



**MAYHUGH**  
COMMERCIAL ADVISORS

# FOR SALE / LEASE

10,696 +/- SF Showroom/Warehouse

3405-3421 FOWLER ST. - FORT MYERS, FL 33901



**Property Description:** Highly desirable auto dealership and service center fronting on heavily traveled Fowler St in Fort Myers, FL. Site offers over 200' of exposure with a daily traffic count of 24,900 +/- cars, in addition the site is surrounded by other car lots offering terrific synergy. The facility offers large open glass show room, several private offices, parts department and service center. The service Center consists of 12 large OH doors and 3 Phase Power. Sales lot consists of over 27,000 SF of improved black top, secured by fence, outdoor commercial lighting and IR Camera System. Property offers multiple points of ingress and egress from Hunter St. and Hunter Terrace. Property is Zoned Intensive Commercial allowing Commercial Parking, Retail Sales and Service, Vehicle Sales and Service, Outdoor Recreation and Wholesale trade to name a few.

Building #	Eave Height	# of OH Doors	Door Size
1	12'	N/A	8' X 7' (Showroom Glass Doors)
2	12'	5	10' X 12' and 8' X 8'
3	12'	3	8' X 16' and 10' X 16
4	14'	4	9' X 20'

<b>Sale Price:</b>	\$1,675,000.00 or \$156.60 P/S/F
<b>Lease Rate:</b>	\$12.00 PSF, Modified Gross
<b>Total Building Size</b>	10,696 +/- SF
<b>Total Land Size:</b>	1.11 +/- Acres or 48,364 +/- SF
<b>Zoning:</b>	CI (City of Fort Myers)
<b>OH Doors:</b>	12
<b>Year Built:</b>	1964
<b>Power:</b>	3 Phase Power (208Y/120)
<b>Property Taxes:</b>	\$13,974.83 (2018)
<b>STRAP #:</b>	25-44-24-P3-02408.0010

Advisors:

**Bryan Burchers**  
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**Daily Traffic Counts:** 24,900 +/- Cars

**Mayhugh Realty, Inc.**  
13690 Eagle Ridge Dr.  
Fort Myers, FL 33912  
Office: 239-278-4945  
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MayhughCommercial.com

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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Building #	Tenant	SF	Term Start	Term Expiration
1	Diamond Cut Auto & Detail, LLC	2,083 +/-	06/01/2019	05/31/2023
2	SWS Environmental	3,357 +/-	03/01/2017	03/16/2020
3	Vacant	2,376 +/-	-	-
4	BRZ Auto Repair, LLC	2,880 +/-	04/01/2019	03/31/2022

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## Property Photos:



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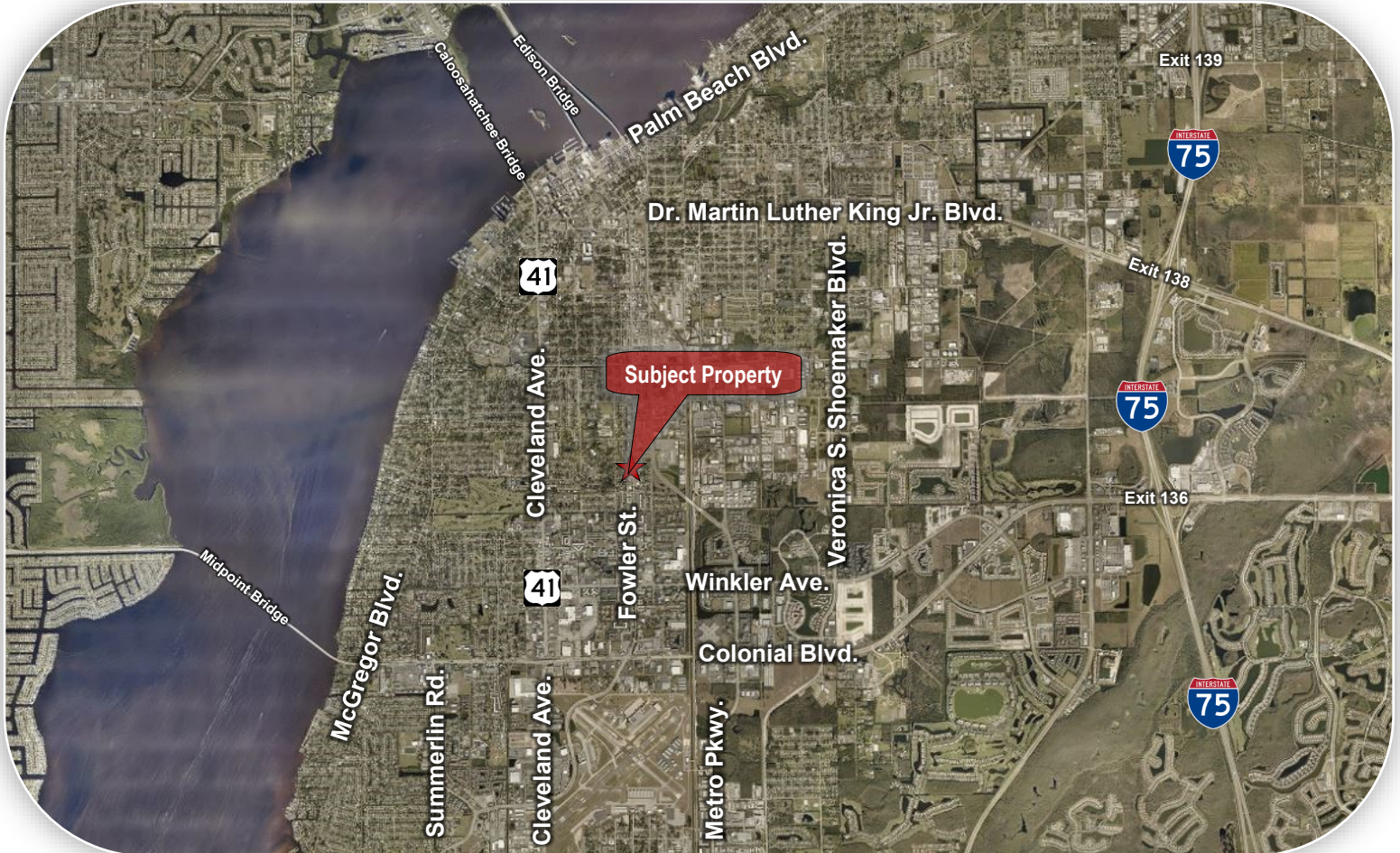
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## Property Location:



## Property Demographics:

	1-MILE	3-MILE	5-MILE
Population	12,316	57,123	146,369
Households	5,177	24,003	61,598
Employed	11,387	55,358	103,886
Median Age	34.6	37.3	42.0
Average HH Income	\$38,949	\$55,163	\$63,562

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