



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

2,529 - 4,998 +/- SF Office/Warehouse in Parkway Plaza
10231, 10241 & 10251 METRO PKWY. - FORT MYERS, FL 33966

Two Months FREE Rent to Qualified Tenants!



Property Description: Parkway Plaza is a 57,891 square foot industrial flex facility located on Metro Parkway, Fort Myers' premier commercial/industrial corridor. The plaza is centrally located 1/4 mile South of Colonial Blvd., 3.5 miles from I-75 and Daniels Pkwy. and 1 1/2 miles from US-41. It consists of three office/industrial flex buildings with a good mix of tenants.

Property Highlights:

- Fronting Metro Pkwy.
- High Daily Traffic Counts
- Great Synergy
- Easy Access
- High Visibility
- Ample Parking
- Strong Demographics
- HVAC Warehouse

Space Available:	2,529 - 4,998 +/- SF
Price P/S/F:	\$10.00 P/S/F
Lease Type:	MODIFIED GROSS
Total Building Size:	48,805 +/- SF
Total Land Size:	6.45 +/- Acres
OH Doors:	(1) 9' x 10' in each unit
Eave Height:	13.5'
Peak Height:	16'
Zoning:	IL (City of Fort Myers)
Year Built:	1986
Daily Traffic Counts:	25,300 +/- Cars

Available Suites

Building 10231	4,998 +/- SF
Suite 100	@ \$10.00 P/S/F
Building 10241	2,529 +/- SF
Suite 110	@ \$10.00 P/S/F

Advisors:

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

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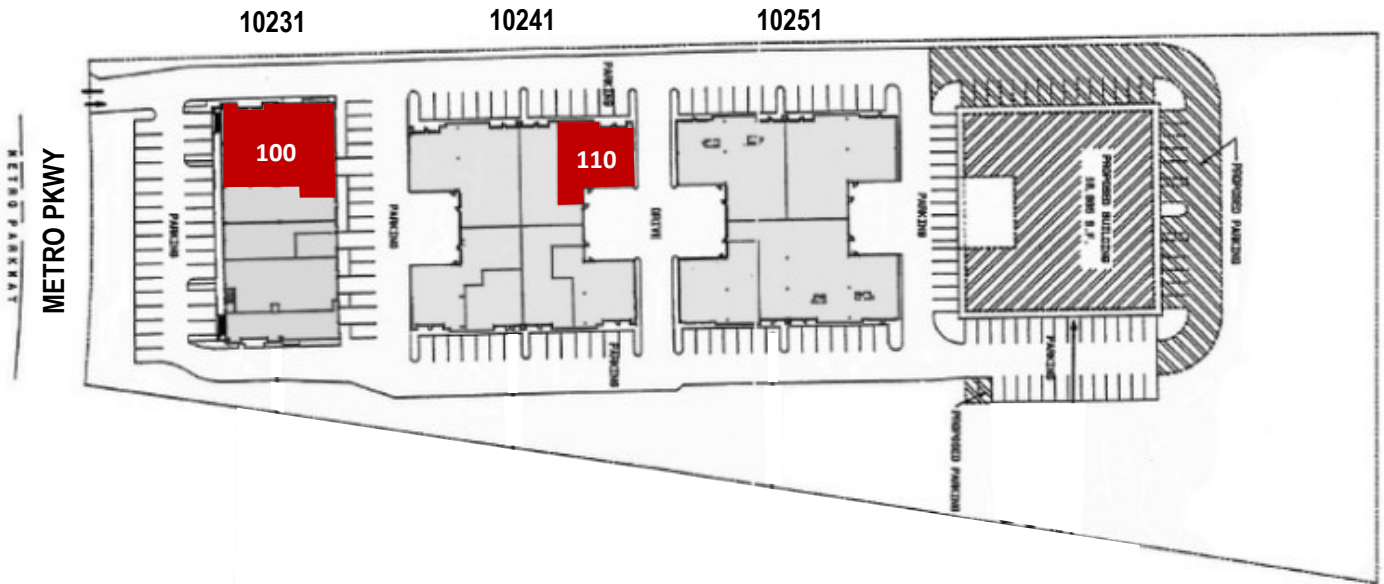
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Parkway Plaza - Available Spaces				
Building	Suite #	Size	Price P/S/F	Monthly Rent Plus Sales Tax
10231	100	4,998 +/- SF	\$10.00	\$4,165.00
10241	110	2,529 +/- SF	\$10.00	\$2,107.05



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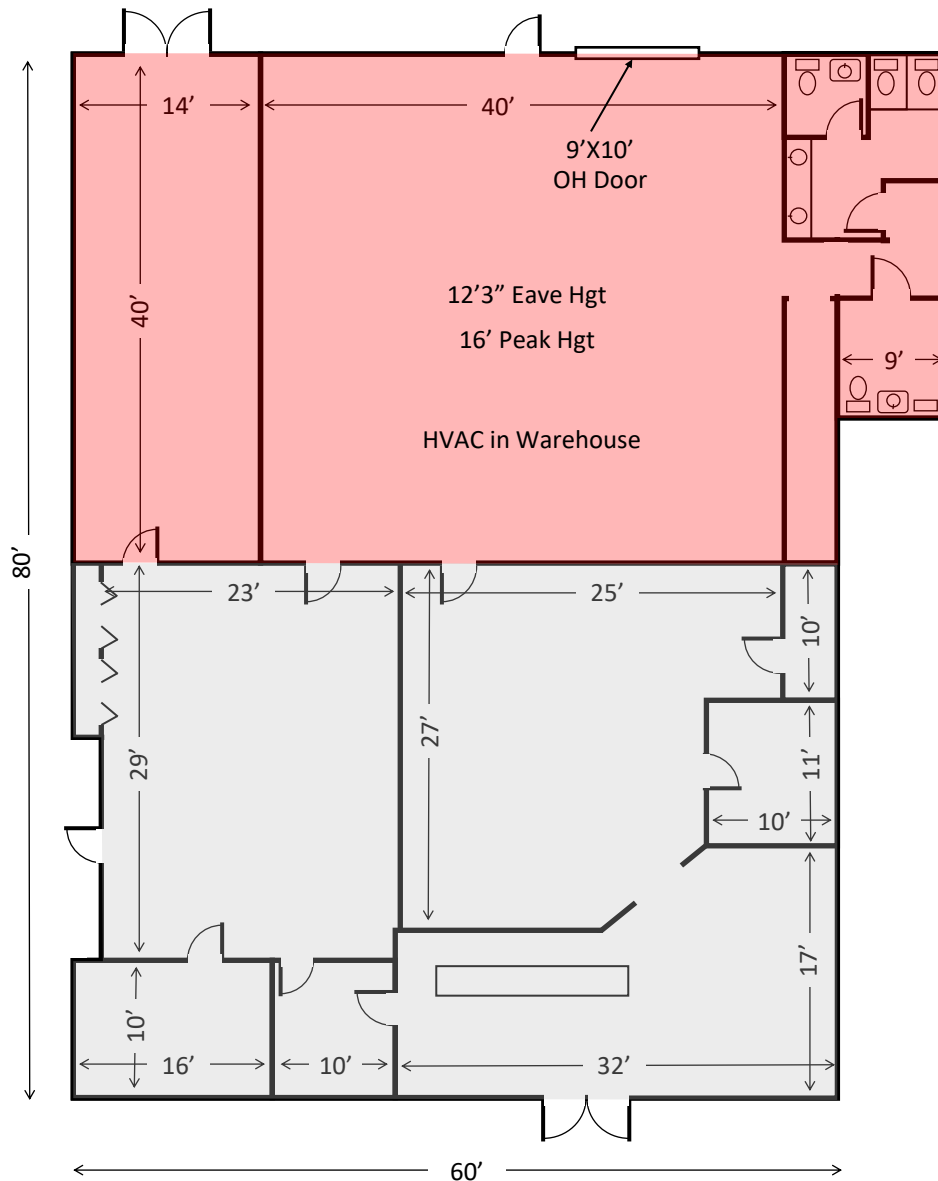
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Parkway Plaza, Suite 100

Office Area: 2,400 +/- SF

Warehouse Area: 2,598 +/- SF

Total: 4,998 +/- SF



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Photos: Unit 100



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Property Location:



Property Demographics	1 Mile	3 Miles	5 Miles
Population	3,012	66,721	130,411
Households	1,336	28,169	56,728
Employed	1,326	31,480	57,107
Median Age	35.6	38.1	43.1
Average Household Income	\$49,071	\$64,120	\$72,250



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