

# FOR LEASE - Retail Space Available

17660 S. Tamiami Trail | Harbour Plaza  
Fort Myers, FL 33908



## OFFERING SUMMARY

Available SF:	1,020 - 14,945 SF
Lease Rate:	\$12-\$15 SF/YR (NNN)
CAM:	\$4.64/SF
Year Built:	2008
Building Size:	45,510 SF
Zoning:	C-1A

## 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

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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.

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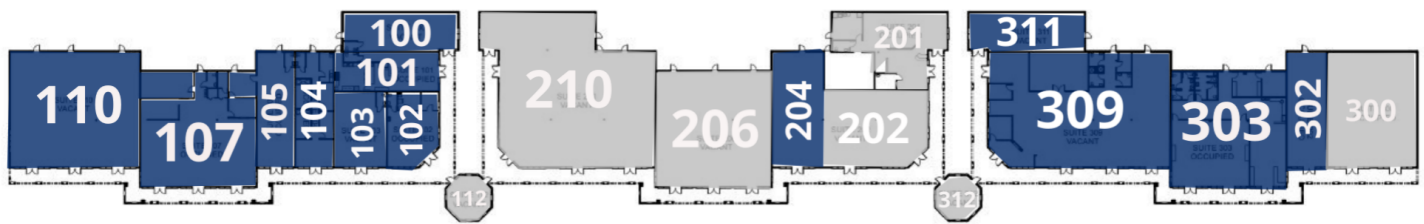
LEASE TYPE | NNN

TOTAL SPACE | 1,020 - 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.  
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UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	1,240 SF	NNN	\$15.00 SF/yr	Creative Office Space with cafeteria/restaurant
Suite 101	Available	1,090 SF	NNN	\$12.00 - \$15.00 SF/yr	Office/Retail Suite
Suite 102	Available	1,020 SF	NNN	\$12.00 - \$15.00 SF/yr	Office/Retail Suite
Suite 103	Available	1,060 SF	NNN	\$15.00 SF/yr	Office/Retail Suite
Suite 104	Available	1,200 SF	NNN	\$15.00 SF/yr	Office/Retail Suite
Suite 105	Available	1,200 SF	NNN	\$12.00 - \$15.00 SF/yr	Office/Retail Suite
Suite 107	Available	3,630 - 14,945 SF	NNN	\$12.00 - \$15.00 SF/yr	Built out office/retail space
Suite 110	Available	4,035 SF	NNN	\$15.00 SF/yr	Waterfront Restaurant
Suite 204	Available	1,590 SF	NNN	\$15.00 SF/yr	Office/Retail Suite
Suite 303	Available	1,210 SF	NNN	\$12.00 - \$15.00 SF/yr	Office/Retail Suite
Suite 309	Available	5,570 - 6,810 SF	NNN	\$15.00 SF/yr	Gym/Dance Studio/Event Center

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 311	Available	1,240 - 6,810 SF	NNN	\$15.00 SF/yr	Office/Retail Space

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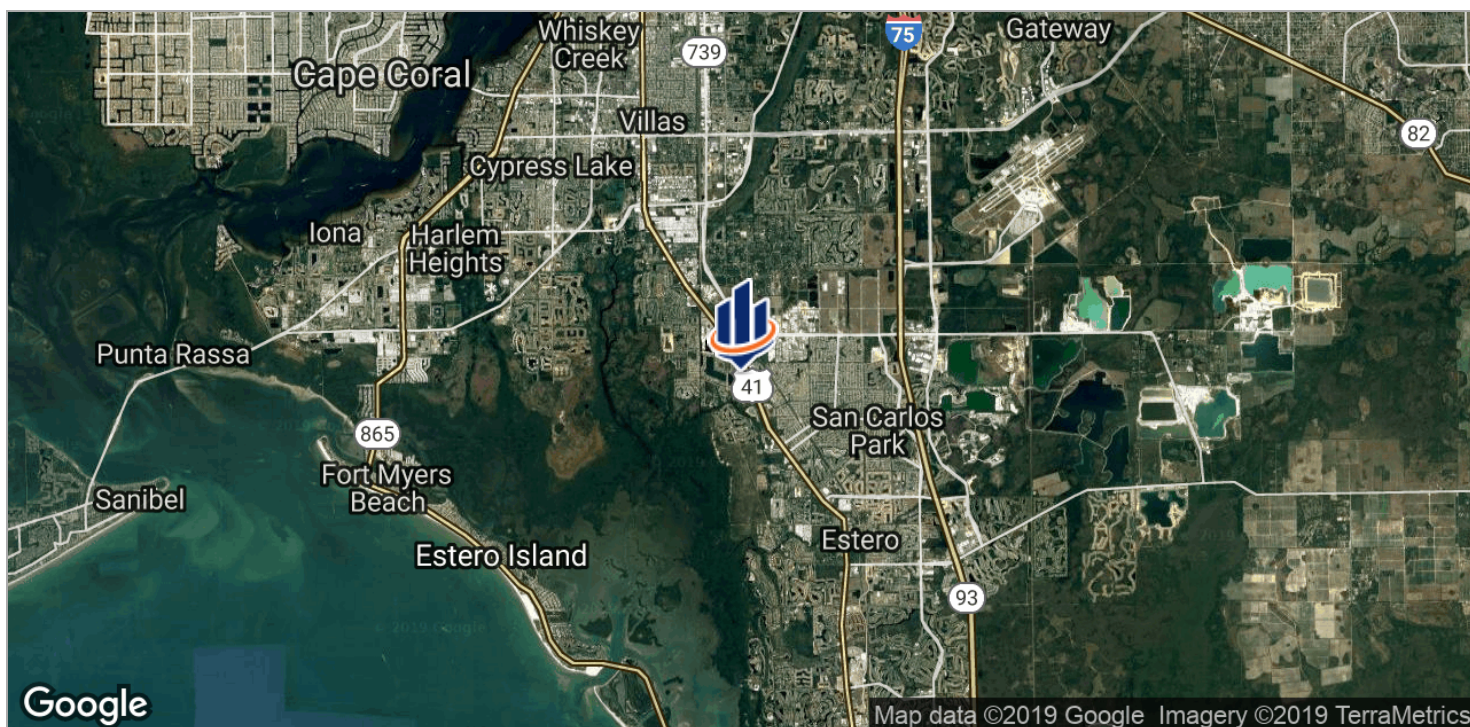
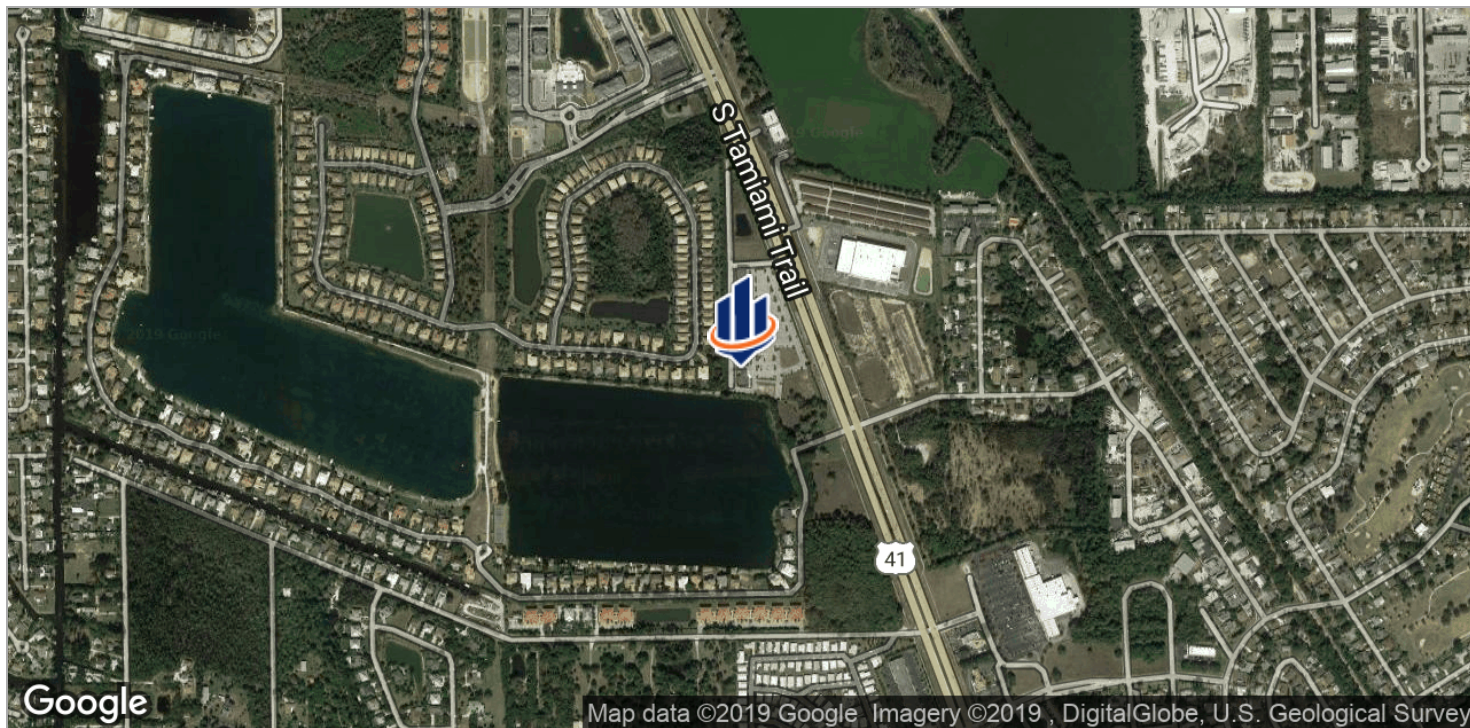
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,779	74,553	246,611
Median age	45.2	49.2	49.1
Median age [Male]	45.0	48.2	48.3
Median age [Female]	42.0	49.2	49.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,546	32,279	110,886
# 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

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