

# Alico Business Center- Spaces For Lease

9961 Interstate Commerce Dr.  
Fort Myers, FL 33913



## OFFERING SUMMARY

Available SF:	1,540 - 2,768 SF
Lease Rate:	\$21.00 - 25.00 SF/yr (NNN)
Year Built:	2012
Building Size:	44,423 SF
Renovated:	2018
Market:	Ft. Myers / Estero
Traffic Count:	101,500
CAM:	\$4.55

## PROPERTY OVERVIEW

Retail/office building located just off of I-75 at exit 128. The Alico Lakes building is in close proximity to I-75, Gulf Coast Town Center, Florida Gulf Coast University, Southwest Florida International Airport & Miromar Lakes.

## PROPERTY HIGHLIGHTS

- 1,000 Hotel rooms within 1/4 mile radius- 600 within walking distance
- Unit #195 is a former Jimmy John's w/ two walk in coolers, 2 ADA restrooms, water heater & mop sink, floor drains as well as a 600 SF of outdoor patio space. High ceilings with exposed (finished) HVAC and track lighting throughout.
- Tenants Include: Sphinx Cross Fit Gym, Victory Marketing Group, Adknowledge, Platinum Fitness and more. Over 125 day time employees within the center
- Great exposure from Alico Road and I-75
- 4 miles from FGCU (Florida Gulf Coast University)
- Surrounded by national retailers
- Located 4 miles from Southwest Florida International Airport

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<b>LEASE RATE:</b>	\$21.00 - 25.00 SF/YR	<b>TOTAL SPACE:</b>	1,524 - 2,768 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Space 170	Strip Center	\$21.00 SF/yr	NNN	2,768 SF	Negotiable	
Space 195	Strip Center	\$25.00 SF/yr	NNN	1,540 SF	Negotiable	Former Jimmy John's. 2 ADA restrooms and 2 walk in coolers

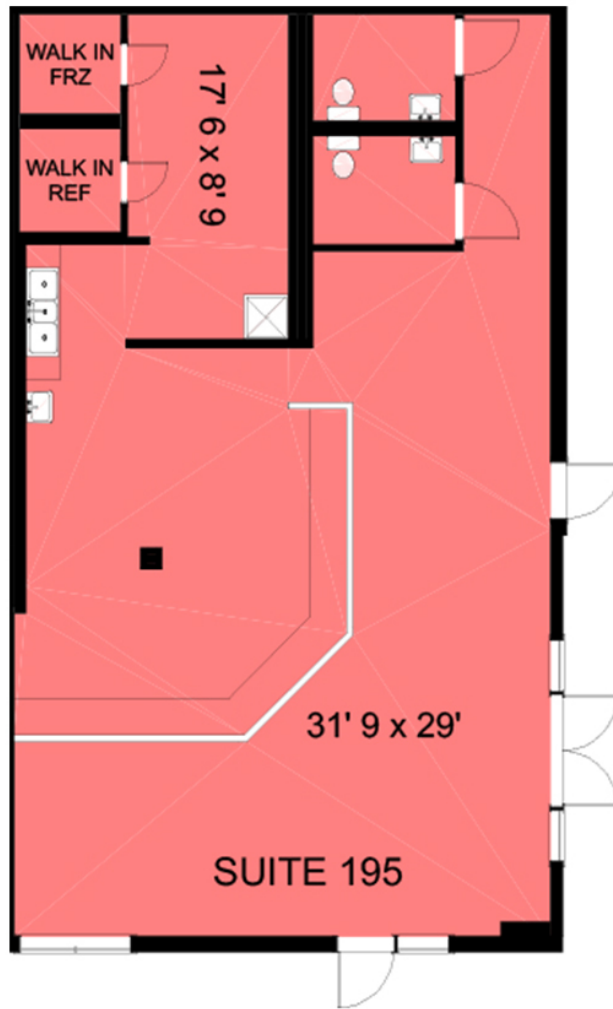
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# Alico Lakes- Spaces For Lease



1,540 SF  
600 SF of Patio

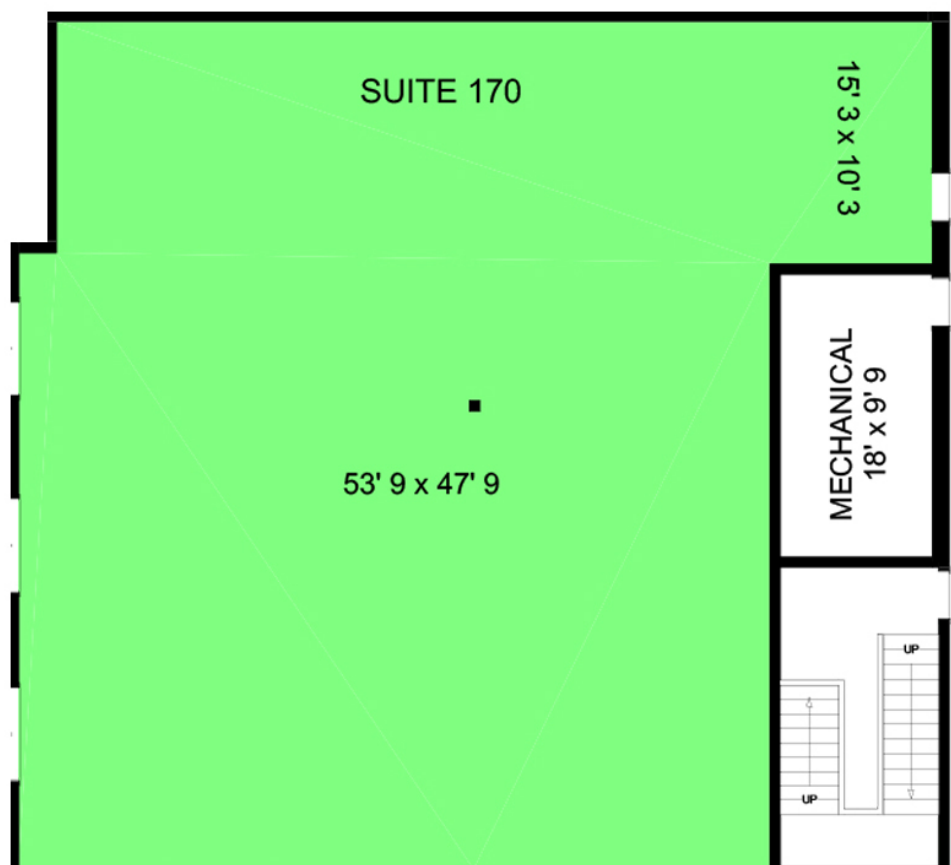
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# Alico Business Center



2,768 SF Grey Shell

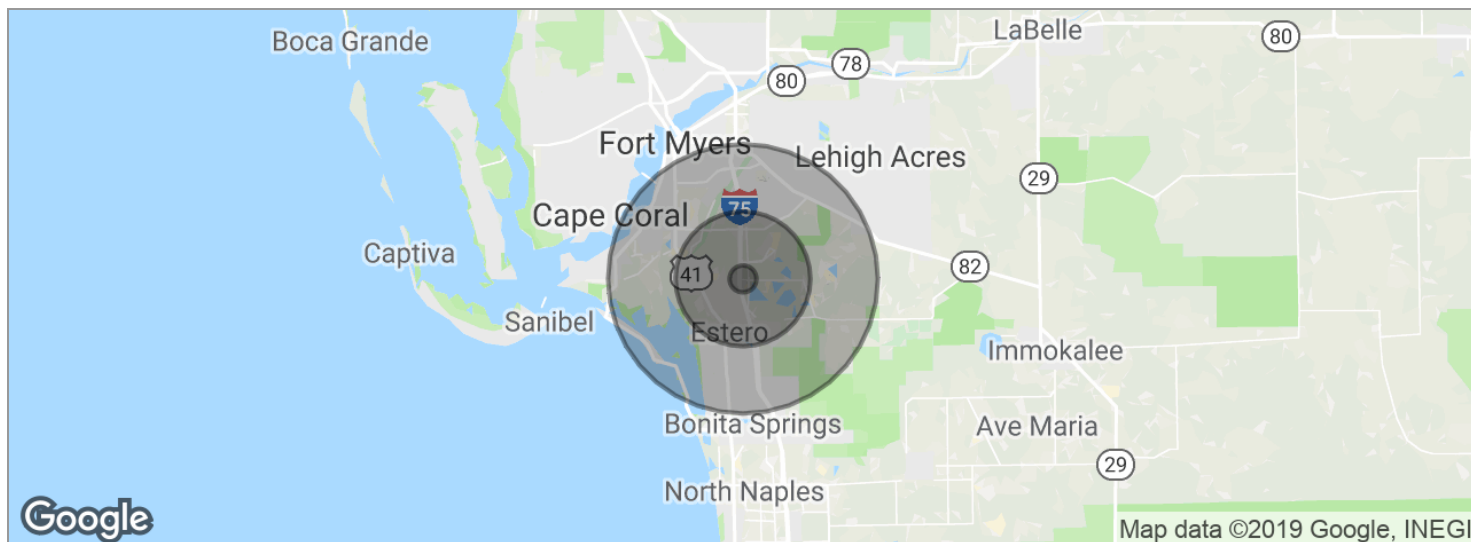
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# Alico Business Center- Spaces For Lease



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,846	56,301	234,392
Median age	35.4	45.4	45.2
Median age [Male]	34.5	44.7	44.4
Median age [Female]	35.4	45.3	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	552	22,761	98,215
# of persons per HH	3.3	2.5	2.4
Average HH income	\$94,061	\$82,271	\$78,493
Average house value	\$287,512	\$268,848	\$283,610

\* Demographic data derived from 2010 US Census

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