



CLOSE TO DOWNTOWN OFFICE/RETAIL BUILDING FOR LEASE

2649 MLK BOULEVARD FORT MYERS, FL 33916

OFFICE/RETAIL FOR LEASE



1,115-2,310 SF



OFFICE/RETAIL FOR LEASE



\$12.00 PSF MG

PROPERTY SUMMARY

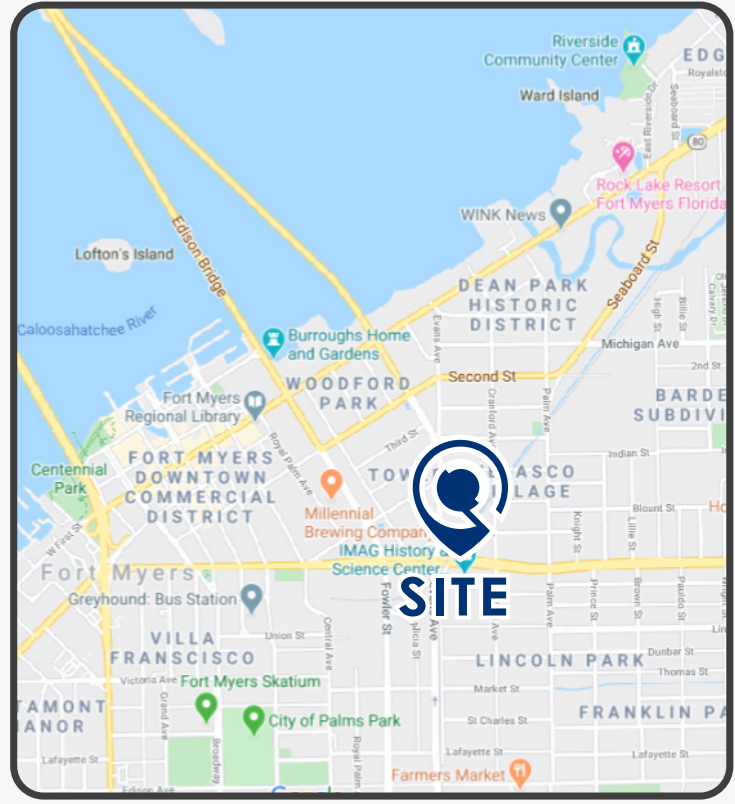
Lease Rate:	\$12.00 PSF MG
Min. Size Available:	1,155 SF
Max Size Available:	2,310 SF
Total RBA:	2,310 SF
MLK Boulevard AADT:	33,500 CPD
Evans Avenue AADT:	13,000 CPD

- This building features a brand new extended parking lot with easy access.
- Buildout is negotiable.
- Great location along heavily traveled State Road 82, less than one-mile from Lee County Courthouse and Downtown Fort Myers.

DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	9,557	57,161	139,129
2025 Increase	2.2%	2.2%	1.9%
Avg HH Income	\$52,812	\$56,408	\$61,297
# Households	3,958	23,521	57,655
# Employees	12,226	36,323	83,836

(Applied Geographic Solutions 2020)



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