

**FIRST YEAR RENTAL RATE AVAILABLE UPON SIGNING 3 YR LEASE**



# 3 YEAR LEASE INCENTIVE AVAILABLE

**ANDREA LANE OFFICE SPACE 2129  
ANDREA LANE  
FORT MYERS, FL 33912**

OFFICE  
**FOR LEASE**

**3,045 SF**      **FOR LEASE**      **\$12.00 SF/YR**

### PROPERTY SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr
<b>First Year Rental Rate:</b>	\$10.00 SF Gross (details below)
<b>Building Size (SF):</b>	27,192 SF
<b>Total Size Available:</b>	3,045 SF
<b>Year Built:</b>	1979
<b>Year Renovated:</b>	2000
<b>Zoning:</b>	C-2
<b>S. Tamiami Trl AADT:</b>	50,500 CPD
<b>Ben C. Pratt Pkwy AADT:</b>	36,500 CPD

3 Year Lease Incentive: \$10.00 SF for the first year.  
Great location in Fort Myers hub with easy access to US-41 and I-75.  
The Minnesota Twin's training complex is within close proximity.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Total Population</b>	5,228	60,922	130,480
<b>5-Yr Pop. Increase</b>	1.7%	1.8%	1.7%
<b>Average HH Income</b>	\$61,443	\$66,500	\$71,917
<b># Households</b>	2,690	29,744	61,054

[PROPERTIES.LQWEST.COM/ANDREA-LANE-OFFICE](https://PROPERTIES.LQWEST.COM/ANDREA-LANE-OFFICE)

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.



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