

MATTER WAREHOUSE

7172 CYPRESS DRIVE
FORT MYERS, FL 33907



26,000± SF



WAREHOUSE FOR
LEASE

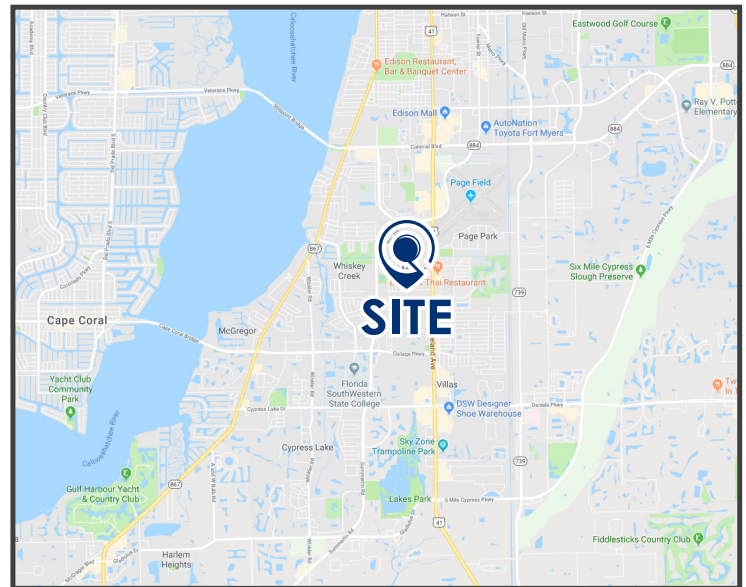


\$8.50 PSF

PROPERTY INFORMATION

Lease Price:	\$8.50 PSF
Total Area	
Main Floor:	16,240± SF
Mezzanine:	10,000± SF
The Total Area:	0.92± AC
Zoning:	I (Industrial)
Year Built:	1994
S Cleveland Ave AADT:	51,103 CPD

- Two access points from US-41, one signalized at Palm Drive and the other at Cypress Drive.
- Four loading docks available.
- Fenced-in yard.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	15,546	66,415	151,915
Five-Year Increase	1.7%	1.8%	2.0%
Avg Household Inc.	\$44,728	\$63,426	\$67,550
Total Households	6,733	31,296	69,768
Daytime Employees	11,886	70,297	111,104

(Applied Geographic Solutions 2019)

LQWEST.COM/MATTER-WAREHOUSE

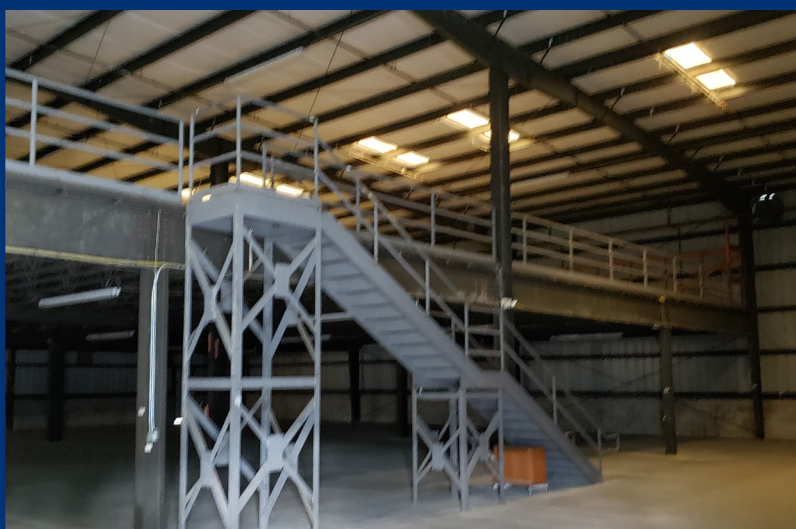
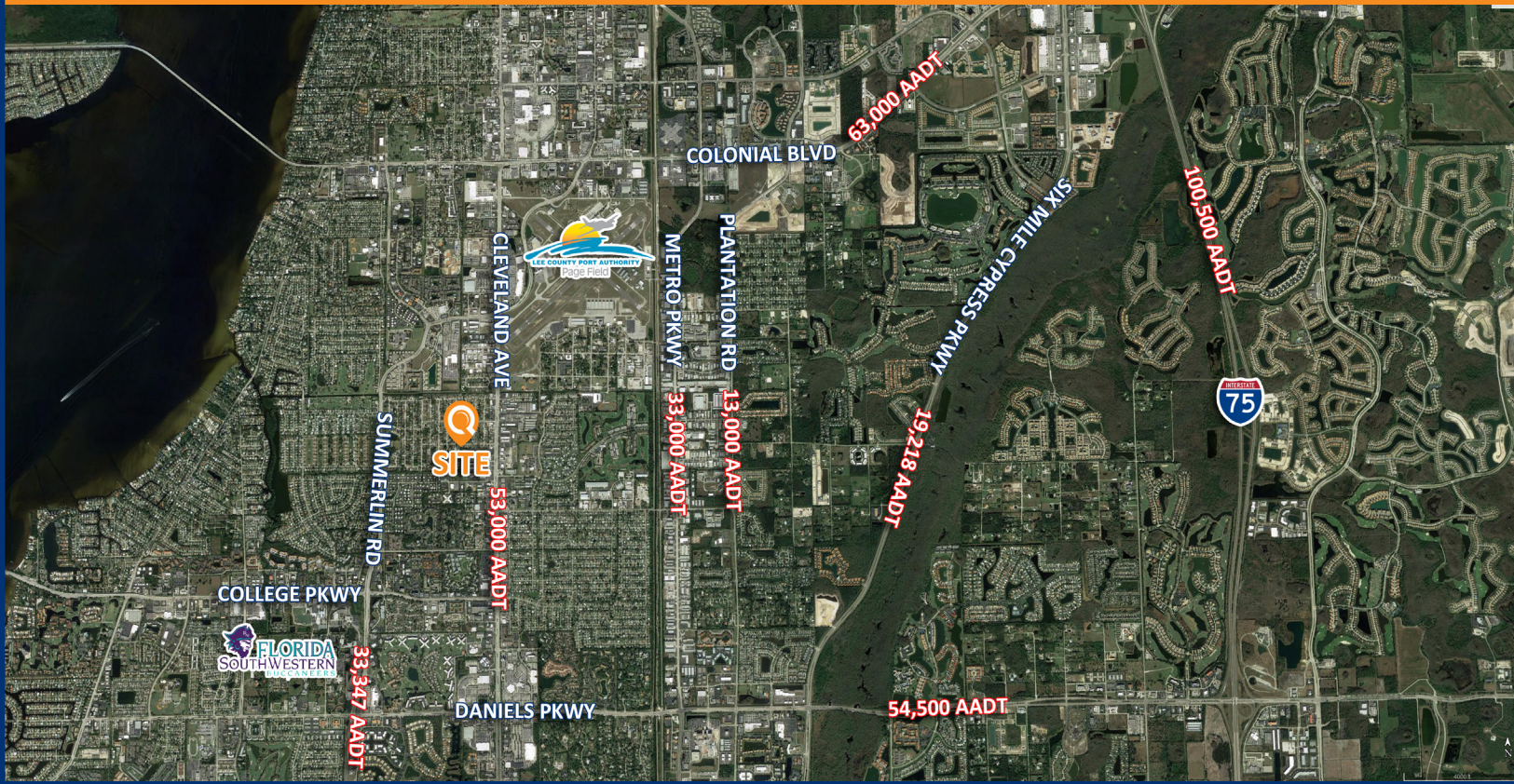
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