



# For Sale

## 20 Barkley Circle Office Building

Call for Details- Available Individually or with Portfolio



### PROPERTY SUMMARY

Introducing 20 Barkley Circle, an impressive 20,516 SF building offering 8 units, ideal for investors seeking a prime office building in the desirable Fort Myers area. Constructed in 2004, this property boasts a reinforced structure and flexible layout to accommodate a wide range of business needs. Zoned Neighborhood Commercial, it provides a versatile investment opportunity with excellent potential for long-term success. Don't miss this chance to acquire a premium commercial property in a thriving market. Medical Practice available: Call for Details

### PROPERTY HIGHLIGHTS

- 20,516 SF building
- 8 units
- Built in 2004
- Zoned Neighborhood CommercialFlexible layout
- Prime office building
- Available as part of a 4 building portfolio or individually

<b>Asking Price</b>	Call For Details	<b>CAP Rate</b>	Family Practice Available with Sale
<b>Lot Size</b>	1.92 AC	<b>Zoning</b>	Neighborhood Commercial
<b>Site Size</b>	20,796 (Lee County)		



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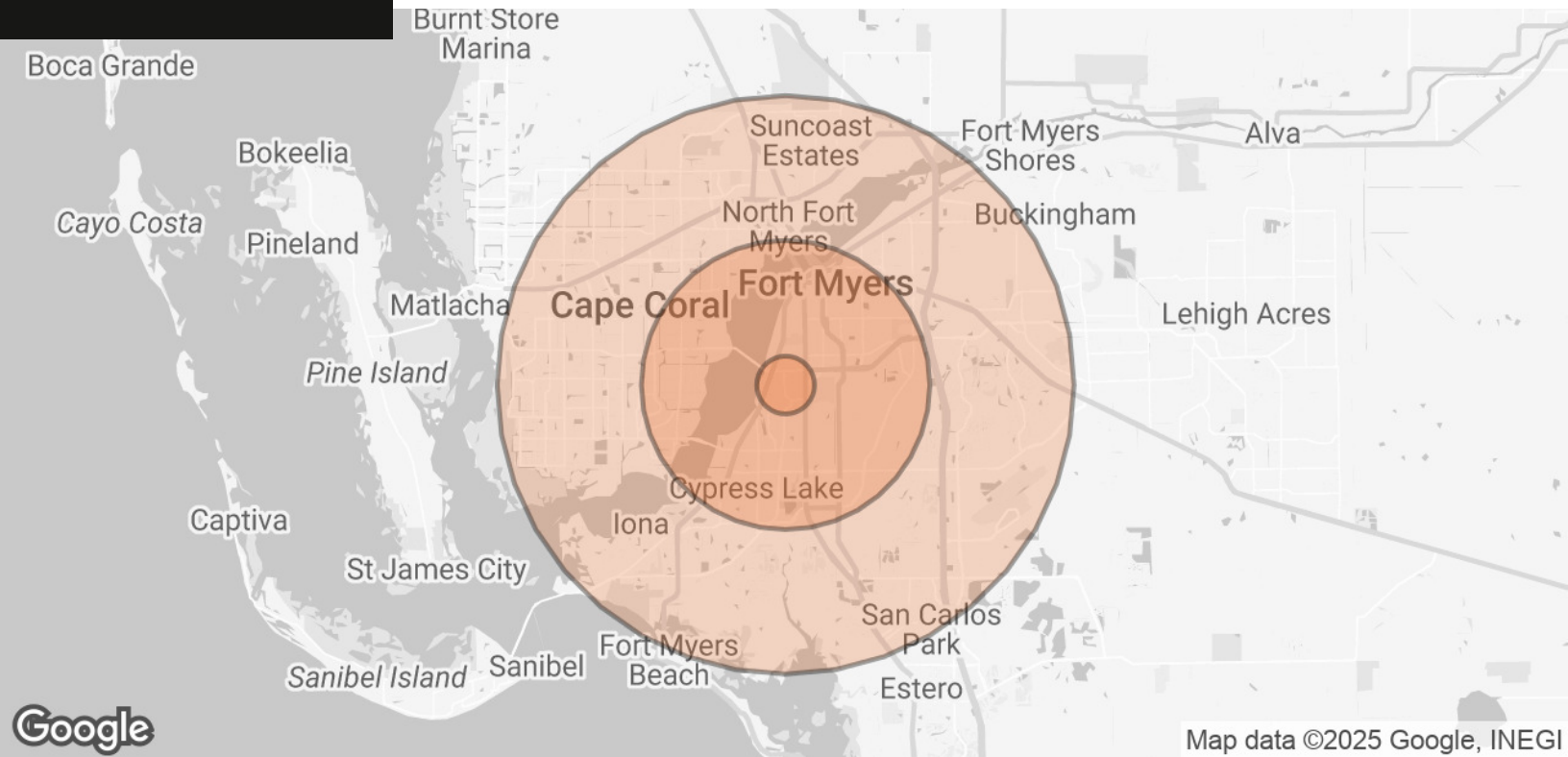




# For Sale / Lease

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Call for Details



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,358	161,826	466,888
AVERAGE AGE	37.3	48.3	47.7
AVERAGE AGE (MALE)	34.4	46.4	46.6
AVERAGE AGE (FEMALE)	39.2	49.7	48.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,749	88,708	246,350
# OF PERSONS PER HH	2.2	1.8	1.9
AVERAGE HH INCOME	\$62,863	\$57,254	\$58,439
AVERAGE HOUSE VALUE	\$175,785	\$217,053	\$232,651

2020 American Community Survey (ACS)



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