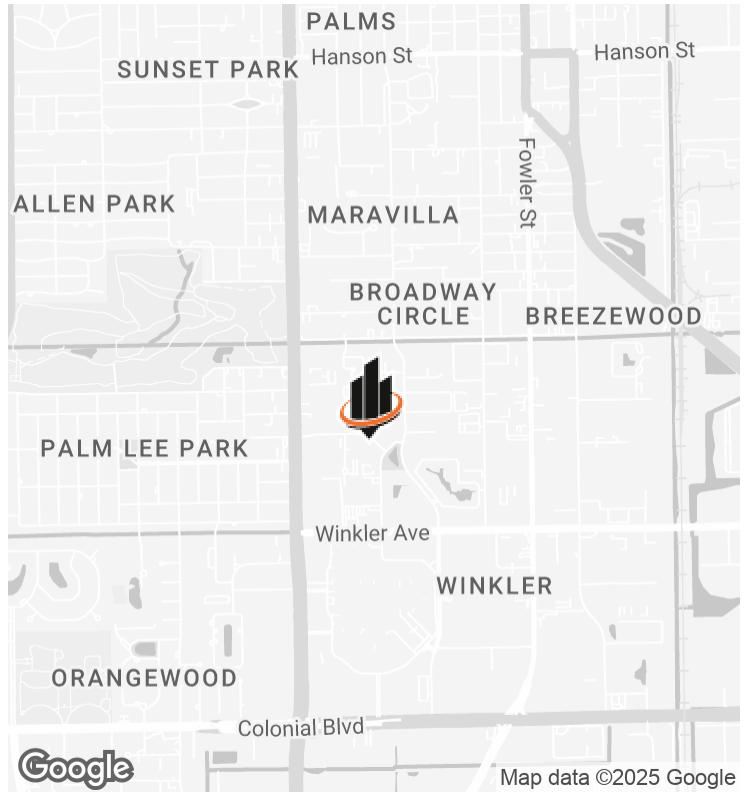


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/YR (MG)
ZONING:	CG
AVAILABLE SF:	3,195 SF

Property Description

2150 Collier Avenue is an established Retail/Office building in Fort Myers located just near Downtown Fort Myers and a short drive to I-75, Colonial Ave & North Fort Myers. This is a great area to setup your business ahead of the apartments and nearby developments coming to completion nearby 41, Winkler, & Fowler.

Currently there are two contiguous units available (H1/H2, and H3) Space ranges from 1,796 SF-3,195 SF, with overhead signage and an easy move-in process. These suites have a layer of privacy being located in the center of the parcel. Great for medical, office, or retail.

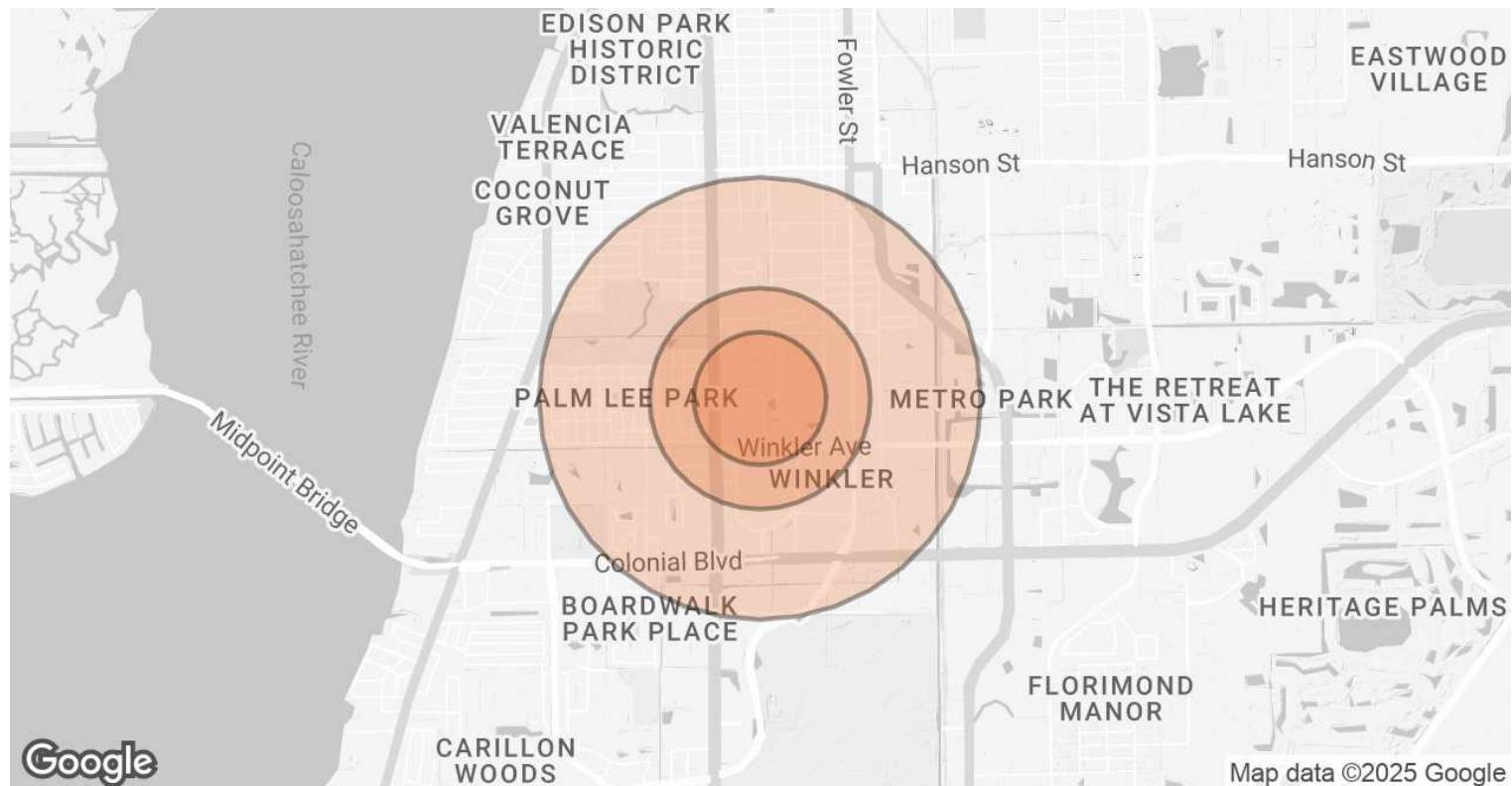
PROPERTY HIGHLIGHTS

- Overhead Signage Available
- Sufficient Parking
- Multiple points of ingress & egress
- Signage on Broadway
- Multiple Points of Ingress & Egress
- Rapidly Growing Area

MATTHEW TUCCIO

O: 239.258.6138
matthew.tuccio@svn.com
FL #3470726

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,646	4,127	13,198
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	39	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	755	1,832	5,627
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$48,851	\$60,503	\$65,386
AVERAGE HOUSE VALUE	\$328,043	\$309,992	\$284,000

Demographics data derived from AlphaMap

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ADDITIONAL PHOTOS



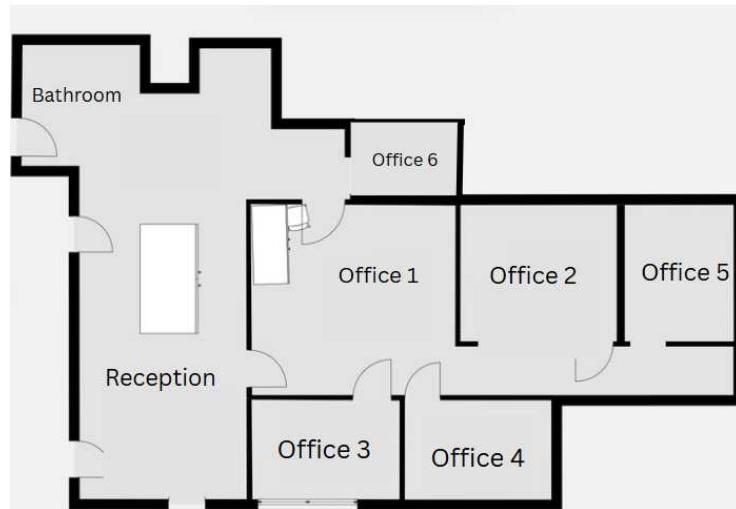
MATTHEW TUCCIO

O: 239.258.6138

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FL #3470726

FLOOR PLAN



MATTHEW TUCCIO

O: 239.258.6138

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FL #3470726