

# SINGLE TENANT SALE-LEASEBACK

Investment Opportunity

**iMold**  
CLEANING AND RESTORATION  
Simple Solutions to Mold & Water Damage

New 10-Year Lease at COE | Annual Rental Increases | Dense Retail Corridor



3804 Ironbridge Boulevard

**FORT MYERS FLORIDA**

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

## PRESENTED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

# OFFERING SUMMARY

## OFFERING

<b>Pricing</b>	\$2,950,000
<b>Net Operating Income</b>	\$202,075
<b>Cap Rate</b>	6.85%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	3804 Ironbridge Boulevard Fort Myers, Florida 33916
<b>Rentable Area</b>	9,000 SF
<b>Land Area</b>	0.85 AC
<b>Year Built</b>	2021
<b>Tenant</b>	iMold Cleaning and Restoration
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Sale-Leaseback)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	10 Years
<b>Increases</b>	3% Annually
<b>Options</b>	2 (5-Year)
<b>Rent Commencement</b>	COE
<b>Lease Expiration</b>	10 Years
<b>ROFO/ROFR</b>	No



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	9,858	73,026	151,406
<b>2025 Households</b>	4,172	31,364	65,781
<b>2025 Average Household Income</b>	\$76,053	\$90,743	\$98,339
<b>2025 Median Age</b>	34.2	39.4	43.4
<b>2025 Total Businesses</b>	356	5,099	9,807
<b>2025 Total Employees</b>	3,345	60,302	99,526

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
iMold (Corporate)	9,000	COE	10-Year Term	Current	-	\$16,840	\$202,075	2 (5-Year)
				Year 2	3%	\$17,345	\$208,137	
				Year 3	3%	\$17,865	\$214,381	
				Year 4	3%	\$18,401	\$220,813	

3% Annual Increases throughout Initial Term & Options Thereafter

### Brand New 10-Year Sale Leaseback | Annual Rental Increases | Local Brand | Options to Extend

- The tenant will enter into a brand new 10-year lease at COE with 2 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 3% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation
- iMold is proud to be Southwest Florida's top-rated cleaning and full-service restoration company. For nearly 30 years, they have been the trusted name for water damage restoration and mold remediation in the region

### Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

### Strong Demographics in 5-mile Trade Area | Direct Consumer Base

- More than 151,000 residents and 99,000 employees support the trade area, providing a direct consumer base from which to draw
- \$98,339 average household income

### Near State Rd 884 | Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Apartments

- The subject property is located near State Rd 884, a major retail road that averages 78,000 vehicles passing by daily
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Publix, Bealls, Burlington, Starbucks, Crunch Fitness, Walmart Supercenter, Lowe's, Aldi, Hobby Lobby and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Forest Lake Town Homes, Westwood Apartments, Lumen Luxury Apartments, Westchase Apartments further increasing consumer traffic to the trade area



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Columbus Square Shopping Center

Cypress Woods Shopping Center

14,800 VPD

VERONICA S SHOEMAKER BLVD

78,000 VPD

884

Little Caesars  
SUBWAY

SOUTH COAST Concrete LLC

ABC Supply Co. Inc.

FLORIDA ALUMINUM SYSTEMS LLC

VSI

LUMBER

REXEL

L&W SUPPLY

CORNERSTONE

U-HAUL

Maple Crest Apartments

Forest Lake Town Homes

Lumen Luxury Apartments

Westchase Apartments

Westwood Apartments

genoa healthcare

LEESAR

CrossFit

NUVIA DENTAL IMPLANT CENTERS

HAVEN OF HOPE INTERNATIONAL

ExtraSpace Storage

Colonial Elementary School

Colonial Center El Gaucho Inca

WAGGLES

Allstate

SHELL

ALDI

CIRCLE K

LOWE'S

extended STAY AMERICA

Advance Auto Parts

TIRECHOICE AUTO SERVICE CENTERS

goodwill

The Shops At Village Walk

Publix

crumbl

Starbucks

The School District of Lee County

TOYOTA

Super 8

Hampton HOMES SUITES BY HILTON

BW | Best Western COURTYARD

U-HAUL

SUN SPORTS LOCAL & WATERCART, LLC

Firestone COMPLETE AUTO CARE

Wendy's keke's

Jersey Mike's

Colonial Square

KOHL'S

Academy SPORTS-OUTDOORS

CRUNCH

HOBBY LOBBY

OLLIE'S GOOD STUFF GIFT

Mister CAR WASH

CARMAX

Public Storage

ExtraSpace Storage

MAZDA SUBARU

HYUNDAI

HONDA

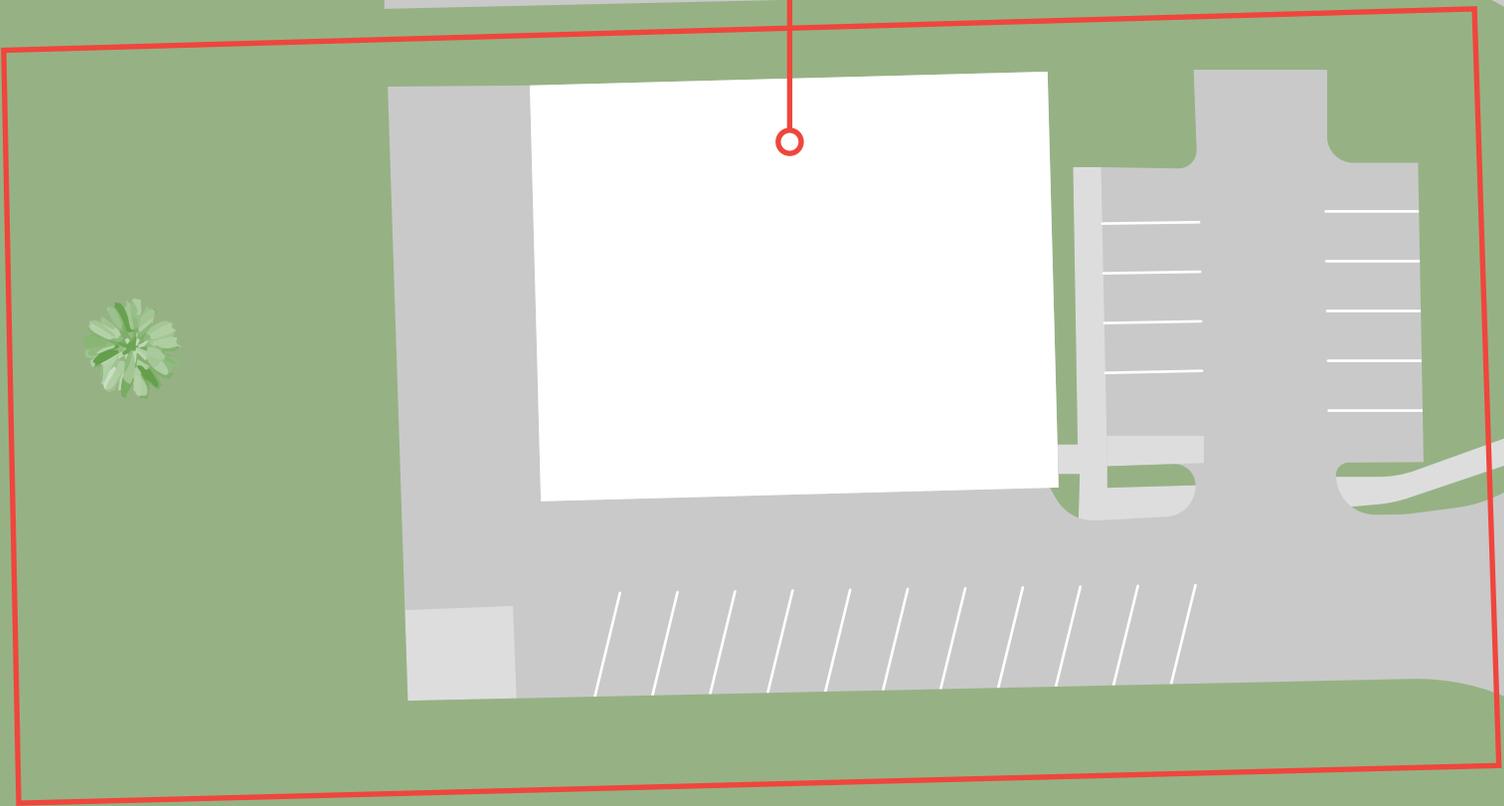
Walmart Supercenter

BURGER KING

TACO BELL Applebee's SUBWAY DISCOUNT TIRE

TESLA Bob Evans Steak Shake





IRONBRIDGE BOULEVARD





## IMOLD CLEANING AND RESTORATION

**imold.us**

**Company Type:** Private

**Locations:** 4+

iMold is proud to be Southwest Florida's top-rated cleaning and full-service restoration company. For nearly 30 years, they have been the trusted name for water damage restoration and mold remediation in the region. Their commitment to excellence and their dedication to the community has made them the go-to experts when disaster strikes. Their purpose is simple yet powerful: they strive to be heroes to their neighbors by restoring their homes and lives during their times of need. Whether facing water damage, mold growth, or other restoration challenges, iMold is here to provide expert solutions with compassion and efficiency. At iMold, their core values guide everything they do. They shape their culture, influence their decisions, and inspire them to deliver outstanding service daily.

Source: [imold.us/about-us](https://imold.us/about-us)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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