

10511 Ben C Pratt – 6 Mile Cypress Pkwy Fort Myers, FL



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



FOR LEASE

Property Highlights

- Freestanding office building with detached parking garage located on the corner of Winkler Ave and 6 Mile Cypress Pkwy (AADT:22,000)
- Property is zoned for professional office or medical use
- Great proximity to I-75
- Property features ample parking 5.32/1,000 SF
- Garage and additional parking located at the rear of the building
- Rear entrance access, kitchen/breakroom, multiple private offices, two conference rooms with a spacious front reception area, nicely finished

ADDRESS

10511 Ben C Pratt – 6 Mile
Cypress Pkwy
Fort Myers, FL 33966

PROPERTY TYPE

Free-standing Office

NNN LEASABLE AREA

± 10,706 SF Office
± 1,800 SF Garage

MONTHLY TOTAL

\$19,789.42 True Net

YEAR BUILT

2000

PARKING RATIO

5.32 / 1,000 sf

ZONING

CG – Commercial General

SUBMARKET

S Ft Myers / San Carlos

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
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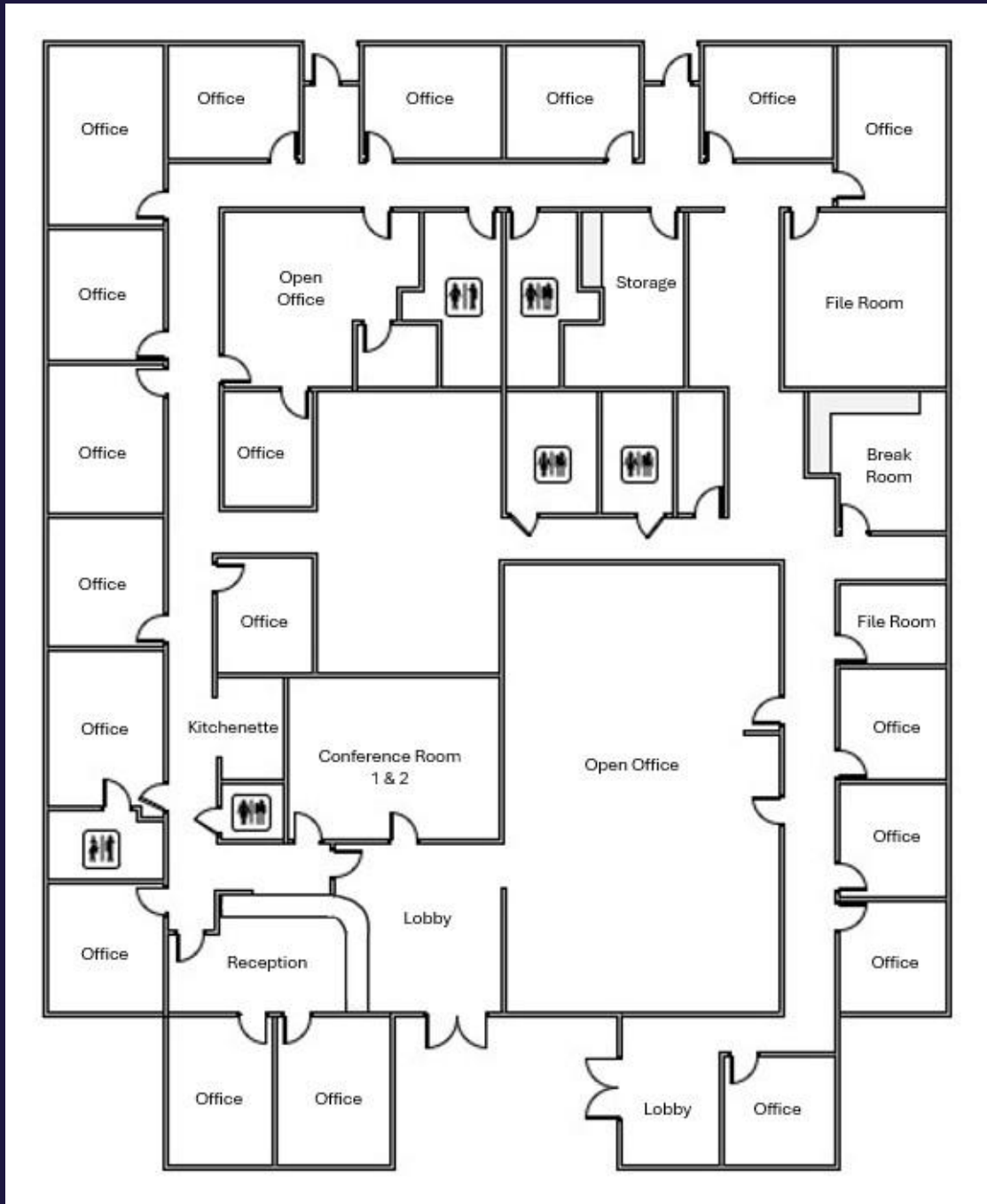
Better never settles

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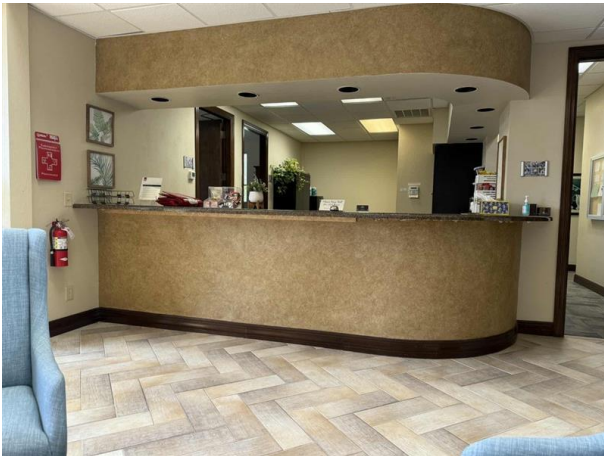
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4.50/1,000 RATIO

RARE FREE-STANDING OFFICE BUILDING OPPORTUNITY IN FORT MYERS FLORIDA. PROPERTY HAS HIGH PARKING RATIO OFFERING THE ABILITY FOR MEDICAL OFFICE USE.



GROWING INFRASTRUCTURE:

FORT MYERS, FLORIDA, IS EXPERIENCING RAPID INFRASTRUCTURE GROWTH, DRIVEN BY EXPANDING COMMERCIAL DEVELOPMENTS, RESIDENTIAL PROJECTS, AND ENHANCED TRANSPORTATION NETWORKS TO SUPPORT THE AREA'S THRIVING ECONOMY.



MAJOR TRANSPORTATION ROUTES:

PROPERTY OFFERS QUICK ACCESS TO I-75, A MAJOR INTERSTATE THAT CONNECTS FLORIDA WITH SEVERAL SOUTHEASTERN U.S. STATES, MAKING IT IDEAL FOR EFFICIENT DISTRIBUTION ACROSS THE REGION.



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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	7,466	51,884	149,340
Total Households	3,686	22,259	73,419
Annual Population Growth 2024-2029	4.5%	4.2%	3.7%
Average Household Income	\$110,887	\$101,164	\$84,161
Median Age	47.1	46.9	42.5

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