

EXPO AT BRANTLEY

1901 BRANTLEY ROAD
FORT MYERS, FL 33907



UP TO 7,722 SF



RETAIL/OFFICE
FOR LEASE



\$12.50 NNN PSF

PROPERTY INFORMATION

Lease Rate PSF:	\$12.50 NNN
Total GLA:	40,000 SF
Min Size Available:	Flexible to suit tenant
Max Contiguous Available:	7,722 SF
Year Built:	2003
Property Zoning:	CI & C1-A (Commercial)
US-41 AADT:	50,000 CPD

- Offering \$12.50/PSF for tenant improvement allowance with qualified five (5) year lease.
- Warehouse space available with rear overhead doors
- Ample parking - 192 spaces.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	14,578	64,672	149,983
Five-Year Increase	1.0%	1.0%	1.0%
Avg Household Inc.	\$42,462	\$65,193	\$70,509
Total Households	6,486	30,816	68,293
Daytime Employees	13,946	6,882	103,680

(Applied Geographic Solutions 2018)

LQWEST.COM/EXPO-AT-BRANTLEY

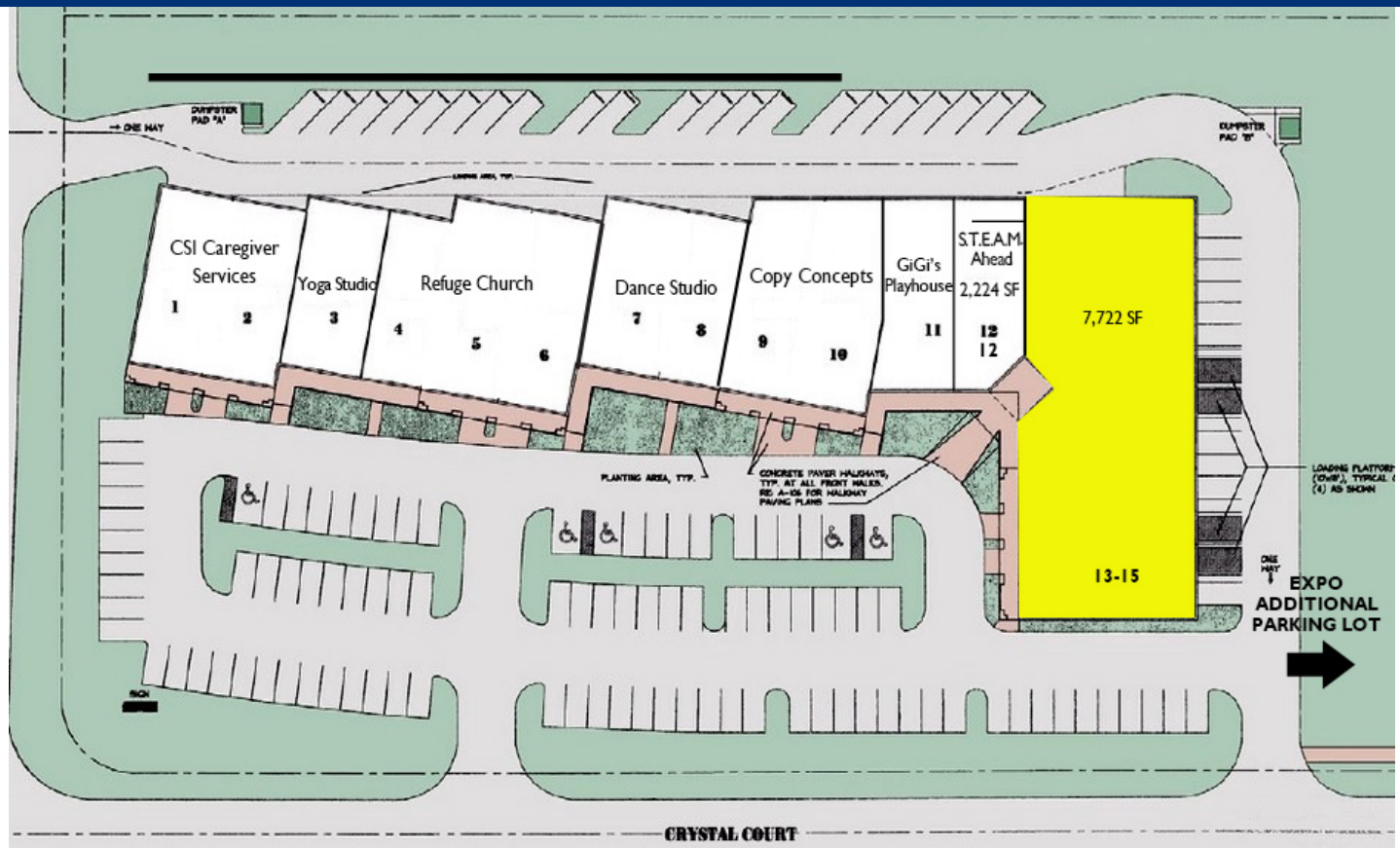
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Property Summary

The Expo At Brantley offers an upscale leasing opportunity perfect for a retail showroom, fitness center, school, professional office or medical use. This 40,000± SF, mixed-use building offers rear overhead doors, high ceilings, ample parking with a total of 192 spaces and highly-visible signage. NNN's (CAM) \$4.25/PSF. Tenant improvement allowance negotiable. Excellent location steps away from the US-41 thoroughfare.

SUITE	SF AVAILABLE	SUITE DETAILS
13-15	7,722 SF	Large open space with flexible offices & warehouse space in back. Can be divided.



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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.