



LSI
COMPANIES

OFFERING MEMORANDUM

9705 COMMERCE CENTER

MEDICAL / PROFESSIONAL OFFICE SPACE FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 9705 Commerce Center Court
Fort Myers, FL 33908

County: Lee

Property Type: Medical Professional Office

Building Size: 5,989± Sq. Ft.

Zoning: Commercial Planned Development
(CPD)

Year Built: 2013

STRAP Number: 04-46-24-21-00000.00A0

LIST PRICE:
\$1,500,000
\$250 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Drew Davis
Research & Sales Associate



DIRECT ALL OFFERS TO:

Drew Davis
ddavis@lsicompanies.com
o: (239) 489-4066 m: (239) 249-9961

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present 9705 Commerce Center Court, a 5,989 Sq. Ft. medical/professional office building.

Located between Summerlin Road & Bass Road in Fort Myers, a rapidly growing corridor, and directly across from the Lee Health Park.

With a versatile layout to accommodate a variety of business needs paired with convenient accessibility, this property is ideal for an owner-user to establish a presence in the highly sought-after Fort Myers submarket or for an investor to capitalize on its potential as a multi-tenant, income producing asset.

PROPERTY HIGHLIGHTS

- 5,989± Sq. Ft.
- All FF&E included
- (6) Exam/Procedure Rooms
- (3) Private Offices
- (1) Breakroom
- (1) Open Office
- (1) Waiting Room
- (1) Reception Area
- (2) Bathrooms
- (30) Parking Spaces
- CPD zoning allows for a wide variety of uses



EXECUTIVE SUMMARY

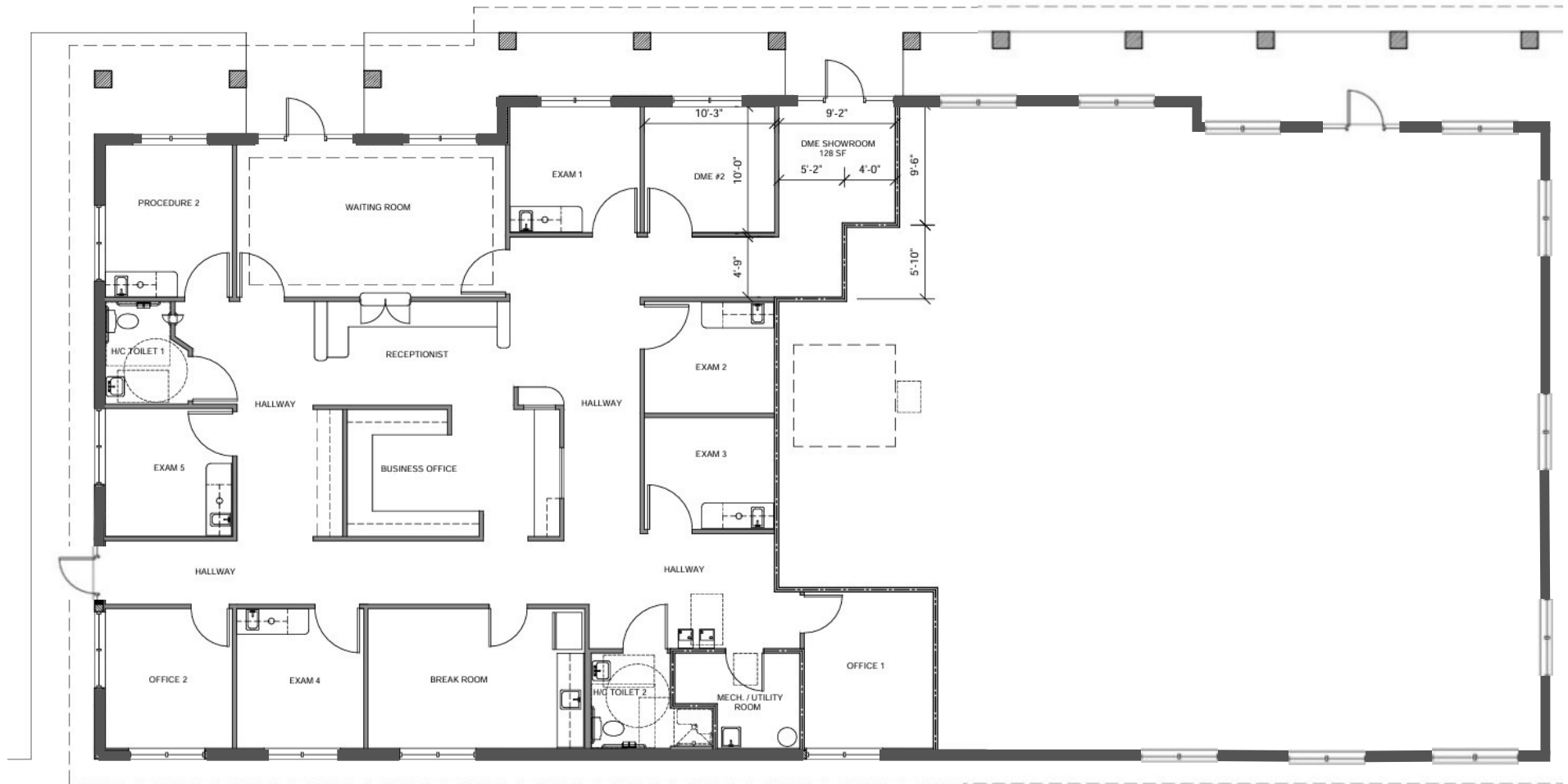
PROPERTY INTERIOR



PROPERTY INTERIOR

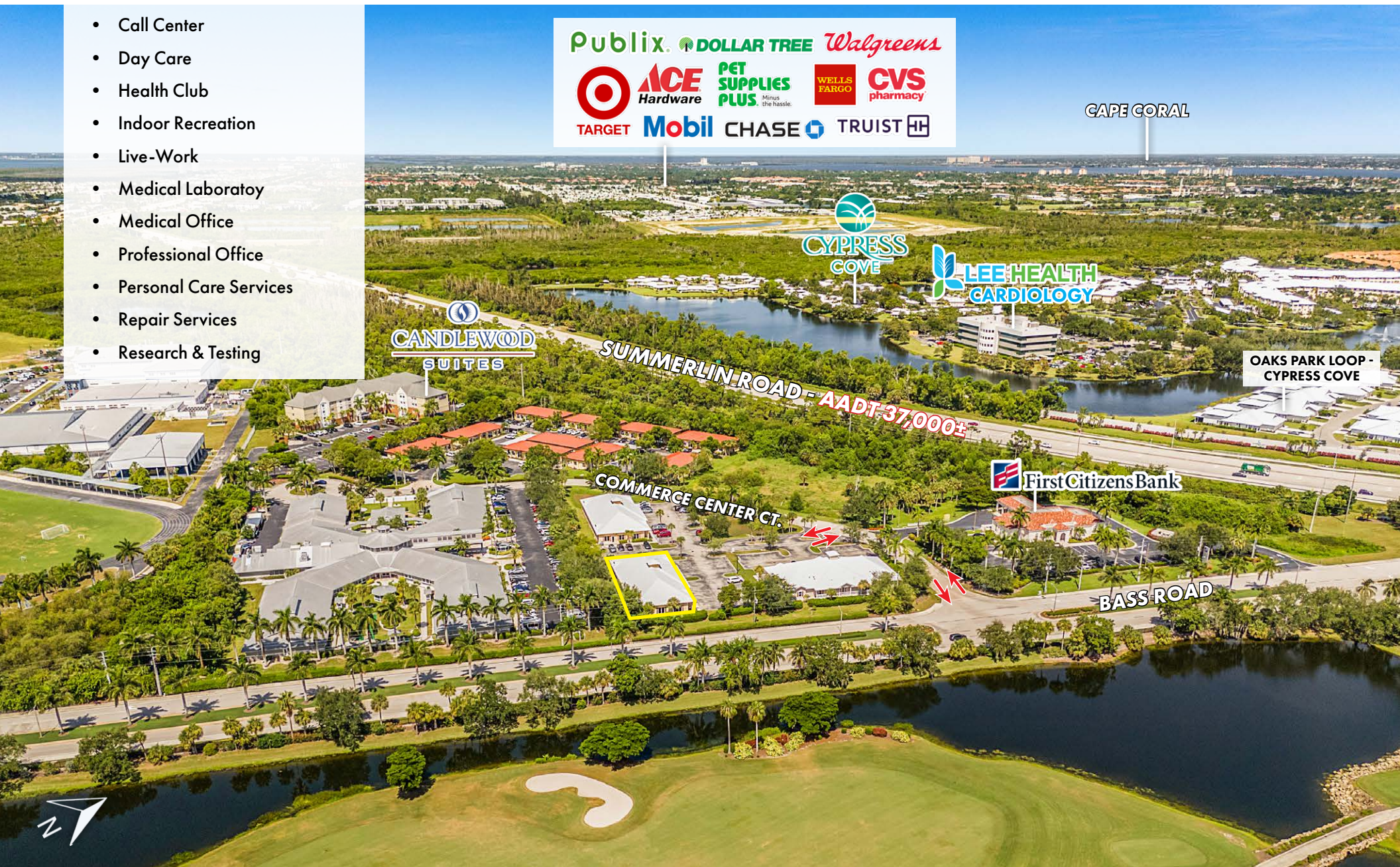


FLOOR PLAN

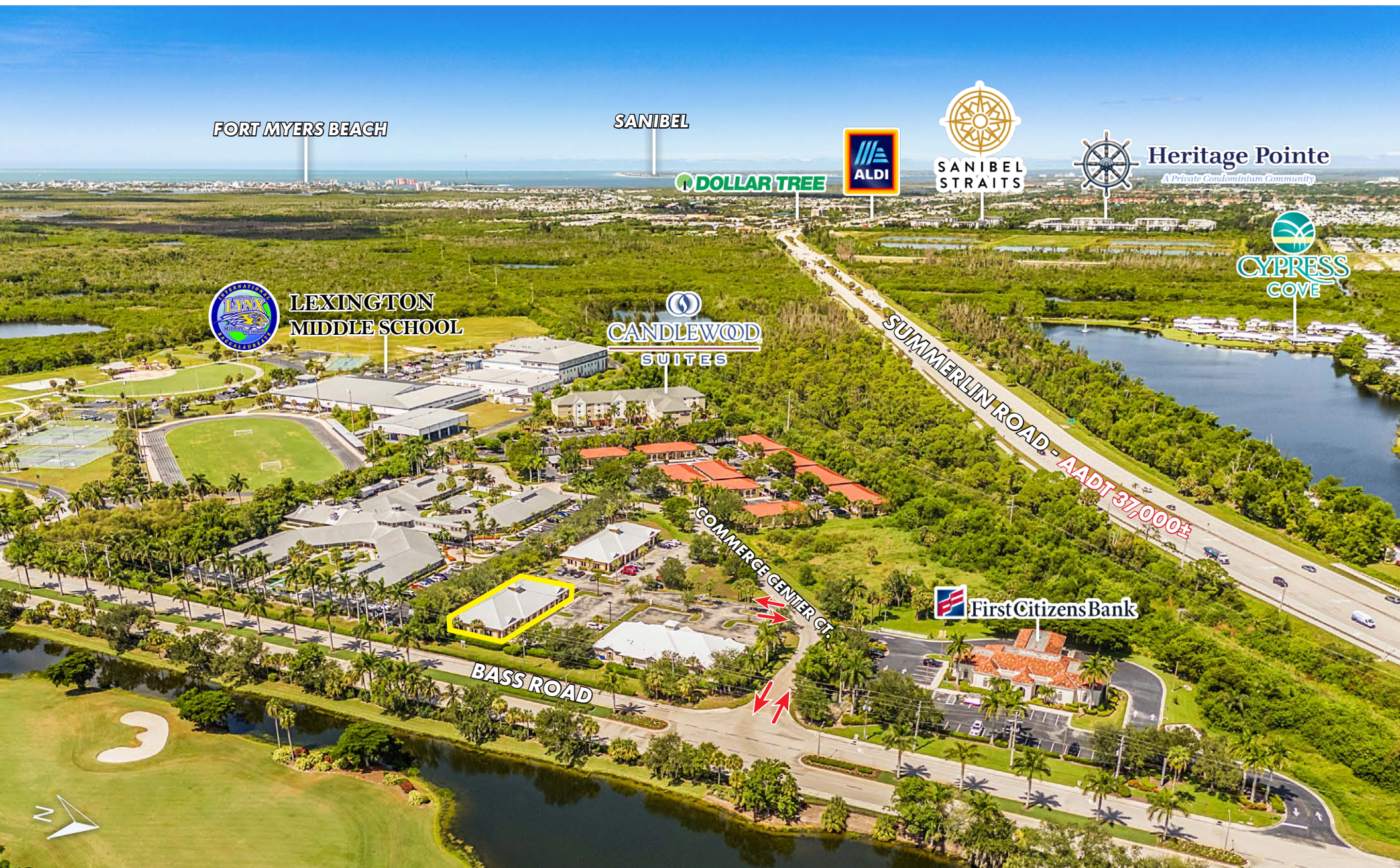


APPROVED USES

- Call Center
- Day Care
- Health Club
- Indoor Recreation
- Live-Work
- Medical Laboratory
- Medical Office
- Professional Office
- Personal Care Services
- Repair Services
- Research & Testing



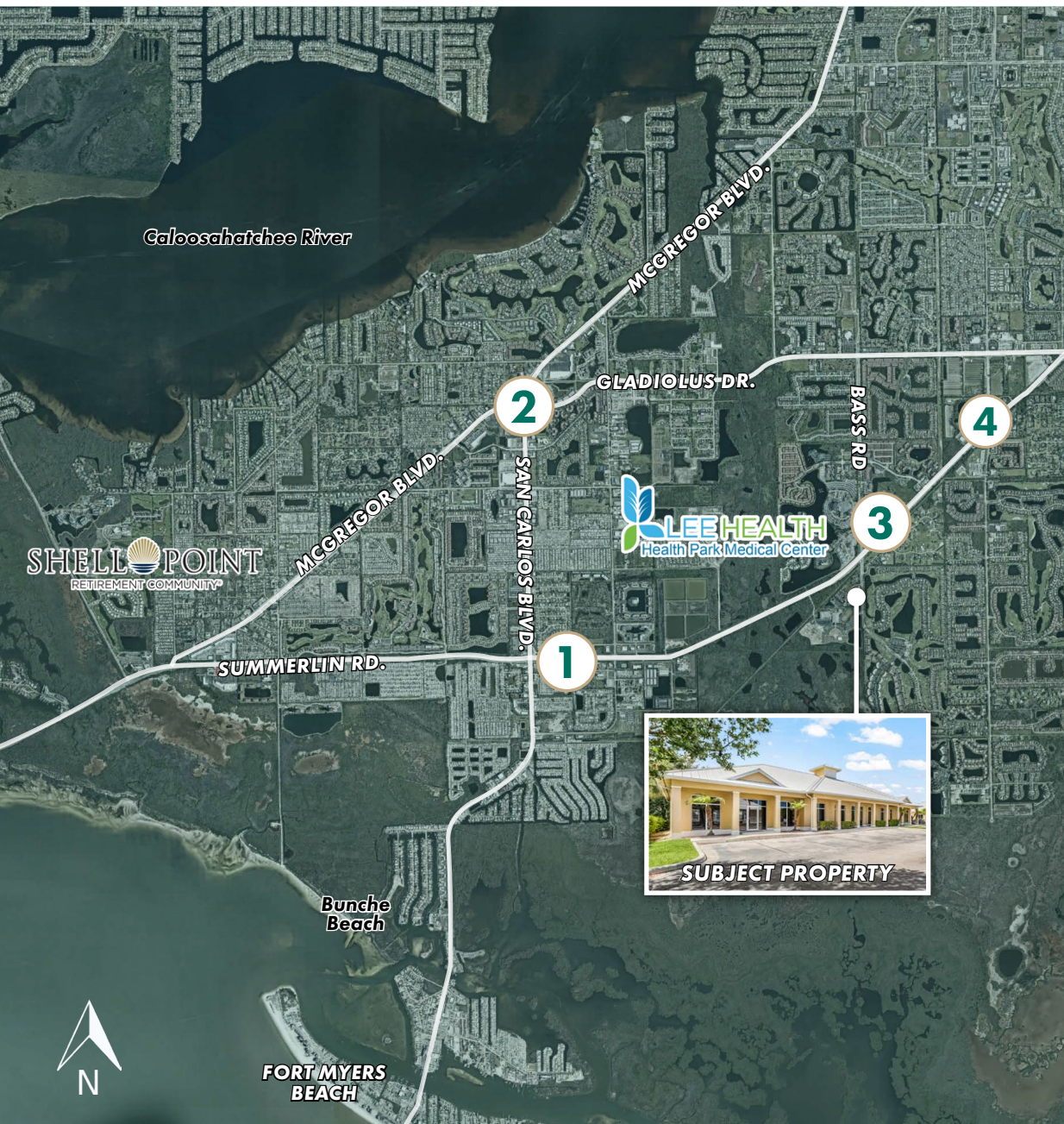
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. SUMMERLIN ROAD & SAN CARLOS BLVD.



2. GLADIOLUS GATEWAY



3. VILLAGE SHOPPES (BASS ROAD)



4. SUMMERLIN CROSSINGS



LOCATION MAP

AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION



20,319

HOUSEHOLDS



9,328

MEDIAN INCOME



\$91,431

5 MILE RADIUS

POPULATION



103,999

HOUSEHOLDS



52,309

MEDIAN INCOME



\$85,385

10 MILE RADIUS

POPULATION



389,006

HOUSEHOLDS



176,350

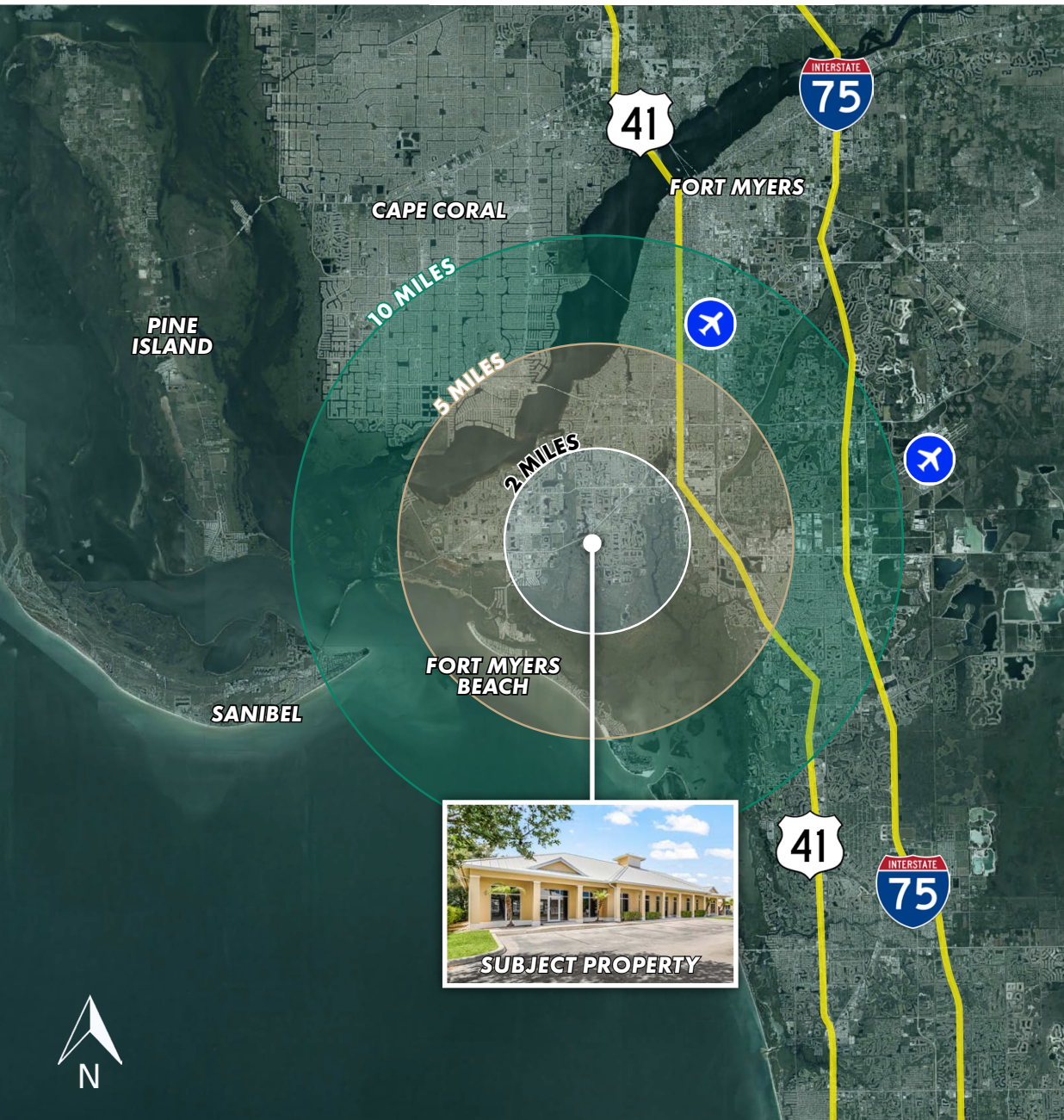
MEDIAN INCOME



\$91,295

LOCATION HIGHLIGHTS

- 0.5± miles to Health Park
- 1.0± miles to McGregor Boulevard
- 1.4± miles to Winkler Rd
- 2.2 ± miles to Walmart Supercenter
- 2.3± miles to Gladiolus Drive
- 2.5± miles to San Carlos Boulevard
- 3.4± miles to US-41
- 5.4± miles to Fort Myers Beach
- 9.1± miles to I-75
- 10.7± miles to SWFL International Airport (RSW)



SUBJECT PROPERTY



LSI COMPANIES

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.