

SALE

1966-1968-1976 Custom Drive

1966 CUSTOM DR

Fort Myers, FL 33907

PRESENTED BY:

JOHN ALBION

O: 239.410.2234

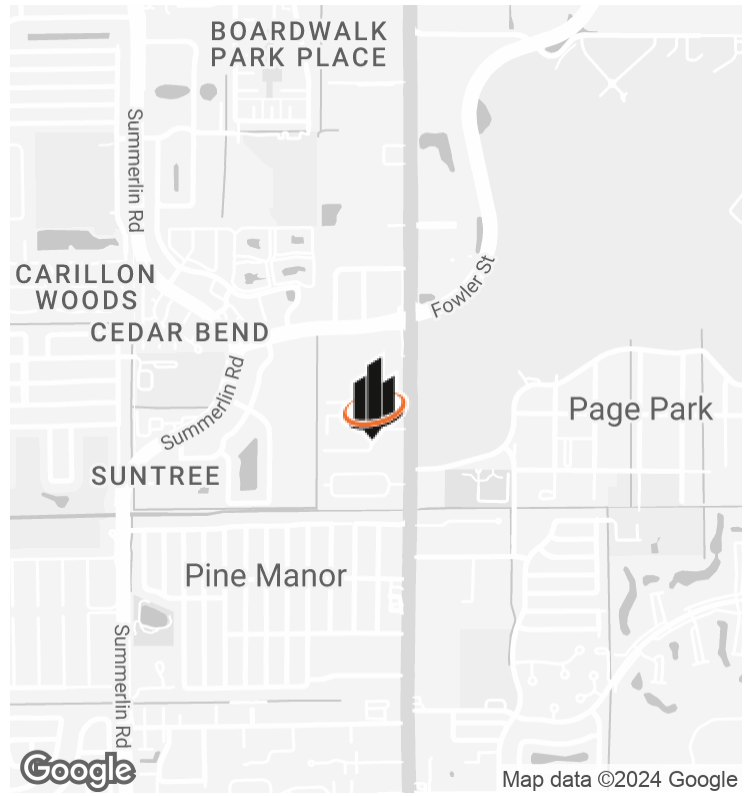
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,850,000
LOT SIZE:	72,151 SF
BUILDING SIZE:	15,642 SF
CARPORT SIZE:	2,300 sf
NOI:	\$255,241.09
CAP RATE:	5.26%

PROPERTY DESCRIPTION

**CONFIDENTIAL LISTING
PLEASE DO NOT APPROACH TENANTS**

Custom Drive is a fully leased industrial complex with a 14,642 SF metal building and a 1,000 SF concrete building. The building and vacant lots are on three parcels totaling 1.65 acres.

PROPERTY HIGHLIGHTS

- Fully leased
- Large 14,642 sf warehouse with ample land
- Second small 1,000 sf building with a 2,300 sf carport
- Carport houses 3 permitted paint booths
- Centrally located by Page Field Airport

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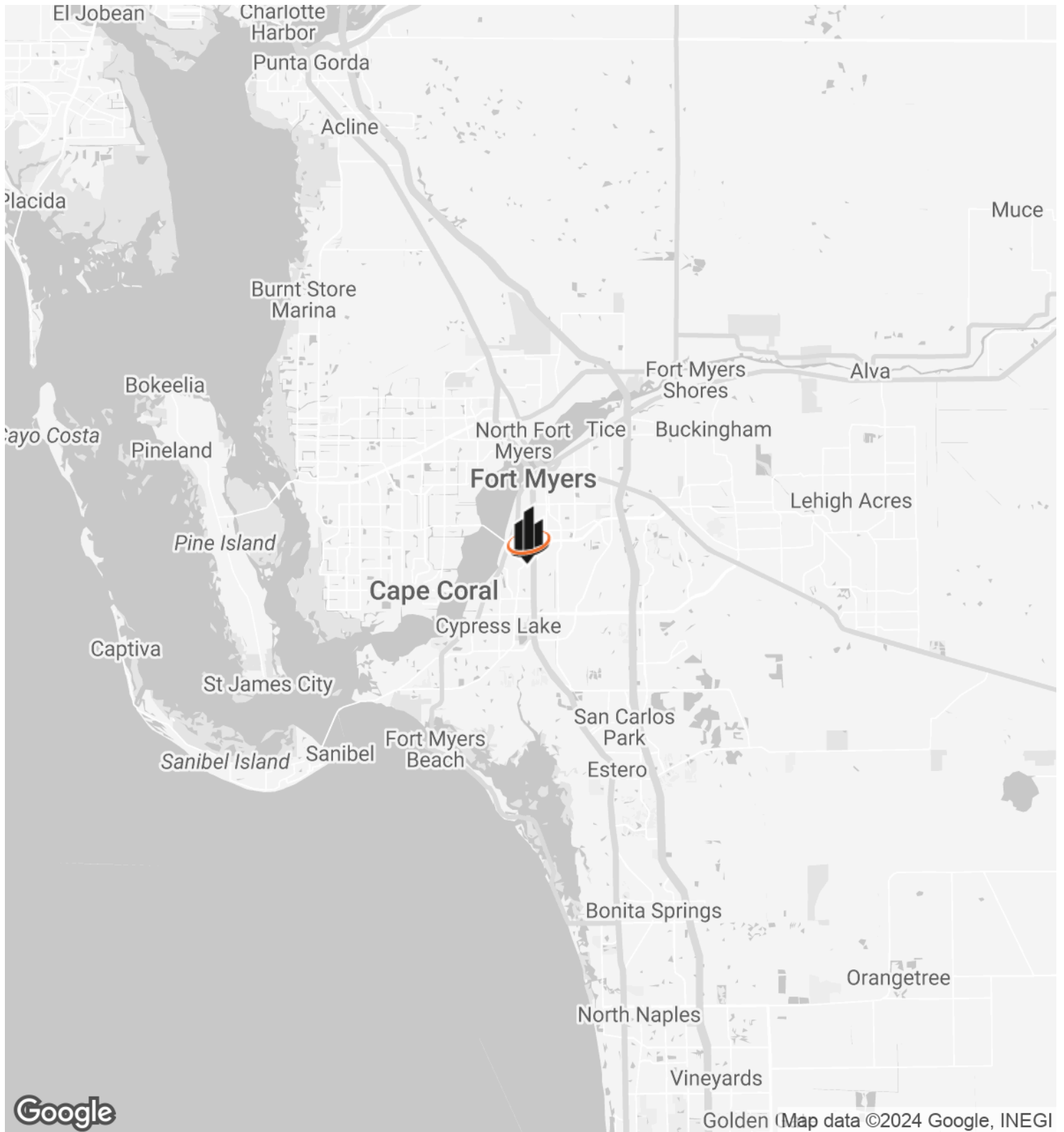
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LOCATION MAP



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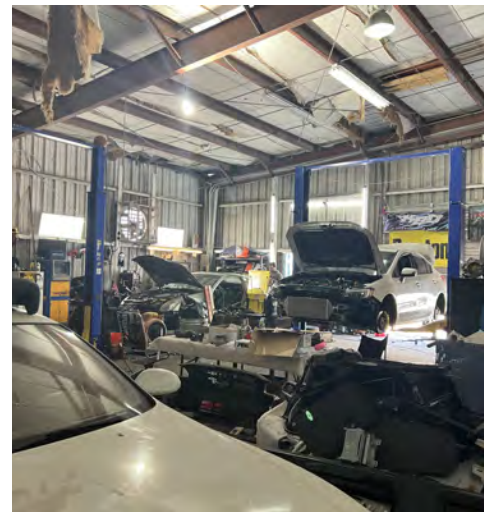
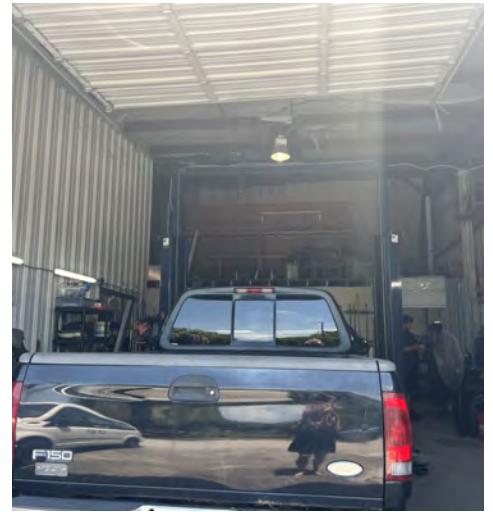
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ADDITIONAL PHOTOS



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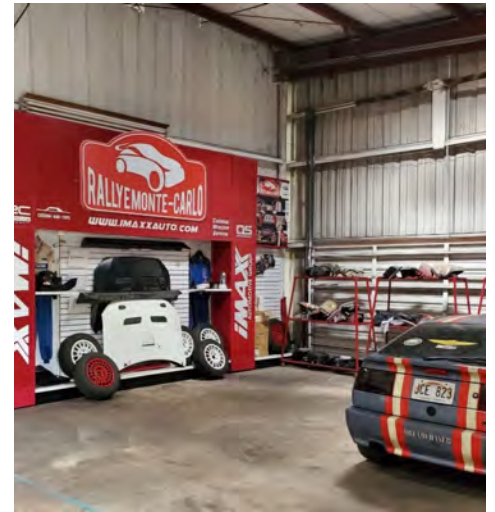
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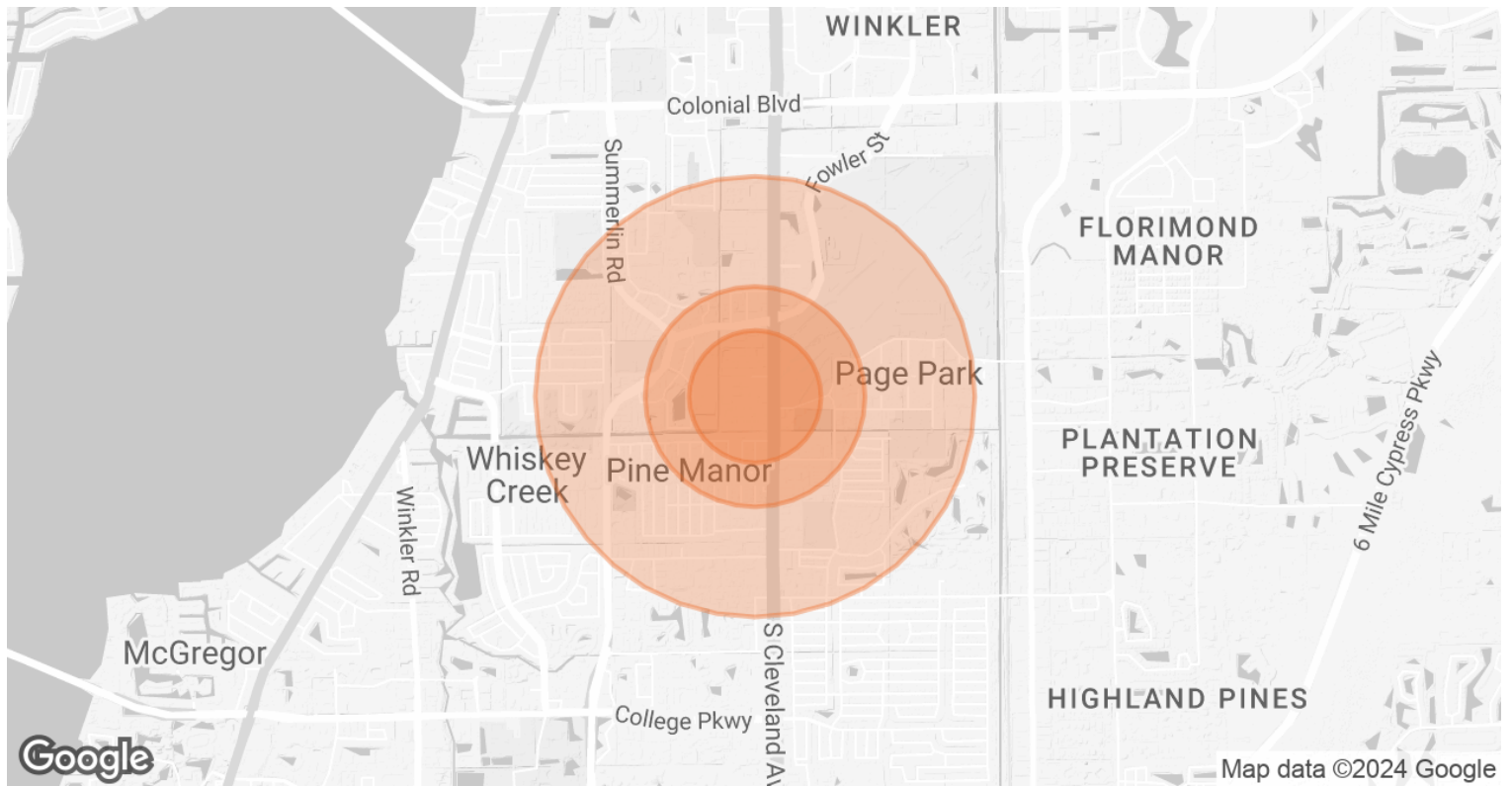
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,455	3,993	13,436
AVERAGE AGE	35	36	39
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	591	1,527	5,464
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$41,256	\$45,053	\$57,753
AVERAGE HOUSE VALUE	\$258,406	\$261,672	\$283,498

Demographics data derived from AlphaMap

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