



PROPERTY BROCHURE

Professional Office Building
2133 Winkler Ave. | Fort Myers, FL 33901

Sale Price: \$1,995,000.00

Lease Rate: \$10.00 to \$12.50 P/S/F (GROSS) + Sales Tax

6 Months FREE Rent to Qualified Tenant, Call for Details

**MAYHUGH
REALTY, INC**

COMMERCIAL BROKERAGE

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PROPERTY SUMMARY



Building Features:

- Prominent signage available for owner/user or tenants!
- Great Parking Ratio— 4.4 Per 1,000 SF
- Ideal for medical use, law firm, insurance company, accounting firm, real estate, call center or financial/mortgage business
- Great visibility and Easy Access
- Flexible Floor Plans (1,885 SF to 21,693 SF)
- Office suites available from 1,885 +/- SF to 9,751 +/- SF

Property Details:

ADDRESS:	2133 Winkler Ave.
STRAP #:	36-44-24-P1-00015.0020
TOTAL BUILDING SIZE:	21,693 +/- SF
NET LEASABLE AREA:	20,993 +/- SF
LOT SIZE:	2.37 +/- Acres
PARKING SPACES:	95 Surface Spaces + Option for 51+
ZONING:	CI (City of Fort Myers)
YEAR BUILT:	1979
FRONTAGE:	Winkler Ave.
AADT:	21,173 +/- Cars
TAXES:	\$18,201.03 (2015)

Offering Summary: Unique opportunity to Lease/Purchase one of Southwest Florida's monumental Office Buildings. Facility consists of 21,693 SF of well appointed office space comprised on 4 Floors with, Lobby, Elevator and Dual Stairwell Access. Site Consists of 2.37 +/- Acres Total offering 95 + Parking Spaces, covered parking available. Site offers easy ingress and egress on Winkler Ave. Property is located Just South of Down Town Fort Myers and West of I-75. All office suites offer large windows and functional floor plans. Facility Offers Great Signage that can be seen from US-41 and its surrounding corridor!

List Price: \$1,995,000.00

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LOCATION MAP

This four story office building is conveniently located minutes from US 41/Cleveland Ave. It is located across from the Edison Mall, near the intersection of US 41 and Winkler Ave. Its prime central Fort Myers location is near Downtown, Hospitals, and I-75.



DISTINCT SIGNAGE AVAILABLE

Top Building Signage Can Be Seen from US-41!



SITE VIEW



NORTH VIEW

SOUTH VIEW



SITE VIEW



EAST VIEW

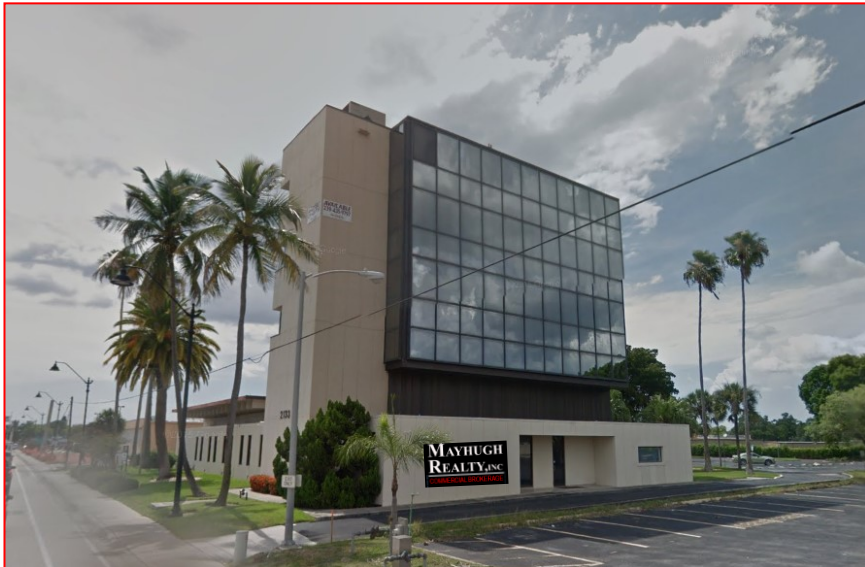
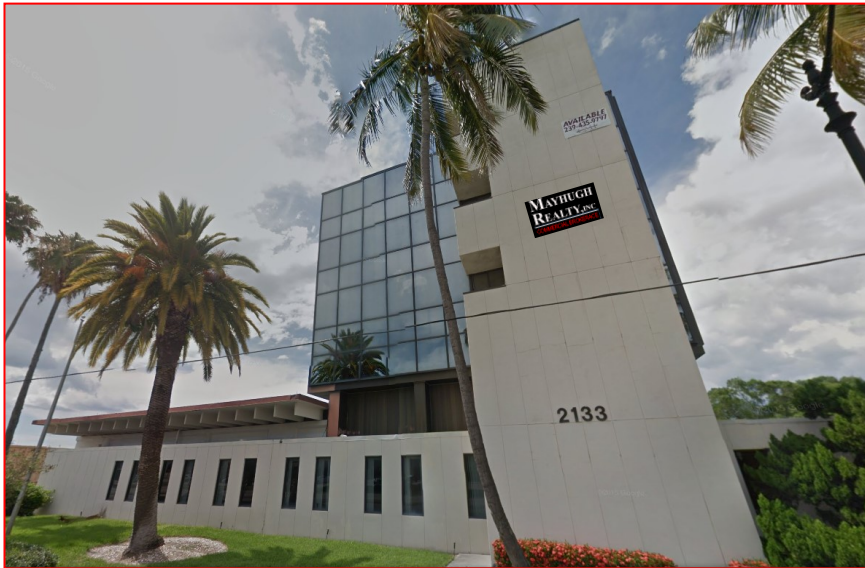


WEST VIEW

SITE VIEW



STREET VIEWS

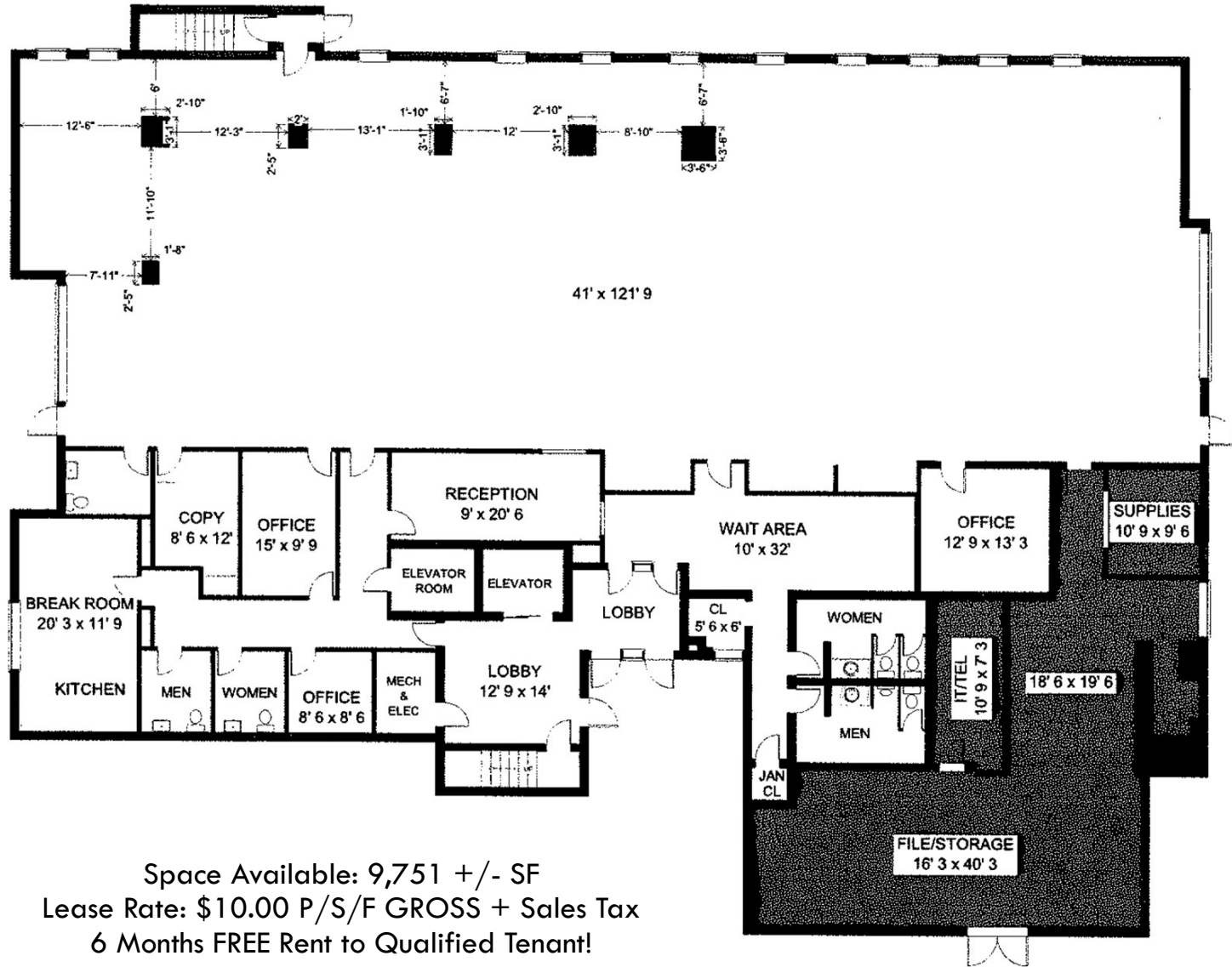


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FOR SALE/LEASE
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FLOOR PLAN

FIRST FLOOR



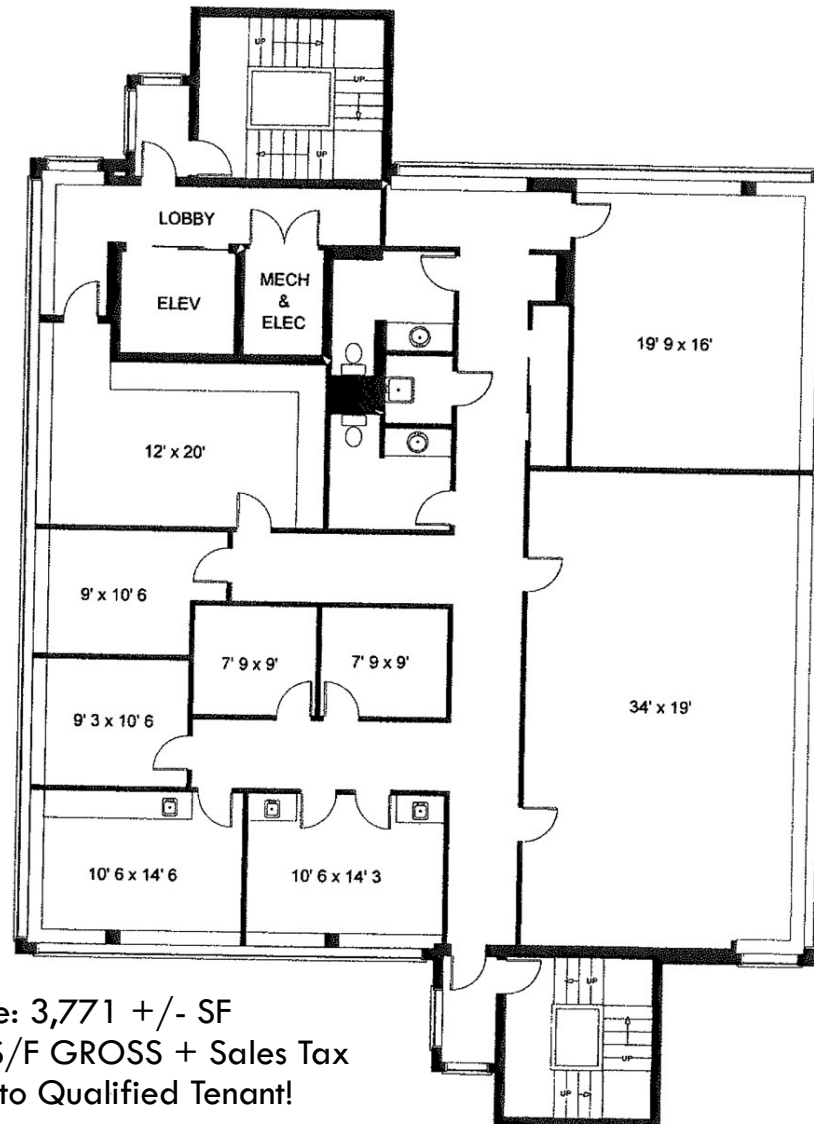
Space Available: 9,751 +/- SF

Lease Rate: \$10.00 P/S/F GROSS + Sales Tax

6 Months FREE Rent to Qualified Tenant!

FLOOR PLAN

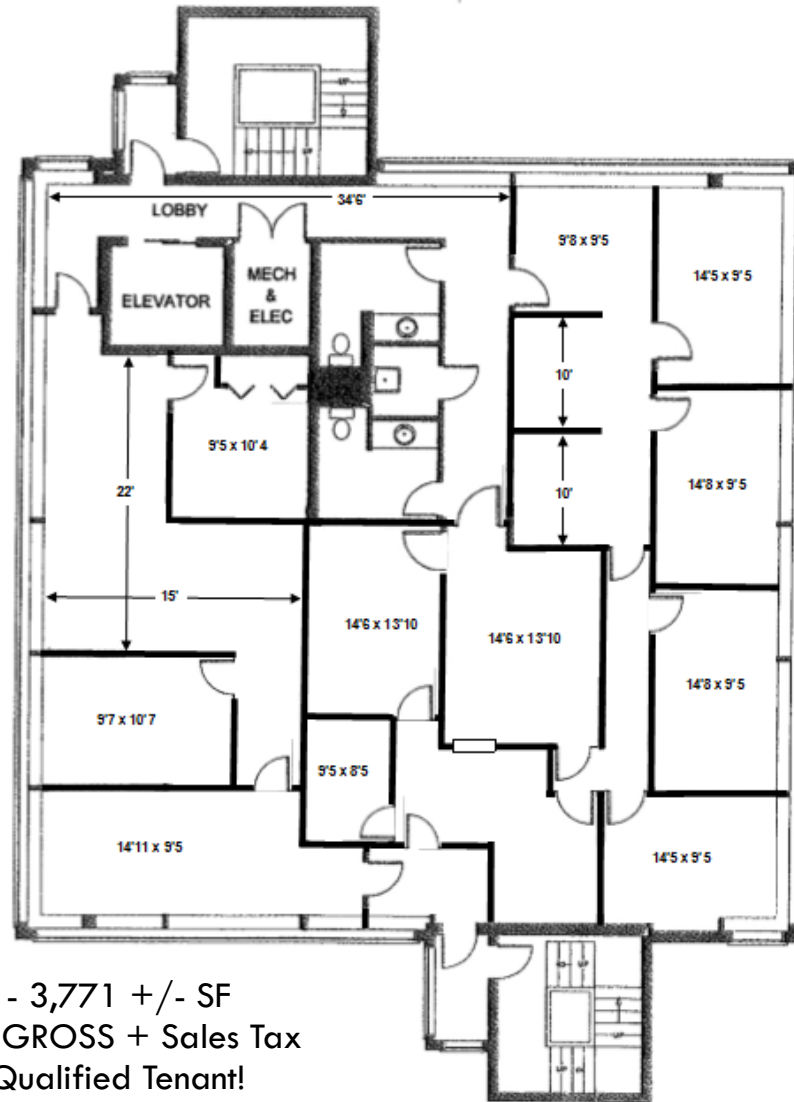
SECOND FLOOR



Space Available: 3,771 +/- SF
Lease Rate: \$12.50 P/S/F GROSS + Sales Tax
6 Months FREE Rent to Qualified Tenant!

FLOOR PLAN

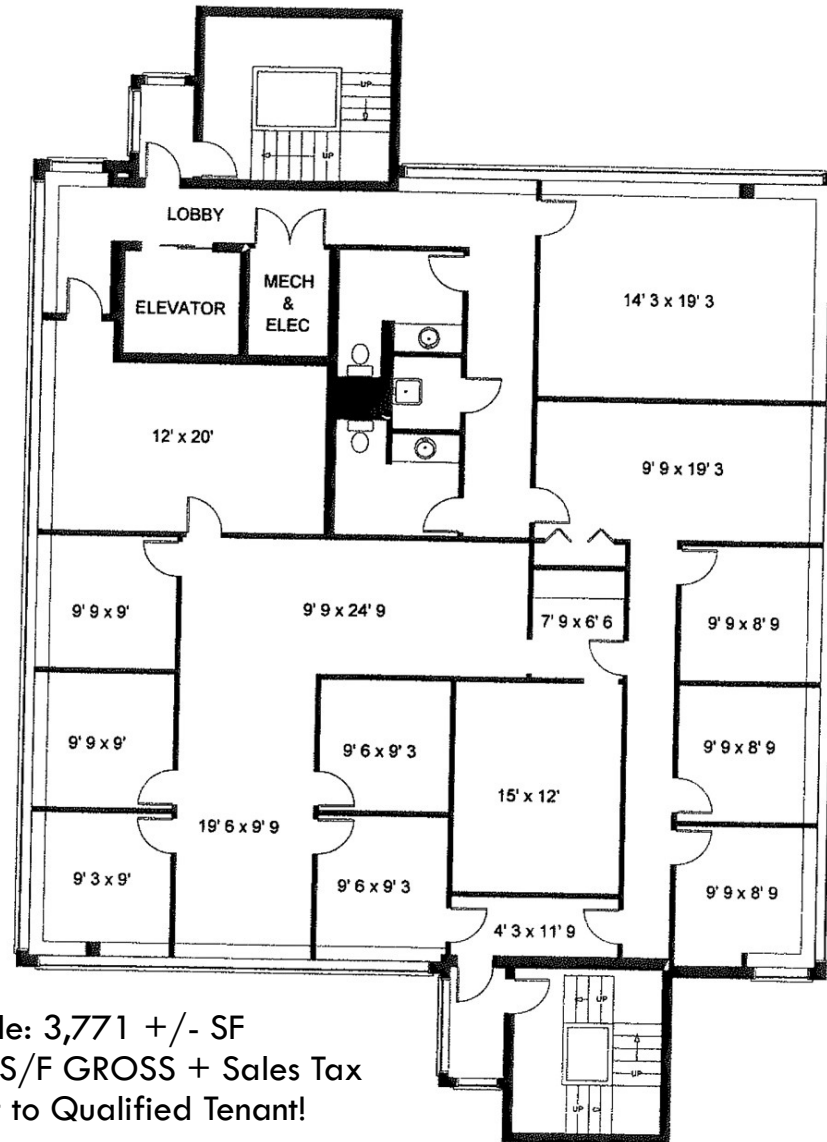
THIRD FLOOR



Space Available: 600 - 3,771 +/- SF
Lease Rate: \$12.50 P/S/F GROSS + Sales Tax
6 Months FREE Rent to Qualified Tenant!

FLOOR PLAN

FOURTH FLOOR



Space Available: 3,771 +/- SF
Lease Rate: \$12.50 P/S/F GROSS + Sales Tax
6 Months FREE Rent to Qualified Tenant!

MARKET OVERVIEW

Why Lee County?

Consistently ranked one of the nation's job growth leaders, Lee County, Florida is home to a thriving business community and world-class quality of life.

Located along the Gulf Coast of Florida, Lee County is midway between Miami and Tampa along Interstate 75 and boasts a world-class international airport, Southwest Florida International Airport (RSW), and a general aviation facility, Page Field. Both facilities are designated Foreign Trade Zones, and offer state-of-the-art amenities and resources.

Fostering a pro-business attitude, a vibrant workforce and desirable tax climate, it's easy to see why businesses choose Lee County. In addition to its ideal business climate, Lee County's world-class quality of life assets – from white-sand beaches to year-round sunshine, make it an attractive place for workforce talent.

The Lee County Economic Development Office is committed to assisting business with finding the right location and attracting new talent, as well as inspiring businesses to diversify and grow. Contact us today to learn why Lee County is the best place to live and do business.

Projected Total Population by County							
County	2010	2015	2020	2025	2030	2035	2040
Lee	618,754	673,800	758,596	837,801	911,499	980,603	1,044,296
Collier	321,520	345,098	379,097	411,401	441,899	470,598	492,496
Charlotte	159,978	166,300	174,101	181,001	186,998	192,802	197,700

Sources: University of Florida Bureau of Economic and Business Research, Population Projections; U.S. Census Bureau

MARKET OVERVIEW

5 Reasons to Choose Lee County, Florida

1. One of the best business climates in the United States

- With no personal income tax, Florida consistently ranks as one of the best places to do business, and Lee County businesses benefit from Florida's state tax structure.
- In 2014, *Chief Executive Magazine* ranked Florida 2nd Best State for Business, and the Tax Foundation places Florida #5 on its 2015 State Business Tax Climate Index.
- Cape Coral, Lee County's largest city, ranked as one of the Best Cities to Start a Business by WalletHub and as one of the Best Cities for Future Job Growth in 2014 by *Forbes*.

2. A leading location for job growth

- Lee County boasts a strong – and growing – talent pipeline for a variety of businesses. The County's population grew by more than 40 percent between 2000 and 2010 and is expected to grow at an average of 1.8 percent per year – making it one of the fastest-growing regions in the nation.
- The University of Florida's Bureau of Business and Economic Research projects a nine percent increase in Southwest Florida's 25 to 54 age group by 2020, compared to four percent across the state of Florida.
- Lee County continues to attract major companies, such as Hertz, Gartner and Chico's, and is home to more than 19,000 small- to medium-sized businesses.
- The county boasts numerous colleges, universities and technical-vocational schools that produce talented graduates. Lee County is also home to a nationally-recognized public school system.

3. A strategic location that makes traveling for business and pleasure a breeze

- Conveniently located on Florida's southwest coast, Lee County is positioned midway between Miami and Tampa on Interstate 75.
- Southwest Florida International Airport (RSW) in South Fort Myers offers nonstop service throughout North America, Europe and the Caribbean and ranks among the 50 busiest airports in the nation. Lee County is also closely connected and within a two-hour drive of various flight options at Florida's many regional and international airports.
- Lee County boasts an award-winning business and general aviation airport Page Field (FMY), which offers a 6,400-foot runway and is located near downtown Fort Myers. Additionally, PrivateSky Aviation is a full-service FBO located right on the field at Southwest Florida International Airport.

MARKET OVERVIEW

4. Prime real estate opportunities for businesses and residents alike

- Lee County boasts ample sites that fit your business needs, are ready for development and available to businesses looking to relocate or expand. What's more, the Lee County Economic Development Office can connect you to business tools and financial resources to aide in all of your relocation and expansion needs.
- Skyplex, located at Southwest Florida International Airport, is just one of the county's many premier sites ready for development. The site offers more than 1,000 acres of prime real estate within a foreign trade zone for a variety of aviation and non-aviation-related development.
- Lee County offers a diverse range of housing options at affordable prices – from traditional single-family homes and up-scale condominiums to beachfront, riverfront or lake-view homes.

5. An incredible quality of life that is refreshingly affordable

- Lee County offers exceptional quality of life assets and active lifestyle opportunities, boasting beautiful beaches, year-round sunshine, numerous golf, tennis and marina facilities plus a thriving arts and culture scene.
- Residents have easy access to wildlife, hiking, biking and paddling at various national, state and local parks such as J.N. Ding Darling National Wildlife Refuge, Six Mile Cypress Slough Preserve and Great Calusa Blueway Paddling Trail.
- The cost on living in the Cape Coral-Fort Myers metro is less than half the price of living in New York City and is less expensive than in cities such as Boston, Atlanta, Minneapolis or Baltimore.

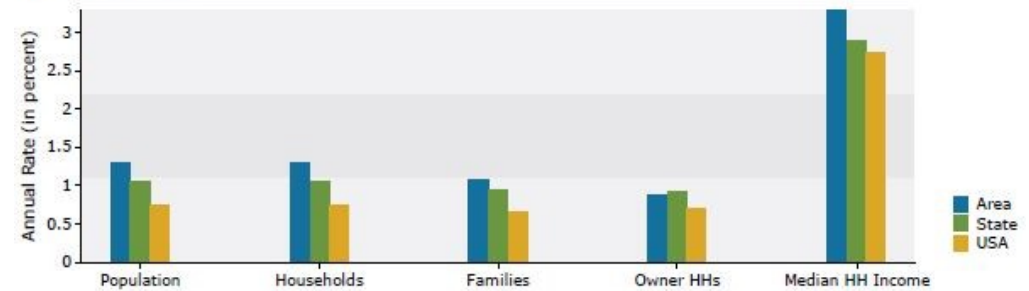


DEMOGRAPHICS

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Census Population	9,846	57,158	120,038
2015 Projected Population	10,336	59,879	128,366
2020 Projected Population	11,024	63,750	138,678
2015 - 2020 Annual Rate	1.30 %	1.26 %	1.56 %
Households	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Census Households	5,129	27,740	55,862
2015 Projected Households	5,368	28,960	59,662
2020 Projected Households	5,722	30,805	64,488
2015 - 2020 Annual Rate	1.29 %	1.24 %	1.57 %
Families	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Census Families	2,375	14,920	32,434
2015 Projected Families	2,447	15,332	34,163
2020 Projected Families	2,582	16,139	36,595
2015 - 2020 Annual Rate	1.08 %	1.03 %	1.38 %
Owner Occupied Housing Units	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Census Owner Occupied Housing Units	2,740	17,132	35,365
2015 Projected Owner Occupied Housing Units	2,633	16,768	35,413
2020 Projected Owner Occupied Housing Units	2,751	17,580	37,770
2015 - 2020 Annual Rate	0.88 %	0.95 %	1.30 %

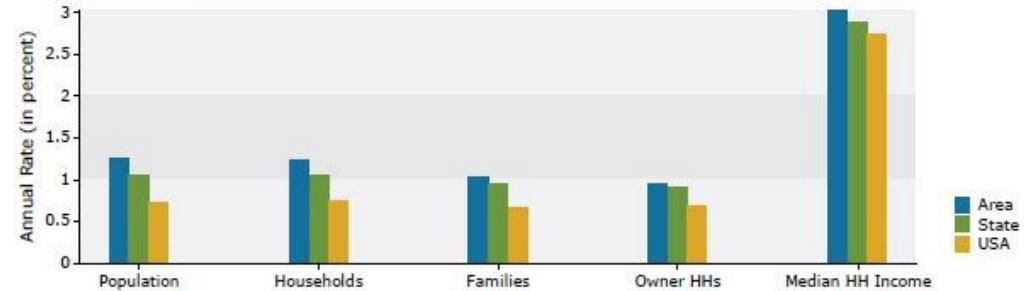
1 mile

Trends 2015-2020



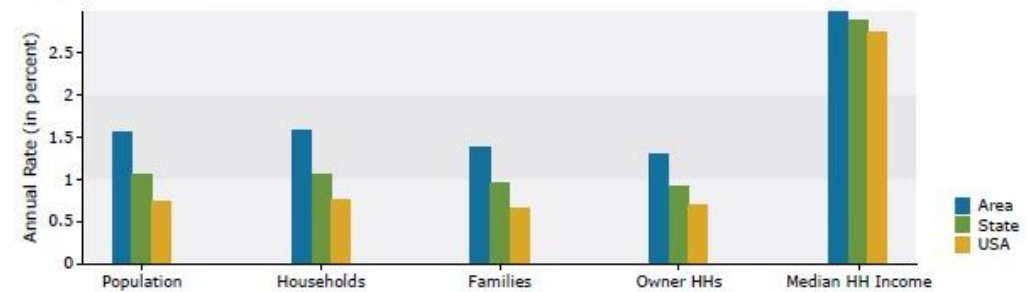
3 miles

Trends 2015-2020



5 miles

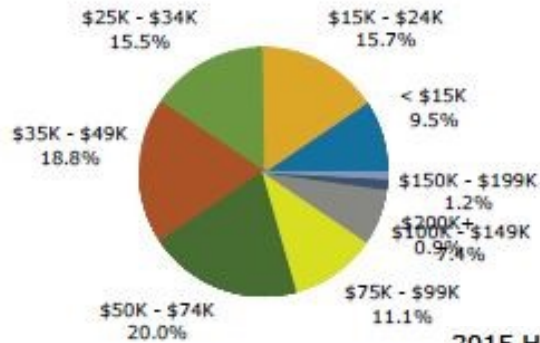
Trends 2015-2020



DEMOGRAPHICS

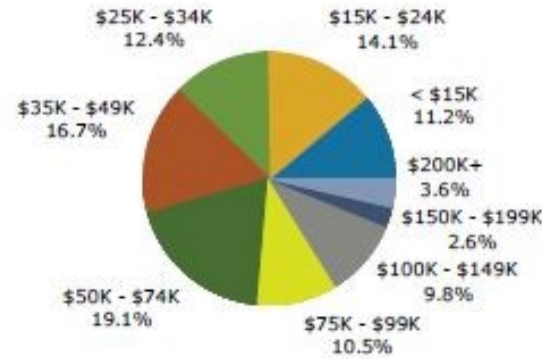
2015 Household Income

1 Mile



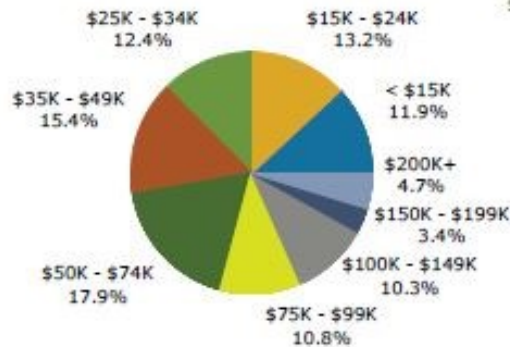
2015 Household Income

3 Miles



2015 Household Income

5 Miles



2015 Household by Income Levels	1 Mile Radius	3 Mile Radius	5 Mile Radius
2015 Estimated Average Household Income	\$52,118	\$63,994	\$68,917
2020 Projected Average Household Income	\$58,894	\$72,037	\$77,752
2015 Households by Income Distribution	1 Mile Radius	3 Mile Radius	5 Mile Radius
- Income Less than \$15,000	512	3,253	7,100
- Income \$15,000 to \$24,999	843	4,081	7,882
- Income \$25,000 to \$34,999	833	3,585	7,422
- Income \$35,000 to \$49,999	1,008	4,839	9,165
- Income \$50,000 to \$74,999	1,073	5,528	10,660
- Income \$75,000 to \$99,999	594	3,047	6,454
- Income \$100,000 to \$149,999	397	2,842	6,174
- Income \$150,000 to \$199,999	62	748	2,021
- Income \$200,000+	46	1,037	2,784
2020 Households by Income Distribution	1 Mile Radius	3 Mile Radius	5 Mile Radius
- Income Less than \$15,000	507	3,203	7,188
- Income \$15,000 to \$24,999	685	3,284	6,387
- Income \$25,000 to \$34,999	755	3,155	6,638
- Income \$35,000 to \$49,999	1,005	4,876	9,337
- Income \$50,000 to \$74,999	1,318	6,637	12,848
- Income \$75,000 to \$99,999	802	3,955	8,390
- Income \$100,000 to \$149,999	510	3,450	7,578
- Income \$150,000 to \$199,999	83	1,005	2,709
- Income \$200,000+	59	1,239	3,413

DEMOGRAPHICS

Top 3 Major Companies in Lee County



Chico's FAS, through its brands – Chico's, White House Black Market, Soma Intimates, and Boston Proper, is a leading women's omni-channel specialty retailer of private branded, sophisticated, casual-to-dressy clothing, intimates, complementary accessories, and other non-clothing items. Under the Chico's, White House Black Market, Soma Intimates and Boston Proper names, the company operates about 1,500 boutiques and outlets throughout the U.S. and Canada and has direct-to consumer channels for each of its brands.

Gartner, Inc. (NYSE: IT) is the world's leading information technology research and advisory company. We deliver the technology-related insight necessary for our clients to make the right decisions, every day. From CIOs and senior IT leaders in corporations and government agencies, to business leaders in high-tech and telecom enterprises and professional services firms, to technology investors, we are the valuable partner to clients in over 9,100 distinct enterprises worldwide. Through the resources of Gartner Research, Gartner Executive Programs, Gartner Consulting and Gartner Events, we work with every client to research, analyze and interpret the business of IT within the context of their individual role. Founded in 1979, Gartner is headquartered in Stamford, Connecticut, USA, and has 6,600 associates, including more than 1,500 research analysts and consultants, and clients in 85 countries.



Hertz operates the Hertz, Dollar, Thrifty and Firefly car rental brands in more than 10,300 corporate and licensee locations throughout approximately 150 countries. Hertz is the largest worldwide airport general use car rental company with more than 1,600 airport locations in the U.S. and more than 1,300 airport locations internationally. Additionally, Hertz owns the vehicle leasing and fleet management leader Donlen Corporation, operates the Hertz 24/7 hourly car rental business and sells vehicles through its Rent2Buy program. The Company also owns Hertz Equipment Rental Corporation ("HERC"), one of the largest equipment rental businesses with more than 350 locations worldwide offering a diverse line of equipment and tools for rent and sale.



Employment	1 Mile Radius	3 Mile Radius	5 Mile Radius
- Agriculture/Forestry/Fishing & Hunting	5	16	45
- Utilities	17	24	44
- Construction	492	3,790	7,999
- Manufacturing	99	1,084	2,524
- Wholesale Trade	2,184	13,248	18,933
- Retail Trade	2,184	13,248	18,933
- Transportation & Warehousing	68	399	1,093
- Information	106	582	2,177
- Finance & Insurance	1,242	3,292	4,967
- Real Estate/Rental/Leasing	934	3,601	5,888
- Professional/Scientific/Tech Services	4,237	6,901	9,439
- Management of Companies & Enterprises	6	15	23
- Administrative & Support	385	2,464	4,960
- Educational Services	229	1,881	4,138
- Health Care & Social Assistance	1,607	9,773	19,346
- Arts/Entertainment/Recreation	999	868	1,706
- Accommodation & Food Services	2,133	5,341	8,702
- Other Services	519	3,717	7,143
- Public Administration	233	1,650	2,469
- Unclassified Establishments	45	204	384