

UNIT	SF	\$/PSF	BASE RENT/MO	CAM / PSF	CAM / MO	TOTAL / MO
B	1,500 +/- SF	\$11.50	\$1,437.50	\$3.10	\$387.50	\$1,825.00 plus applicable tax

BUILDING FEATURES

LEASE RATE	\$11.50 PSF NNN plus CAM
AVAILABLE UNIT / SIZE	Unit B: 1,500 +/- Unit SF
BUILDING SIZE	27,968 +/- Total Building SF
UTILITIES	Water/Sewer
YEAR BUILT	2002
ZONING	IL-Light Industrial (Lee County)
STRAP #	18-45-25-05-0000B.0030

PROPERTY HIGHLIGHTS

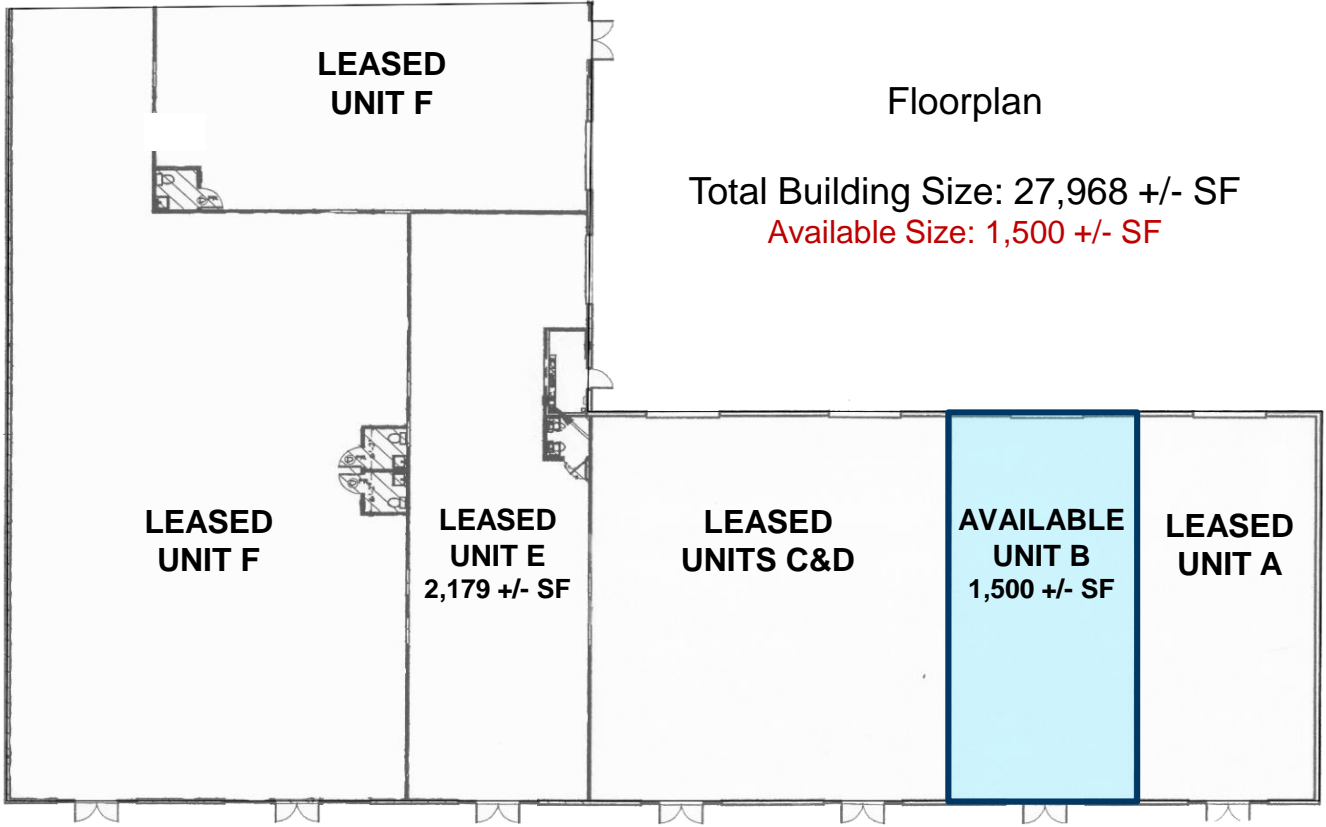
- Building face has been remodeled and re-designed to attract maximum attention
- Excellent exposure on Metro Parkway
- Great tenant mix
- Ample parking
- One grade level rollup door

For more information, please contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 TOTAL POPULATION	6,344	60,818	134,911
2023 POPULATION	7,146	68,932	153,722
POP GROWTH 2018-2023	12.64%	13.34%	13.984%
AVERAGE AGE	43.00	42.40	45.20
2018 TOTAL HOUSEHOLDS	2,672	27,428	60,864

