



For Sale / Lease

7899 Drew Cir

7899 Drew Circle, Fort Myers, FL 33967



PROPERTY SUMMARY

This 27,000 SF industrial facility is strategically located within the Alico Commercial Park between US-41 and I-75, offering exceptional logistical access in one of Fort Myers' most active industrial corridors. The property sits minutes from Southwest Florida International Airport (RSW) and is surrounded by rapidly expanding residential and industrial growth. With its blend of warehouse functionality, distribution access, and improved office/showroom components, this property caters to a wide variety of users—from logistics and service operations to light manufacturing and regional distribution. The rare outdoor storage component further enhances flexibility and long-term value within the Fort Myers industrial market. Currently occupied by the Owner.

PROPERTY HIGHLIGHTS

- Large fenced outdoor storage yard
- 2,800± SF covered carport with fire suppression
- Three 14'x12' roll-up doors, A 1925sf inclined loading dock with Two dock-high doors with levelers, Two 12'x10' drive-through doors
- 20 on-site parking spaces
- 24' ridge height / 22' eave height
- LED lighting and full fire-suppression systems
- Five offices, reception area, breakroom, and retail showroom, 3 restrooms, 1 locker room with changing room and shower



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Donna Marrero Zaldivar, CFRM
Advisor and Director of Operations
O: 239.314.8527
donna.zaldivar@svn.com
FL #BK3339564

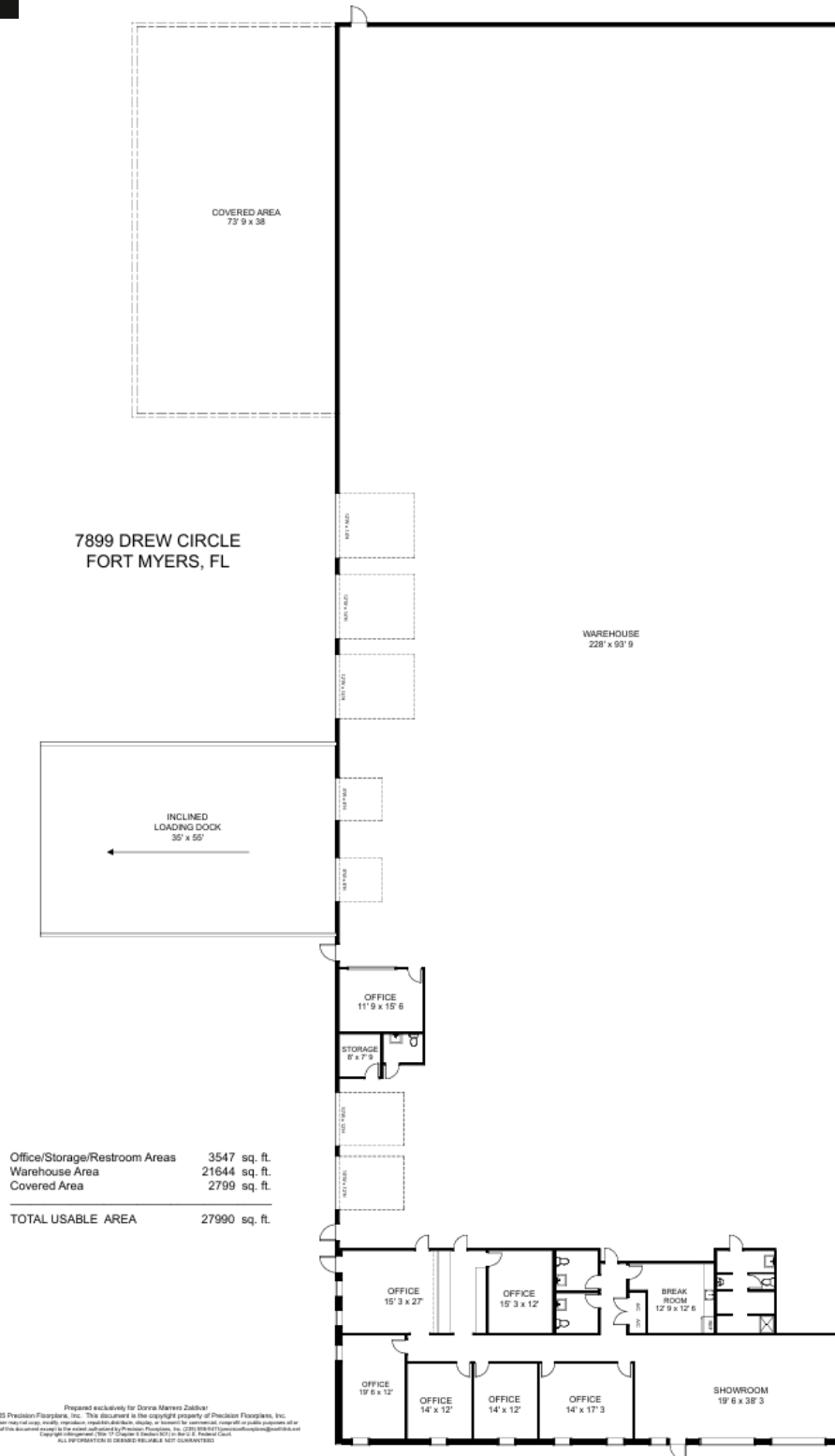




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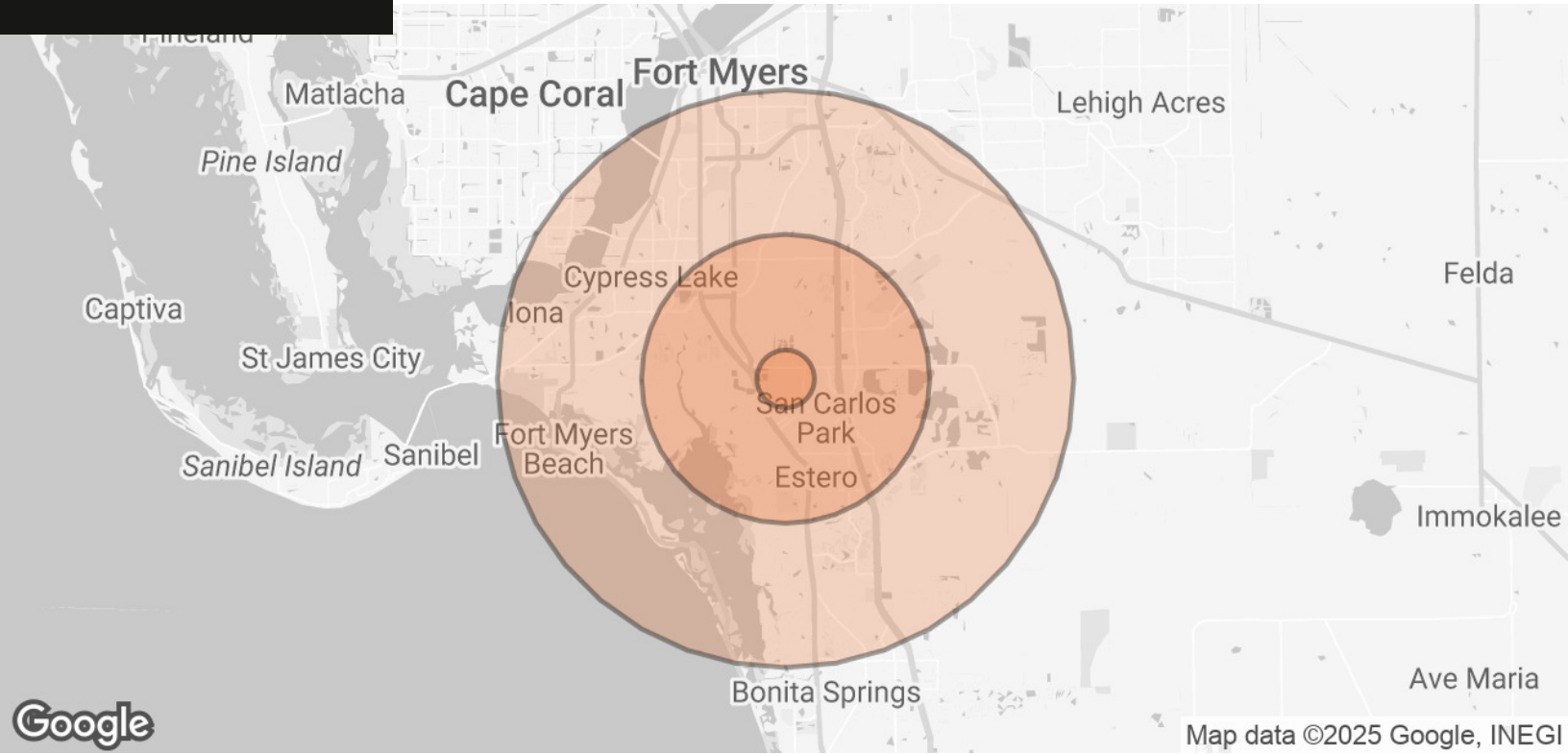




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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 68 | 17,400 | 48,552 |
| AVERAGE AGE | 58.9 | 41.4 | 46.1 |
| AVERAGE AGE (MALE) | 63.4 | 40.3 | 45.4 |
| AVERAGE AGE (FEMALE) | 58.7 | 43.6 | 46.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 38 | 7,432 | 22,257 |
| # OF PERSONS PER HH | 1.8 | 2.3 | 2.2 |
| AVERAGE HH INCOME | \$38,430 | \$43,136 | \$44,682 |
| AVERAGE HOUSE VALUE | \$202,045 | \$115,983 | \$120,835 |

2020 American Community Survey (ACS)



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