

# MIROMAR DESIGN CENTER

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# HEADQUARTERS FACILITY

10800 CORKSCREW ROAD  
ESTERO, FL



**ADAM PALMER, CCIM**  
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TAMPA | ORLANDO | FT MYERS | NAPLES

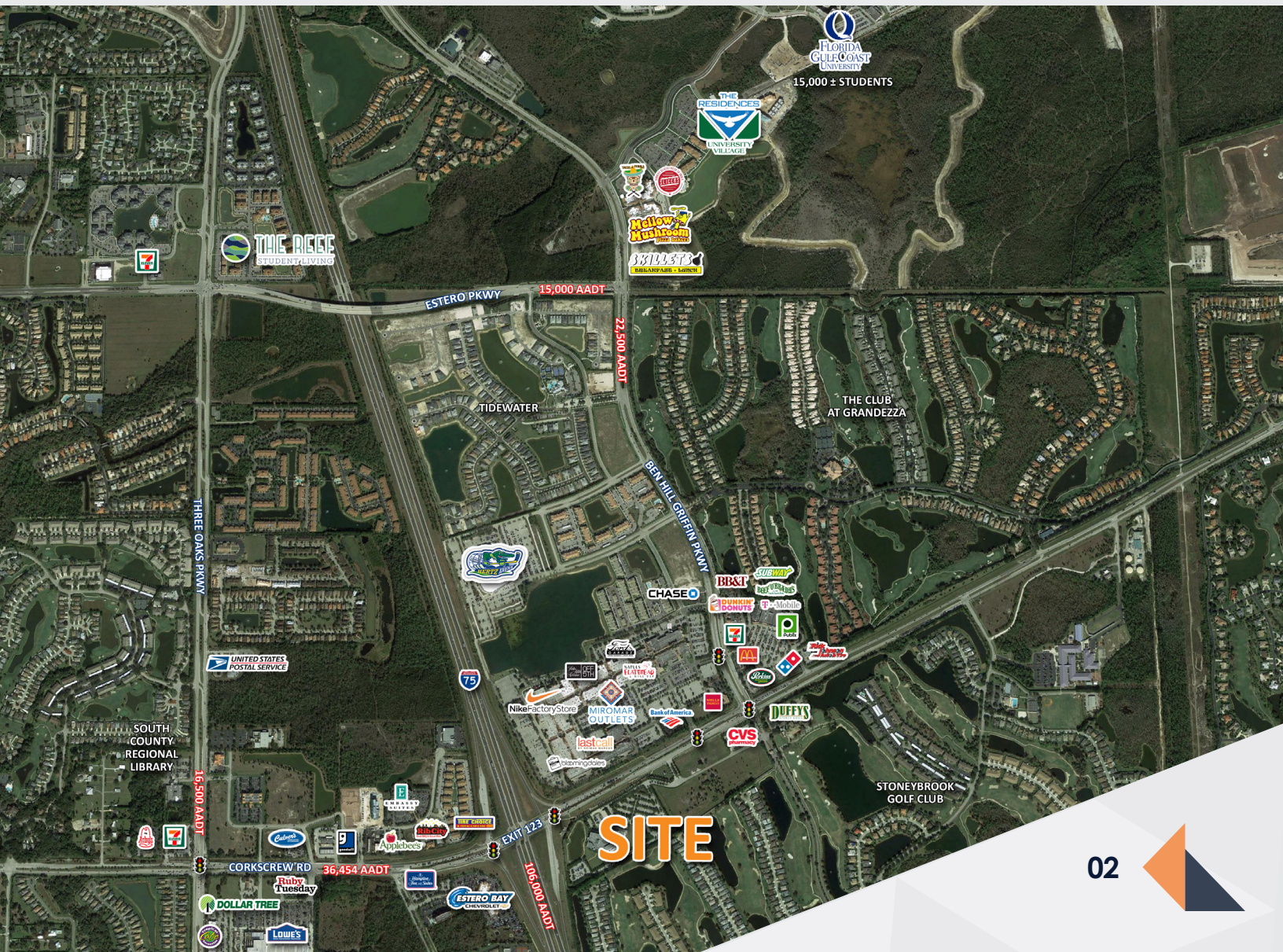
<b>PRICE:</b>	Call For Details
<b>BUILDING SIZE:</b>	238,160 SF
<b>PROPERTY SIZE:</b>	14.19 ± Acres
<b>YEAR BUILT:</b>	2006
<b>1-75 (EXIT 123) AADT:</b>	106,000 CPD
<b>CORKSCREW RD AADT:</b>	33,000 CPD

## DEMOS

	<u>1-MILES</u>	<u>3-MILES</u>	<u>5-MILES</u>
<b>Total Population</b>	5,923	33,397	47,513
<b>Population Growth Since 2000</b>	21.7%	15.1%	6.3%
<b>Avg Household Income</b>	\$104,430	\$119,414	\$101,254
<b>Total Households</b>	2,663	13,864	31,308
<b>Daytime Employees</b>	1,765	21,310	34,470

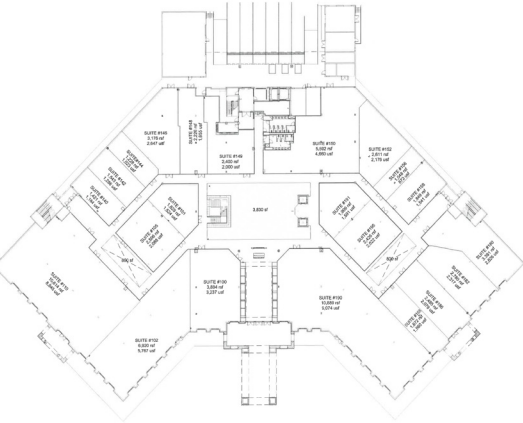
## PROPERTY FEATURES

- Unparalleled opportunity to locate your headquarters within this 14.19 acre development. The site is prominently placed at the I-75 and Corkscrew Road interchange and adjacent from the in-vogue Miromar Outlets.
- Space interiors boast exquisite finishes that feature a three-story, sunlit atrium, elegant inlaid marble flooring stately woodwork and glass perimeter walls.
- The parcel is conveniently located within 6 miles of the recently renovated RSW International Airport, 3 miles from the rapidly-growing Florida Gulf Coast University and close proximity to other Fortune 500 HQ locations.

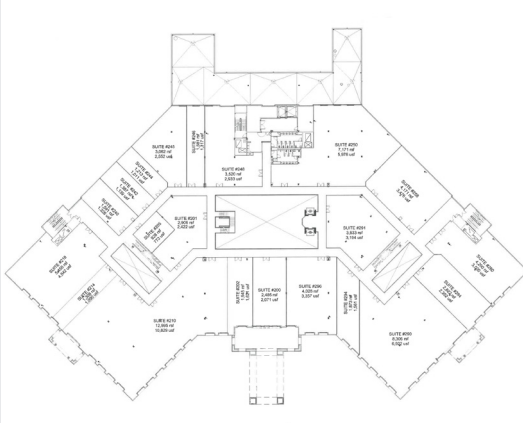




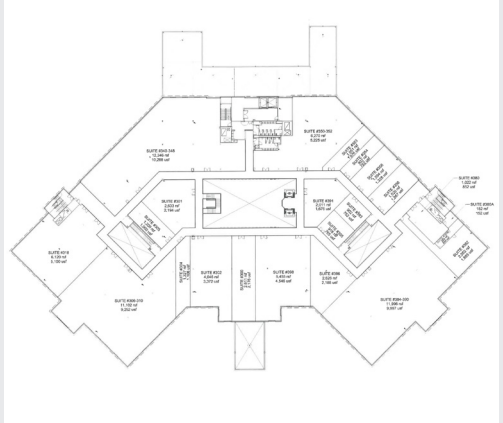
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



TAMPA



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ORLANDO



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FORT MYERS



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NAPLES



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