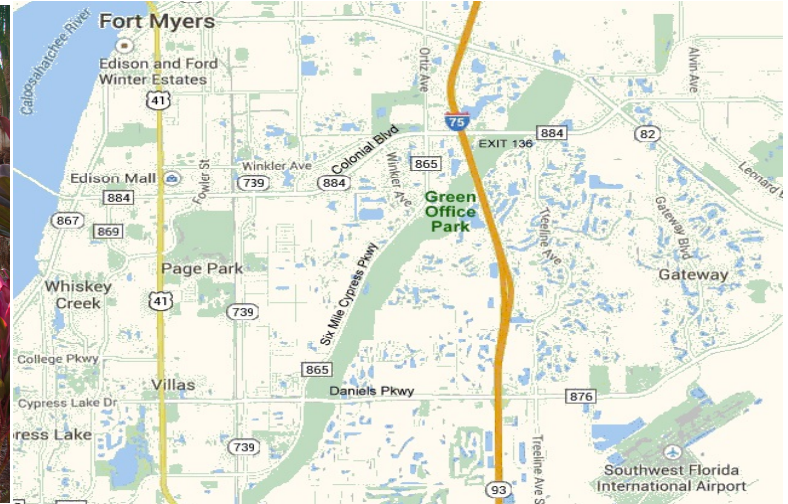


# Sale Opportunity!



## Green Office Park

**10501-10461 Ben C Pratt/Six Mile Cypress Parkway, Ft. Myers, FL 33966**



### INCOME PRODUCING OPPORTUNITY - GREEN OFFICE PARK, FT. MYERS, FLORIDA

Presenting a well established, lucrative investment opportunity on Ben C Pratt 6 Mile Cypress Parkway located within the City of Fort Myers, Florida in a rapidly developing area. This impressive, beautifully landscaped commercial office park is and has been fully leased for several years. It offers an ideal environment for versatile business endeavors with a large tenant mix. The property, established in 1989, has provided an attractive cash throw off for several years.

The complex boasts prime visibility and strategic positioning on the east side of Ben C Pratt 6 Mile Cypress Parkway directly adjacent to the Six Mile Cypress Slough, a 3,600 nature preserve. Conveniently located to I-75, just minutes from downtown Ft. Myers, Southwest Regional Airport (RSW) and in close proximity to Cape Coral, Lehigh Acres and Bonita Springs.

**Florida Investors - Terri L. Dawson, Licensed Real Estate Broker (BK653710)**

10491 Six Mile Cypress Parkway, Suite 270 • Fort Myers, Florida 33966

Info: (239)278-5800 • cell: (239)849-4495 • email: [FloridaInvestorsLLC@gmail.com](mailto:FloridaInvestorsLLC@gmail.com)

# Sale Opportunity!

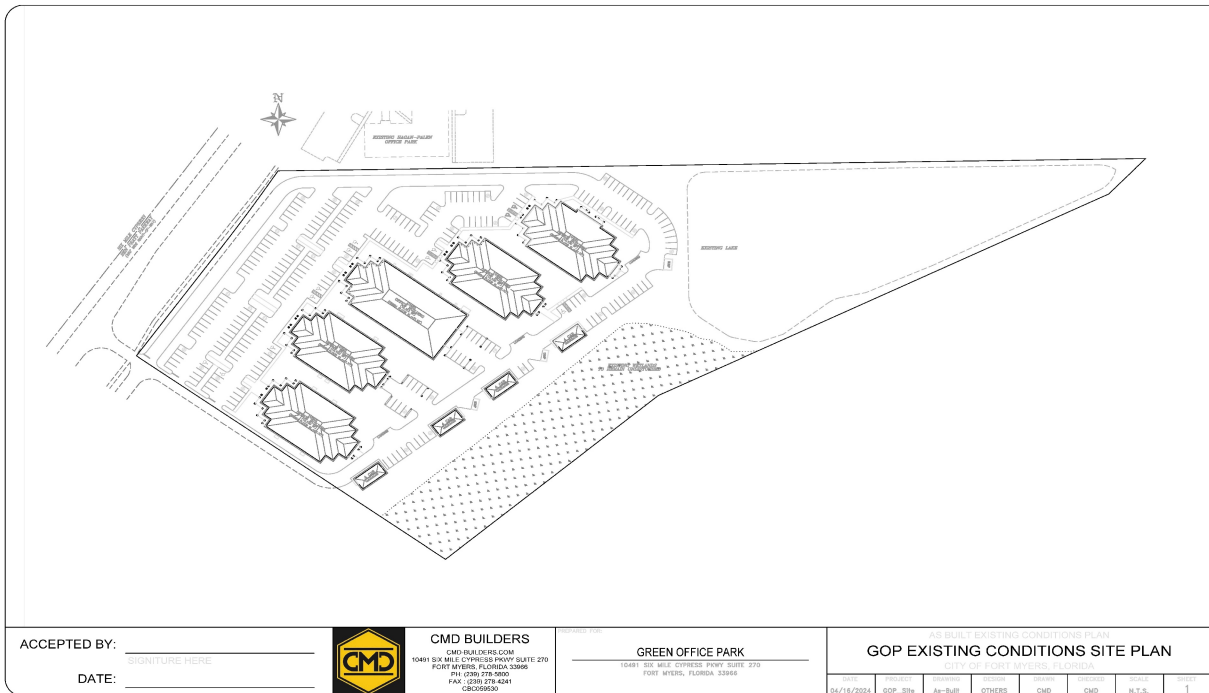


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### Property Highlights:

12.65 acre campus style commercial office park  
Five Multi-Tenant buildings, four carports, 4 four-car garages  
Virtual Offices, Executive Suites, Office Suites  
72,712 Total SF - Structures  
57,860 SF - Office Net Leasable  
4,000 SF - Leasable Garages  
3,876 SF - Leasable Covered Carports  
Zoning PUD  
Well Established (since 1989) - Well Maintained  
Several Credit Tenants  
Priced well under replacement cost



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### Demographics:

<i><b>Radius</b></i>	<i><b>Population</b></i>	<i><b>Households</b></i>
1 Mile	10,968+	4,497+
3 Miles	50,448	19,490
5 Miles	140,657	55,887
<i><b>Radius</b></i>	<i><b>Average HH Income</b></i>	<i><b>Employees</b></i>
1 Mile	\$90,421	4,825
3 Miles	\$80,816	38,245
5 Miles	\$85,239	91,979

Visit our website for a come-fly-with-me tour!

