
Colonial Blvd.	75,000 AADT
Ben C. Pratt/6 Mile Cypress Pkwy	19,000 AADT



Gary Tasman  
Principal Broker & CEO  
+1 239 489 3600  
gtasman@cpswfl.com



Gretchen Smith  
Director and Broker  
+1 239 485 3600  
gsmith@cpswfl.com



5220 Summerlin Commons  
Blvd. Suite 500  
Fort Myers, FL  
Main +1 239 489 3600  
www.cpswfl.com