



SUITE	SIZE	PRICE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX (6%)	MONTHLY RENT
Unit 1 ANCHOR UNIT	4,740 SF	\$20.00 NNN	\$9,480.00	\$5.56	\$2,196.20	\$722.17	\$12,758.82
Unit 3	1,400 SF	\$13.00 NNN	\$1,820.00	\$5.56	\$843.27	\$159.80	\$2,823.07
Units 3-4 may be combined							
Unit 4	1,400 SF	\$13.00 NNN	\$1,820.00	\$5.56	\$843.27	\$159.80	\$2,823.07

PROPERTY DETAILS

Parcel #	13-45-24-06-00031.0140	Year Built	2004
Type	Retail Strip Center	Unit Size Available	1,400-4,750 SF
Zoning	C-2	Parking Ratio	68 Free Surface Spaces
Submarket	South Fort Myers	Traffic Count	US 41 AADT 51,000

For more information, please contact:

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DEMOGRAPHICS

<u>POPULATION:</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2019 Population:	6,835	46,751	78,260
2024 Population:	14,766	76,914	167,980
Pop Growth 2019-2024:	10.80%	12.45%	12.74%
Average Age:	43.70	45.50	45.80
<u>HOUSEHOLDS:</u>			
2019 Total Households	6,156	31,845	66,304
HH Growth 2019-2024:	9.57%	11.13%	11.46%
Avg Household Size:	2.10	2.00	2.10

PROPERTY HIGHLIGHTS

- Located in the heart of Fort Myers retail and shopping district
- Incredible visibility on US 41 just North of College Parkway
- High traffic counts (51,000 AADT on 41) & growing fast
- Ample Parking
- A recent upgrade to the exterior with a fresh new coat of paint
- Well maintained property with great exposure and pylon signage
- Access from Austin Street