

FLEXIBLE SPACE, RETAIL/OFFICE/WAREHOUSE SPACE

11637 KELLY RD, FORT MYERS, FL 33908



Flexible Commercial Unit in Fort Myers



LEASE RATE

\$17.00 /SQ FT

OFFERING SUMMARY

Total Available SF: 1,500 SF

Lease Type: \$7.50 NNN

Zoning: C-1A

DEMOGRAPHICS

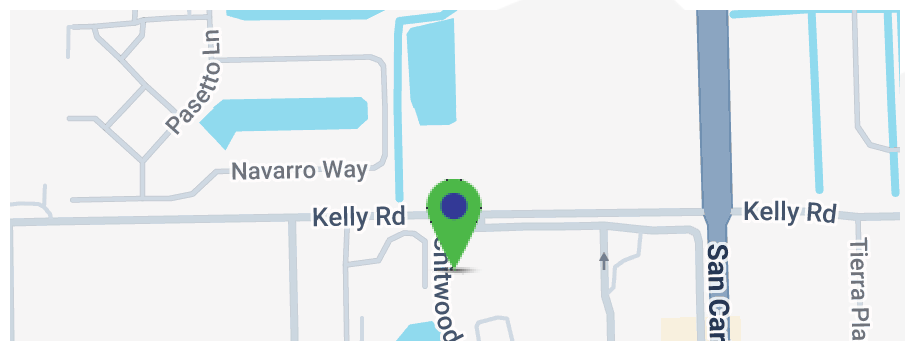
	3 MILES	5 MILES	10 MILES
Total Population	41,565	97,756	399,864
Total Households	20,930	49,352	176,256
Median Age	60	58	50
Average HH Income	\$95,398	\$96,882	\$97,041

PROPERTY OVERVIEW

Available December 1st, this 1,500 SF commercial unit offers a versatile layout suitable for a variety of uses. The plaza features a diverse mix of tenants and a convenient wrap-around driveway providing easy access to units and ample parking. Located along Kelly Road in Fort Myers, the property benefits from strong visibility, accessibility, and proximity to major corridors including Summerlin Road and Gladiolus Drive. This is the last available unit in the plaza — call for details today.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 301	\$17.00 SF/yr	1,500 SF



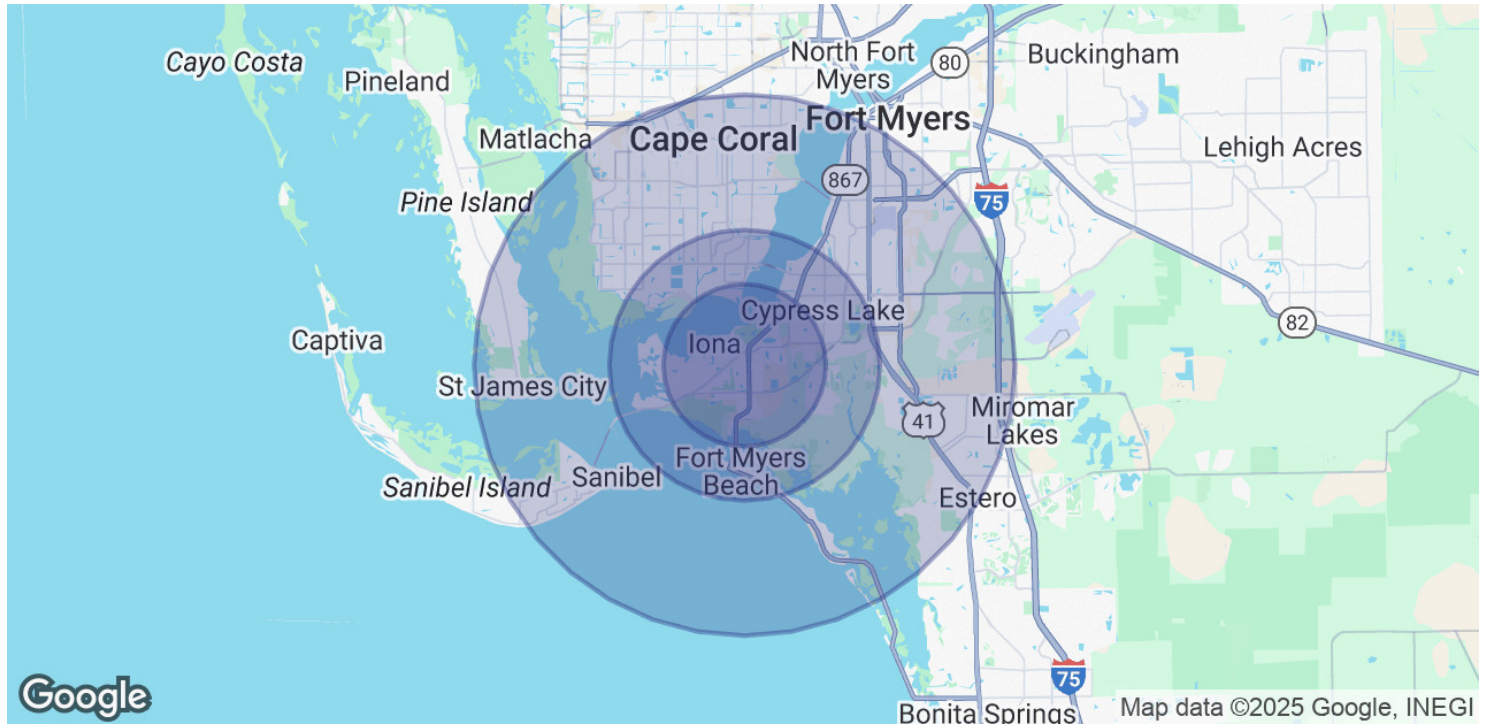
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11637 KELLY RD.
FORT MYERS, FL 33908



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,565	97,756	399,864
Average Age	60	58	50
Average Age (Male)	59	57	49
Average Age (Female)	60	58	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,930	49,352	176,256
# of Persons per HH	2	2	2.3
Average HH Income	\$95,398	\$96,882	\$97,041
Average House Value	\$435,124	\$442,514	\$413,128

Demographics data derived from AlphaMap

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