

COLONIAL COMMERCIAL BUILDING

FOR LEASE

LSI
COMPANIES



OFFERING MEMORANDUM | LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 4231 Colonial Blvd.
Fort Myers, FL 33966

County: Lee

Municipality: City of Fort Myers

Property Type: Commercial

Property Size: 2.79± Acres | 121,532± Sq. Ft.

Building Size: 16,851 ± Sq. Ft.

Year Built: 1981 - Renovated in 2007

Zoning: PUD in the process of rezoning
to (CG) Commercial General

CALL FOR LEASE RATE

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Mike Trivett
Sales Associate



OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

Mike Trivett | mtrivett@lsicompanies.com

o: (239) 489-4066 | c: (239) 940.3171

LSICOMPANIES.COM

THE OPPORTUNITY



OVER 7,500+ RESIDENTIAL UNITS IN PLANNING / UNDER CONSTRUCTION WITHIN 3-MILE RADIUS

WINKLER AVE.

V2 APARTMENTS
PHASE 2 & 3
120 UNITS

COLONIAL CENTER
SHOPPING MALL

243' FRONTAGE

COLONIAL BLVD. AADT 54,370±

Rare opportunity to lease 16,851± SF on 2.79± Acres on one of the busiest arterial roads in Lee County, with approximate traffic counts of 54,379.

The subject bolsters upwards of 243' of frontage on Colonial Blvd. The property is currently in the process of being rezoned to (CG) Commercial General, which will include 47 Permitted Uses and an additional 13 Conditional Uses. The subject is directly across the street from Lee Health's new campus, a proposed 520,000 square feet of facilities.

The building is all steel construction, with a height of approximately 14'. The subject currently has 50 surface spaces, or 2.97 per 1,000 square feet GLA. The subject is surrounded by a significant number of developments ranging from "In Permitting" status to "Under Construction" including over 7,500+ residential units.

APPROVED USES

COLONIAL BLVD - AADT 54,370±

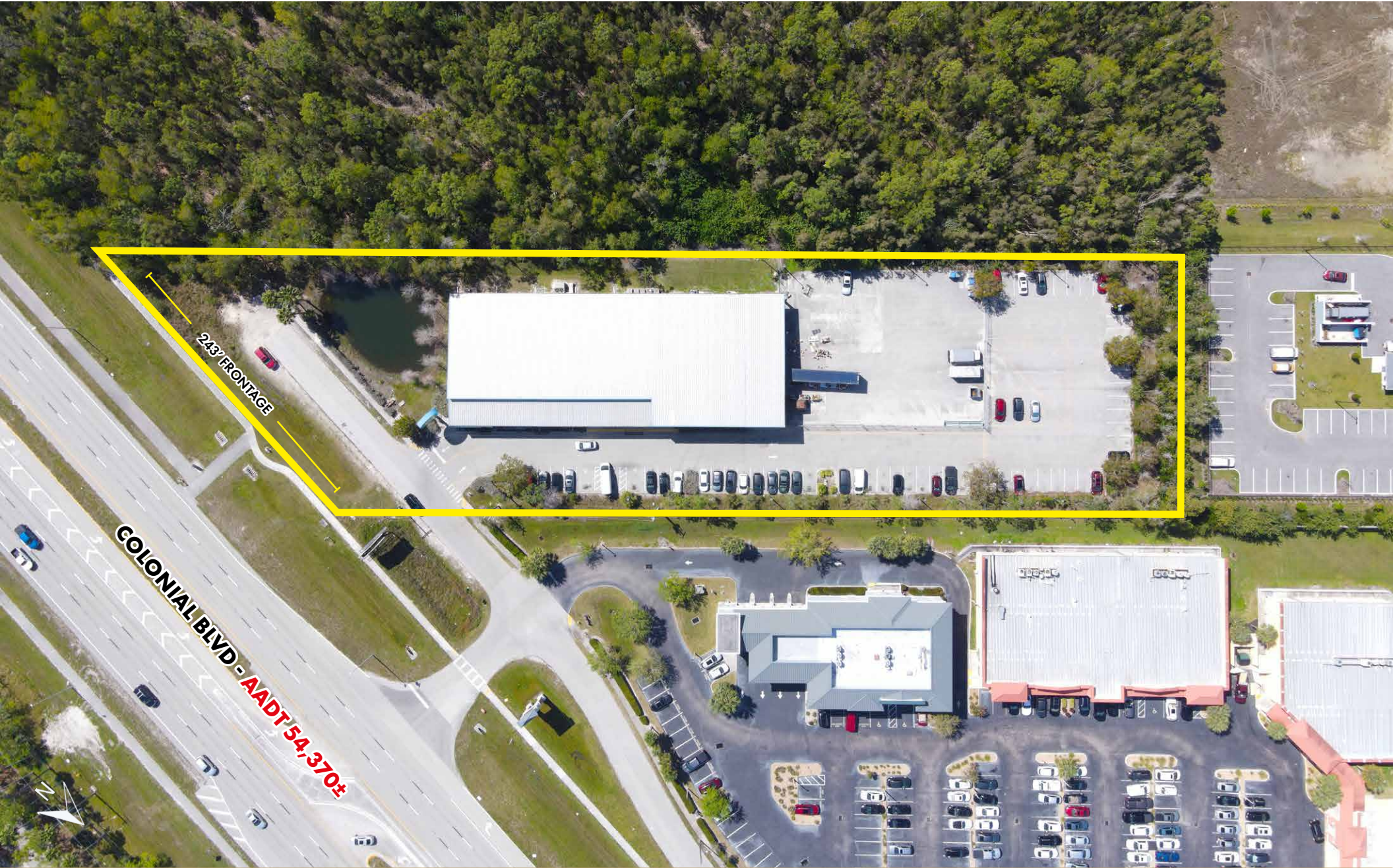
* Pending Rezone to (CG)

- Retail, Wholesale or Rental Store
- Medical
- Convenience Store
- Day Care Center
- Health Club
- Animal Hospital
- Restaurant with Entertainment
- Bank
- Call Center
- Vehicle Service (Conditional)
- Vehicle and Machinery Sales (Conditional)
- Light Manufacturing (Conditional)

BUILDING EXTERIOR



PROPERTY AERIAL



LOCATION OVERVIEW



THE FORUM SHOPPING MALL

CYPRESS WOODS SHOPPING CENTER

COLONIAL SQUARE SHOPPING CENTER

EASTWOOD GOLF COURSE

HODGES UNIVERSITY

V2 APARTMENTS PHASE 1 - 308 UNITS

WINKLER AVE.

V2 APARTMENTS PHASE 2 & 3 120 UNITS

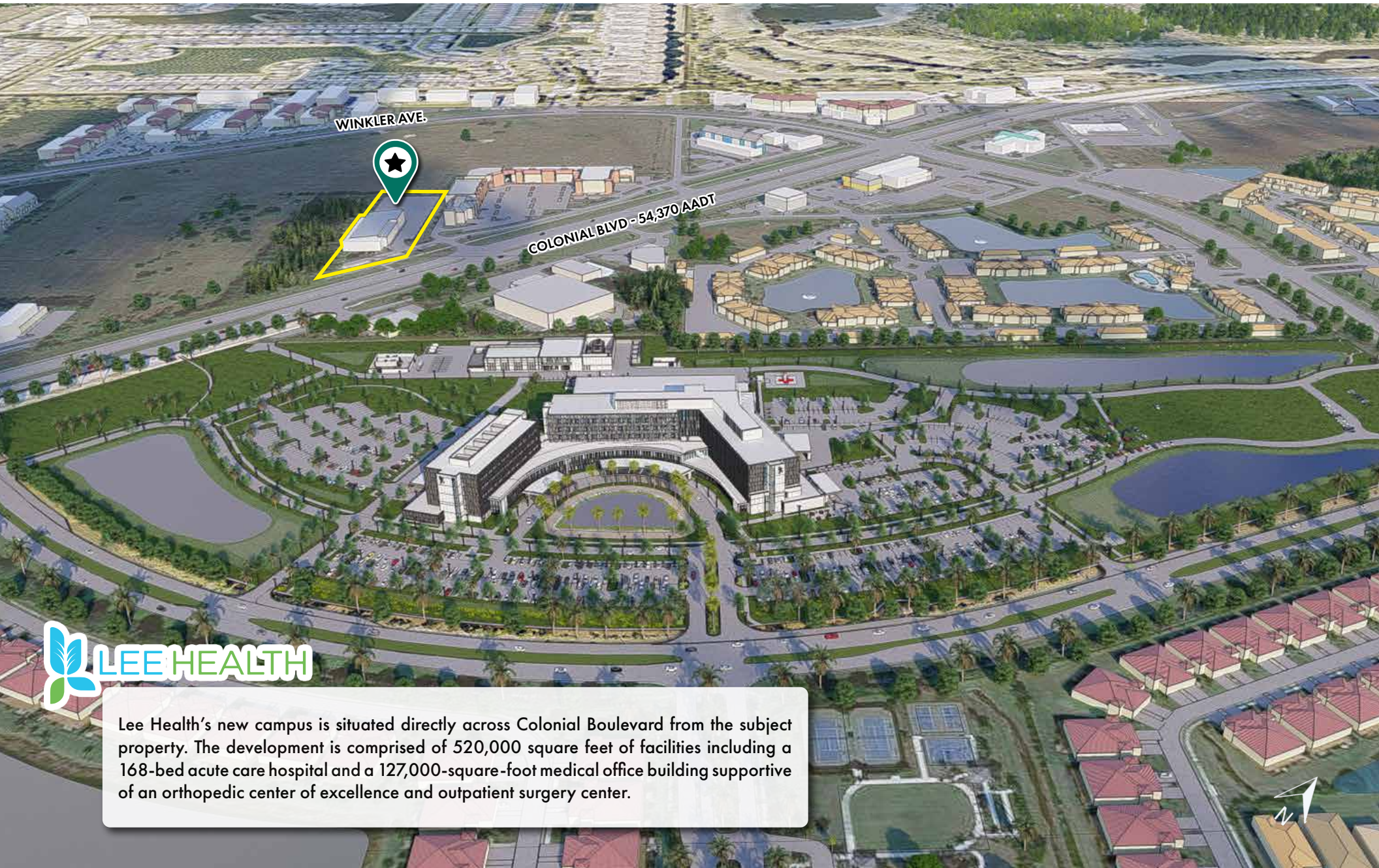
LEE HEALTH HOSPITAL DEVELOPMENT 520,000 SQUARE FEET OF FACILITIES

COLONIAL COMMONS APARTMENTS

COLONIAL BLVD - AADT 54,370±

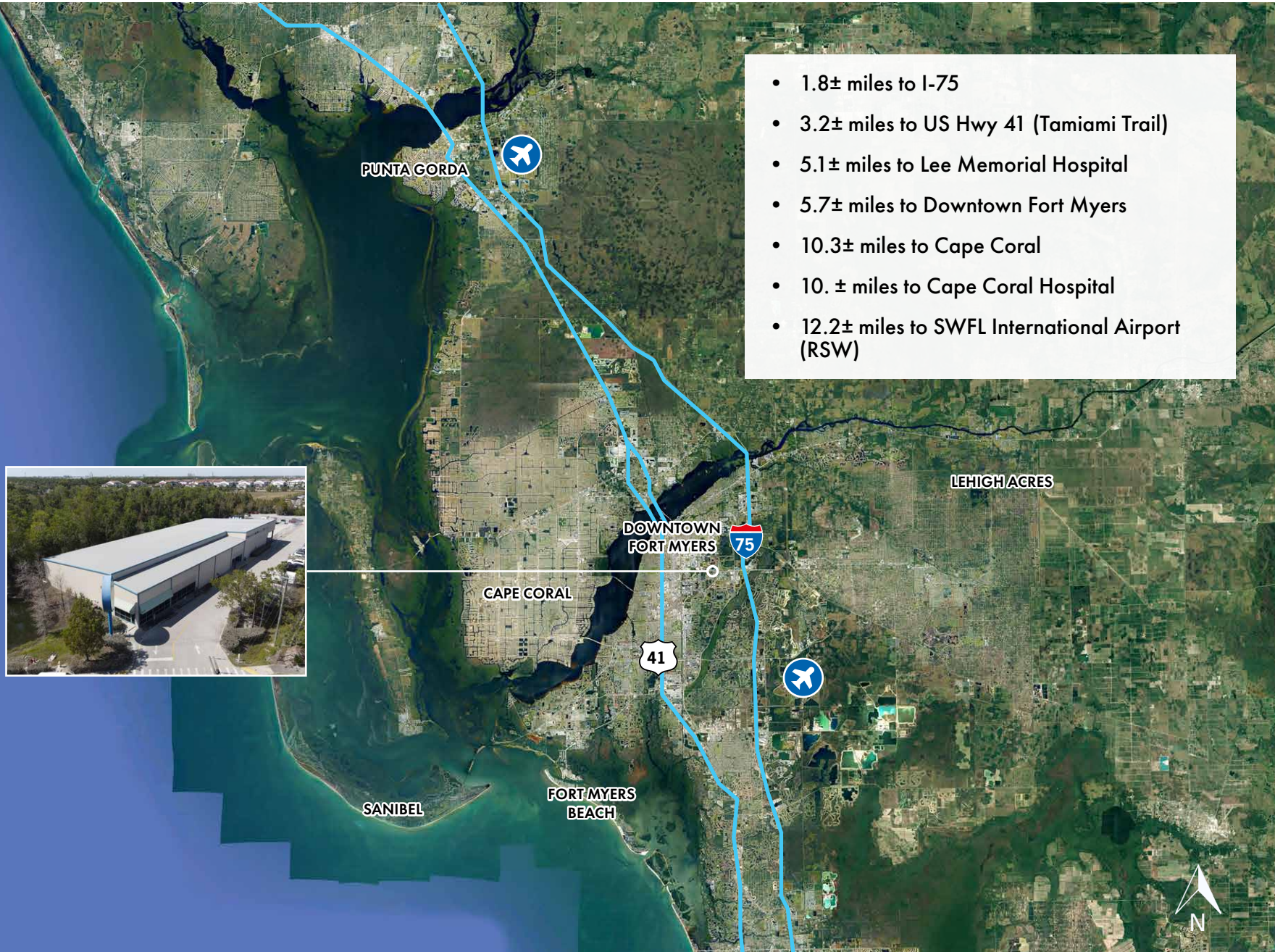


LOCATION RENDERING



Lee Health's new campus is situated directly across Colonial Boulevard from the subject property. The development is comprised of 520,000 square feet of facilities including a 168-bed acute care hospital and a 127,000-square-foot medical office building supportive of an orthopedic center of excellence and outpatient surgery center.

LOCATION MAP





LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller 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 Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller 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. Buyer 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 Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.