



For Lease

Hancock Office Center

3443 Hancock Bridge Parkway, North Fort Myers, FL 33903



OFFERING SUMMARY

LEASE RATE: \$23 SF/yr (MG)

AVAILABLE SF: 2,108 SF

ZONING: C-1A
(Commercial)
Lee County

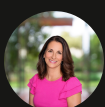
APN: 11-44-24-00-00017.009C

PROPERTY OVERVIEW

This office space offers a waiting area, reception desk, 2 restrooms, breakroom, work area, and private offices/conference room.

PROPERTY HIGHLIGHTS

- Hancock Bridge Parkway Frontage
- Located close to Cleveland Ave
- Plenty of Parking
- Nicely Appointed



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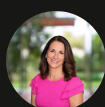


LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,108 SF	LEASE RATE:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 301-302	Available	2,108 SF	Modified Gross	\$23.00 SF/yr	Office/Retail



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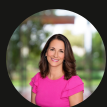
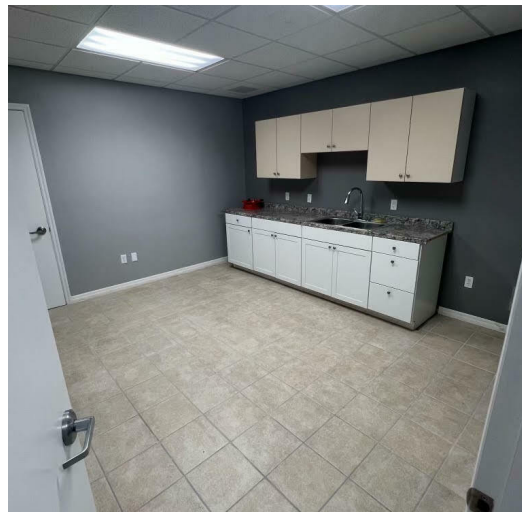
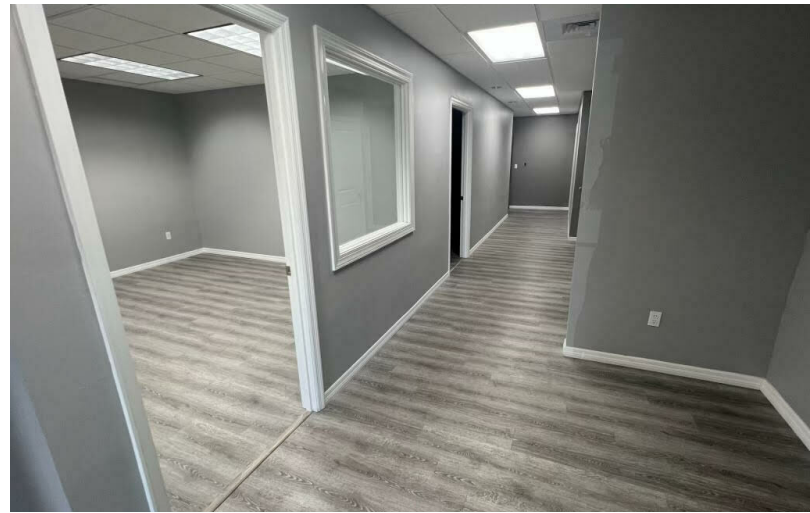
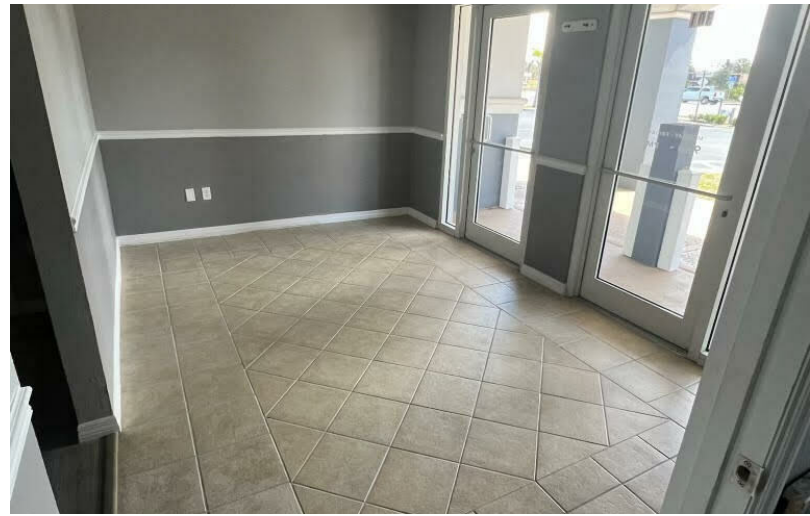




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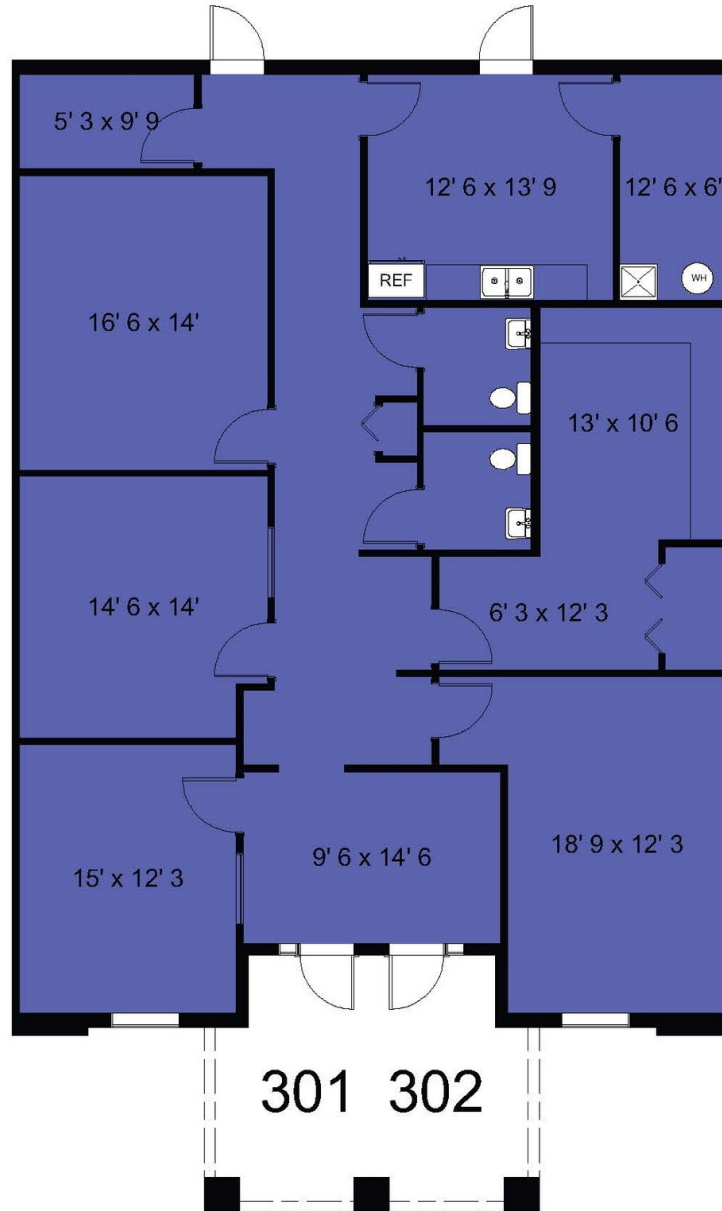
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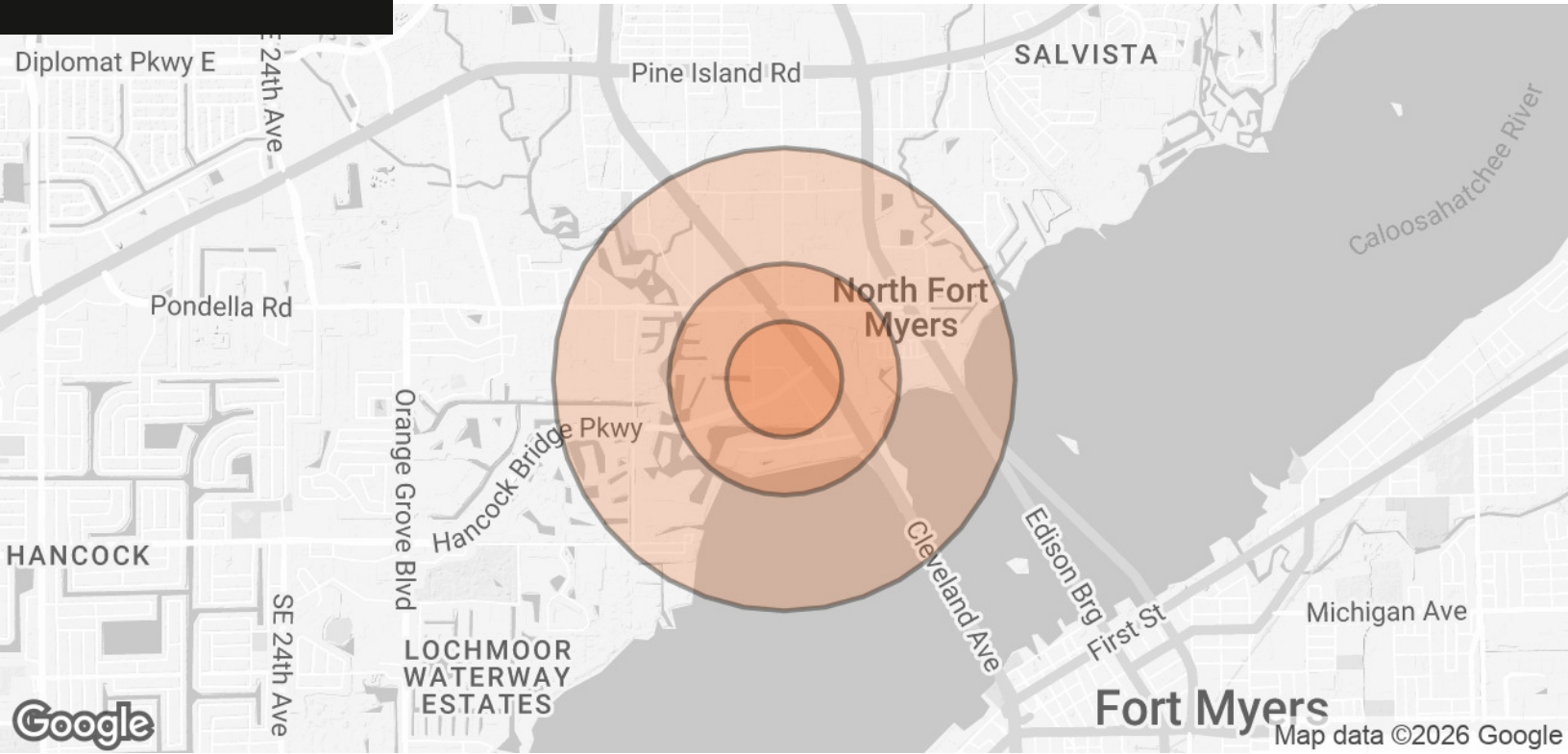
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3443 Hancock Bridge Parkway
North Fort Myers, Florida
Floor Plan ~ Unit 301-302



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	358	1,511	5,095
AVERAGE AGE	63.9	60.5	55.0
AVERAGE AGE (MALE)	63.8	58.8	52.4
AVERAGE AGE (FEMALE)	65.0	61.7	56.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	221	894	2,568
# OF PERSONS PER HH	1.6	1.7	2.0
AVERAGE HH INCOME	\$75,849	\$74,402	\$83,933
AVERAGE HOUSE VALUE	\$232,783	\$216,106	\$272,253

2023 American Community Survey (ACS)



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