

FOR LEASE - Retail Space Available

17660 S. Tamiami Trail | Harbour Plaza

Fort Myers, FL 33908



OFFERING SUMMARY

Available SF: 1,200 - 14,945 SF

Lease Rate: \$15.00 SF/yr (NNN)

CAM: \$4.64/SF

Year Built: 2008

Building Size: 45,510 SF

Zoning: C-1A

Market:

PROPERTY OVERVIEW

Under new ownership and professional management, Harbour Plaza is a well-located, highly visible retail center located on US-41 that serves the rapidly growing population of southern Fort Myers & northern Estero.

PROPERTY HIGHLIGHTS

- Premier, well-sized, office/retail space available "as-is" or vanilla shell
- Great opportunity to join other users including medical
- Highly visible with over 1,600 lineal feet of US-41 frontage
- Easy access from US-41
- Excellent Pylon signage
- Ample parking
- Strong demographics & growing population
- Multi-building construction offers six end-caps
- Tenant improvement allowances available
- Built-to-Suit Out Parcels Available

Chad D. Commers, CCIM

Senior Advisor

239.315.7017

chad.commers@svn.com

Todd Sabin

Managing Director

239.315.7015

todd.sabin@svn.com

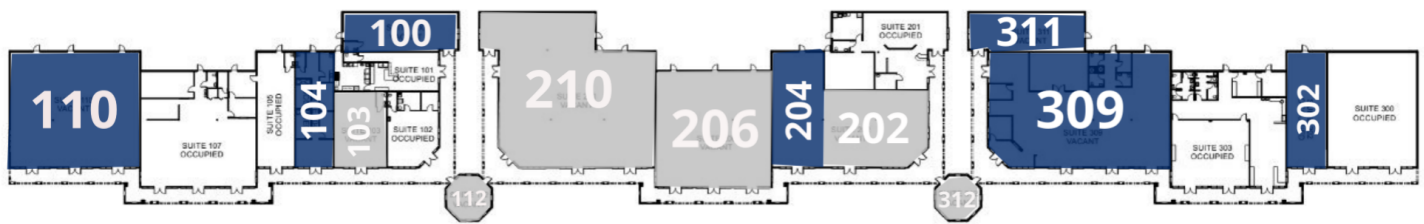


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Retail Space Available

LEASE TYPE | NNN **TOTAL SPACE** | 1,200 - 14,945 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$12.00 - \$15.00 SF/yr

17640 - 17660 TAMIAMI TRAIL SOUTH
FORT MYERS, FL



Prepared exclusively for Ryan Kopper with East West Real Estate.
©2017 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.
Any other user may not copy, modify, reproduce, republish, distribute, display, or transmit for commercial, nonprofit or public purposes all or any portion of the document except to the extent authorized by Precision Floorplans (239) 588-9411; precisionfloorplans@earthlink.net
ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED

UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	1,240 SF	NNN	\$15.00 SF/yr	-
Suite 104	Available	1,200 SF	NNN	\$15.00 SF/yr	-
Suite 110	Available	4,035 SF	NNN	\$15.00 SF/yr	-
Suite 204	Available	1,590 SF	NNN	\$15.00 SF/yr	-
Suite 302	Available	1,345 SF	NNN	\$15.00 SF/yr	-
Suite 309	Available	5,570 - 6,810 SF	NNN	\$15.00 SF/yr	-
Suite 311	Available	1,240 - 6,810 SF	NNN	\$15.00 SF/yr	-

Chad D. Commers, CCIM
Senior Advisor
239.315.7017
chad.commers@svn.com

Todd Sabin
Managing Director
239.315.7015
todd.sabin@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.

FOR LEASE - Retail Space Available



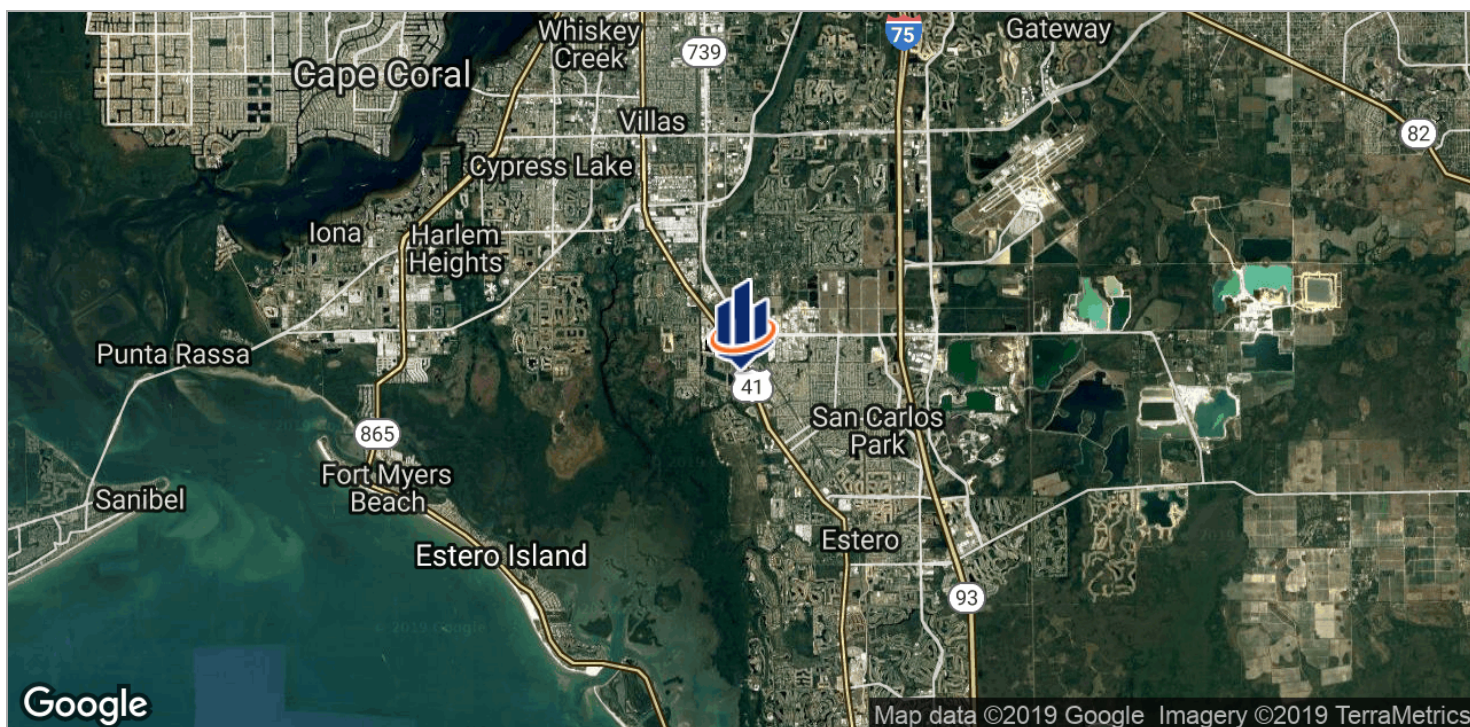
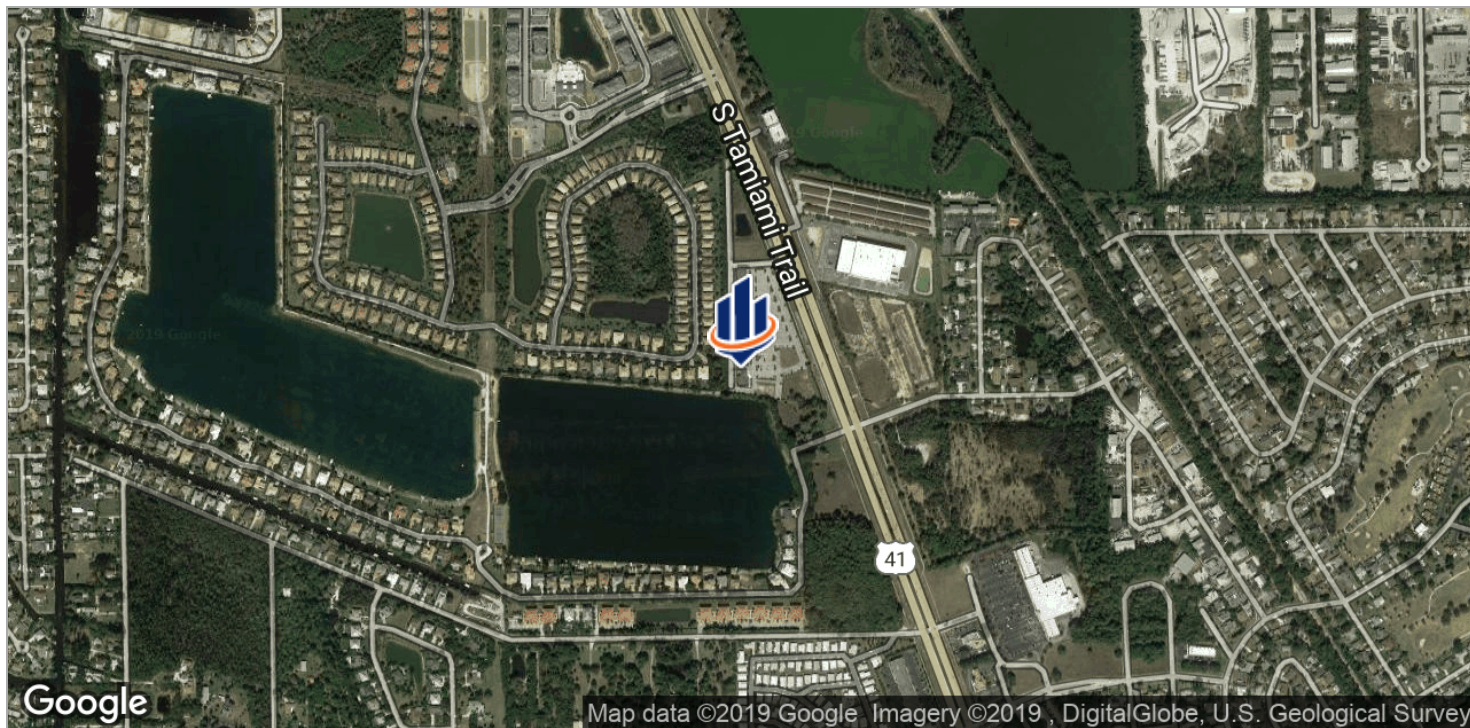
Chad D. Commers, CCIM
Senior Advisor
239.315.7017
chad.commers@svn.com

Todd Sabin
Managing Director
239.315.7015
todd.sabin@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.

FOR LEASE - Retail Space Available



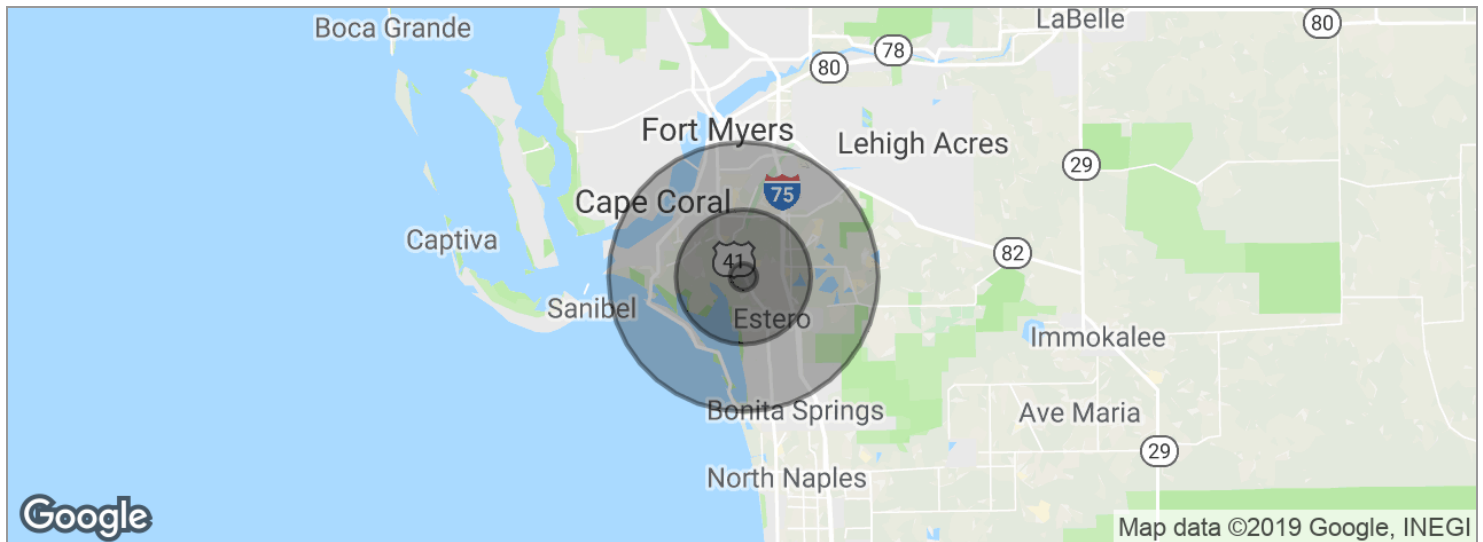
Chad D. Commers, CCIM
Senior Advisor
239.315.7017
chad.commers@svn.com

Todd Sabin
Managing Director
239.315.7015
todd.sabin@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.

FOR LEASE - Retail Space Available



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,779	74,553	246,611
Median age	45.2	49.2	49.1
Median age [Male]	45.0	48.2	48.3
Median age [Female]	42.0	49.2	49.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,546	32,279	110,886
# of persons per HH	2.4	2.3	2.2
Average HH income	\$68,410	\$78,163	\$80,878
Average house value	\$240,679	\$288,601	\$282,125

** Demographic data derived from 2010 US Census*

Chad D. Commers, CCIM
 Senior Advisor
 239.315.7017
chad.commers@svn.com

Todd Sabin
 Managing Director
 239.315.7015
todd.sabin@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.