



SELLSTATE
Priority Realty

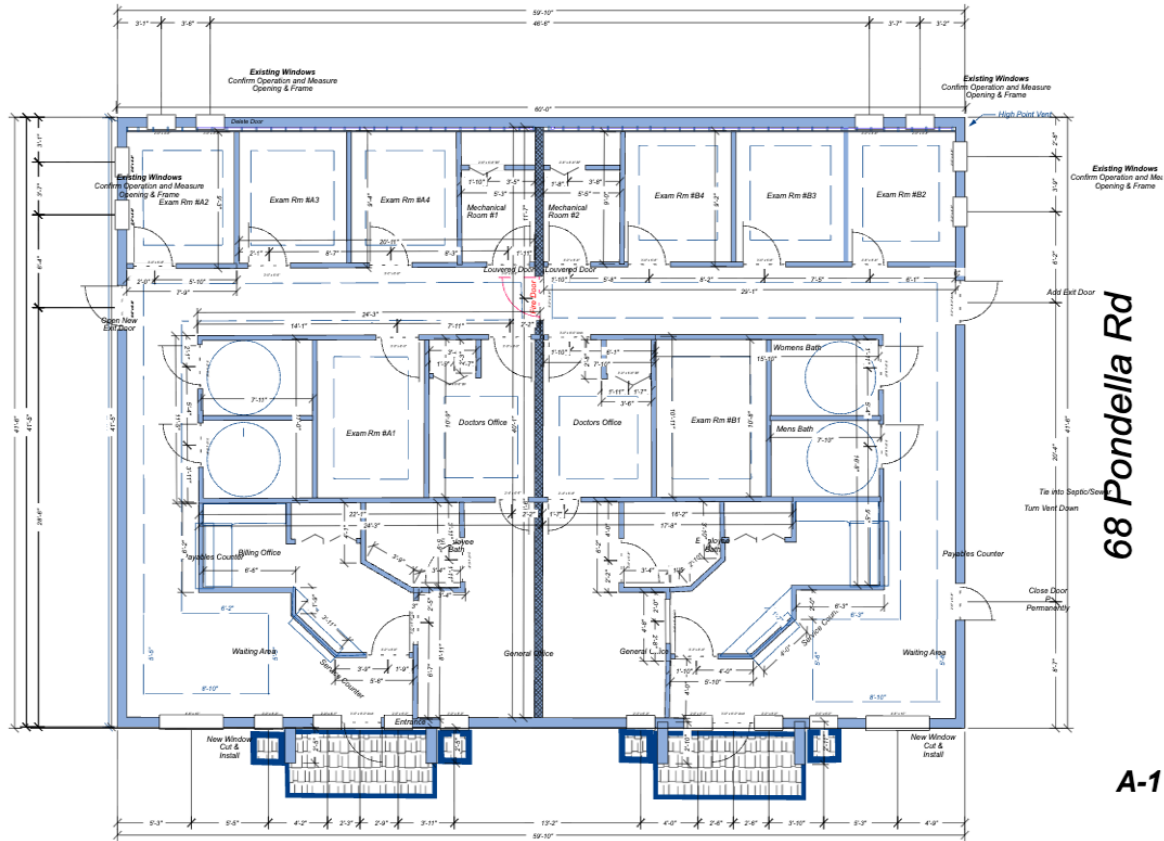
PONDELLA PROFESSIONAL PARK

68, 72 & 76 Pondella Rd North Fort Myers, FL 33903



All New Construction | Customizable Interiors | Prime North Fort Myers Location

Property:	Pondella Professional Park
Address:	68, 72 & 76 Pondella Rd, North Fort Myers, FL 33903
Zoning:	C-2 (General Commercial)
Total Area:	7,816 SF across three medical office buildings
Lot Size:	1.62 Acres
Lease Rate:	\$22 per SF NNN (Monthly)
Parking:	Approximately 50 surface spaces (ADA accessible)
Traffic Count:	±29,000 vehicles per day



FLOORPLAN / MEDICAL LAYOUT - 3 BUILDINGS - 6 UNITS

Executive Summary

Offering Price: \$1,699,000

Total SF: 7,816 SF

Lot Size: 1.622 Acres

Buildings: 3 | Units: 6

Zoning: C-2 Commercial

Investment Type: Value-Add / Lease-Up Opportunity / Income Producing

Investment Highlights

Projected NOI: \$156,320

Projected Cap Rate: ~9.2%

Price/SF: \$217

High visibility (~29,000 AADT)

Medical / Professional repositioning opportunity

Multi-tenant income strategy

Strong frontage and signage

Financial Overview

Gross Income: \$203,216

Operating Expenses: \$46,896

Net Operating Income: \$156,320

CAM: \$6/SF recovery structure

PROPERTY DESCRIPTION

Three freestanding commercial buildings totaling 7,816 SF on 1.62 acres. Configured for six tenant suites with flexibility for medical or professional office users. Ample parking and strong site layout.

LOCATION

Located on Pondella Rd between US-41 and Business 41 with excellent access to Cape Coral and Fort Myers. High growth corridor with strong demographics. Investment Strategy Lease-up vacant units, reposition to medical use, increase rents to market levels (\$25-\$26/SF),



INVESTMENT STRATEGY

Lease-up vacant units, reposition to medical use, increase rents to market levels (\$25-\$26/SF), stabilize, and exit at lower cap rate.



Sellstate Priority Realty

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