

# FOR LEASE - WATERFRONT OFFICE & WAREHOUSE SPACE

## Jack's Place

3131 E Riverside Dr., Fort Myers, FL 33916



### OFFERING SUMMARY

Available SF: 5,000 - 16,750 SF

Lease Rate: \$6.50 - 9.00 SF/yr  
(NNN; MG)

Lot Size: 1.76 Acres

Year Built: 1951

Building Size: 24,800 SF

Zoning: CG-Commercial General

Market: Fort Myers

### PROPERTY OVERVIEW

Two lease spaces available in Commercial General zone with close proximity to downtown Fort Myers:

1. The front unit consist of 5,000 square feet of office/retail space. Unit has recently been updated from floor to ceiling. Power and Cat-6 connections are supplied to the entire space allowing for great open area work stations and office opportunities. Additionally, the unit has a dock-high 10-foot rollup door. Alternative floor plans include multiple cubicle size offices for a desirable price.
2. The rear unit consist of 11,750 square feet of open warehouse space with 1,000 square foot office. The space was recently improved with new electrical wiring and high efficiency LED lighting. Space has 16 foot ceilings with 3 dock-high rollup doors. The unit also has a rear patio overlooking the river.

### PROPERTY HIGHLIGHTS

- Abundant onsite parking completely fenced in with electronic security gate
- Property has been upgraded to the equivalent T3 bandwidth and fiber connection
- Trolley Stop just next door in front of the Oasis Towers and walking distance [0.9 miles] to Historic Downtown River District

**Bryan J. Myers**

Senior Advisor

239.315.7101

bryanjmyers@svn.com

**Stephen A. Cunningham, MAI, CCIM**

Managing Director

239.315.7010

steve.cunningham@svn.com

**Jesse Marker, Esq.**

Associate Advisor

239.234.1239

jesse.marker@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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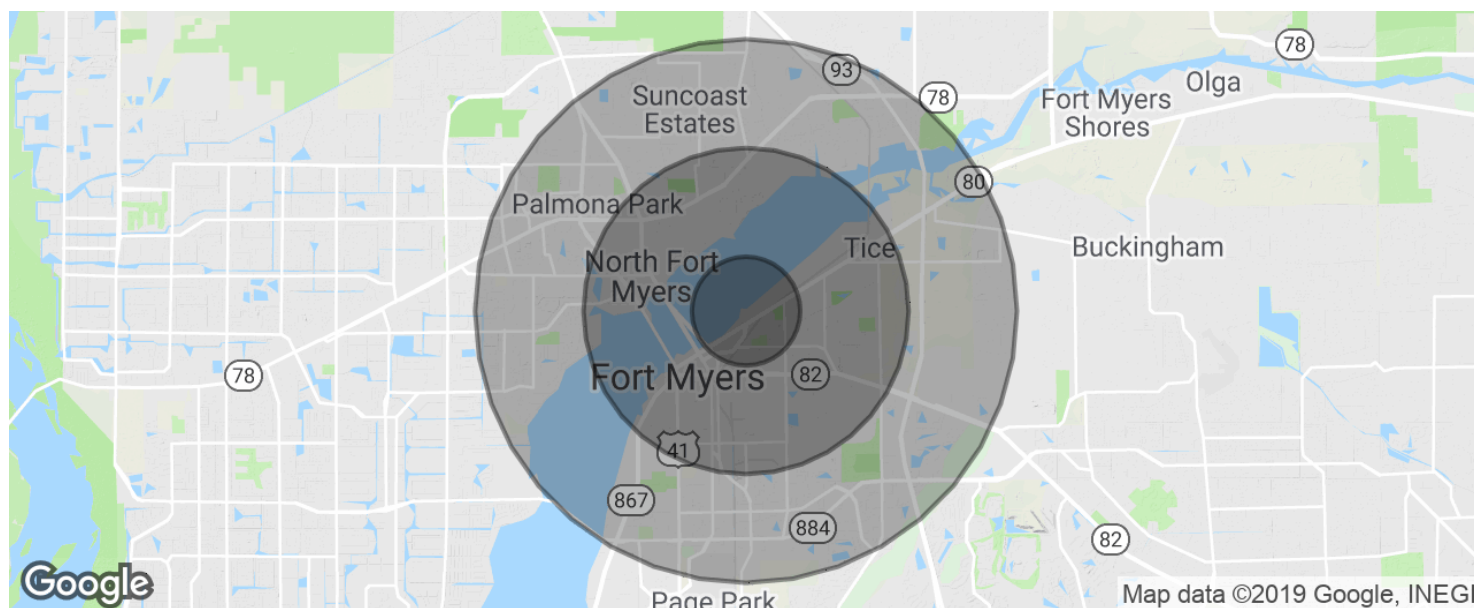
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,732	49,194	110,649
Median age	37.4	38.4	41.1
Median age (Male)	34.4	37.2	40.2
Median age (Female)	40.1	39.5	41.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,381	18,748	44,591
# of persons per HH	2.8	2.6	2.5
Average HH income	\$43,364	\$44,485	\$50,306
Average house value	\$183,154	\$162,647	\$177,464

\* Demographic data derived from 2010 US Census

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