



PROPERTY SUMMARY

This space offers a reception area, conference room, 5 private offices, breakroom and private bathroom. There is a 14ft overhead door with warehouse space as well.

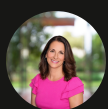
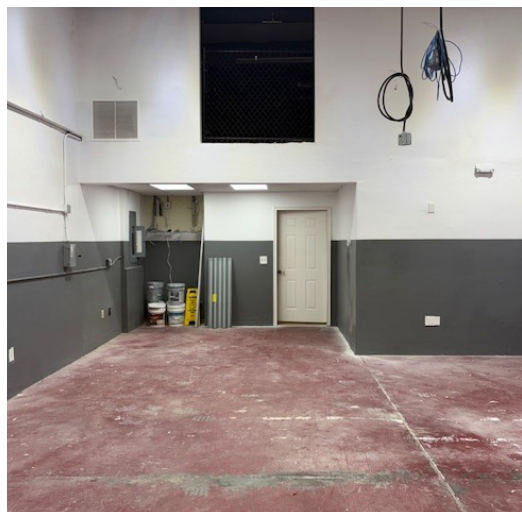
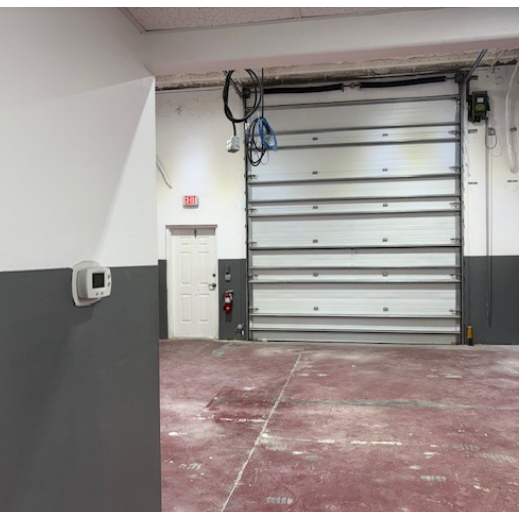
PROPERTY HIGHLIGHTS

- \$19PSF Modified Gross
- Fully Air Conditioned Warehouse
- Located just off I-75 and north of Daniels Parkway
- Treeline Avenue frontage
- 14 Foot Overhead Door

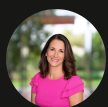
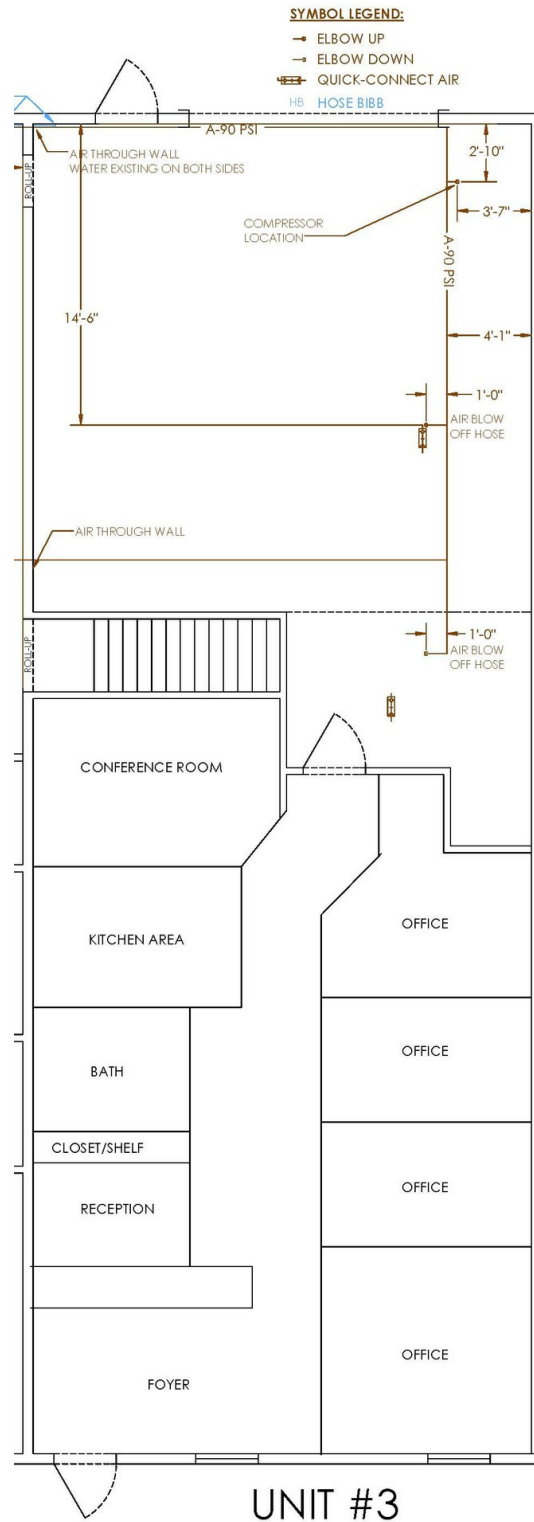
| | |
|----------------------|-----------------------|
| Lease Rate | \$19.00 SF/yr (MG) |
| Building Size | 1,914 SF |
| Year Built | 2005 |
| Zoning | IPD |



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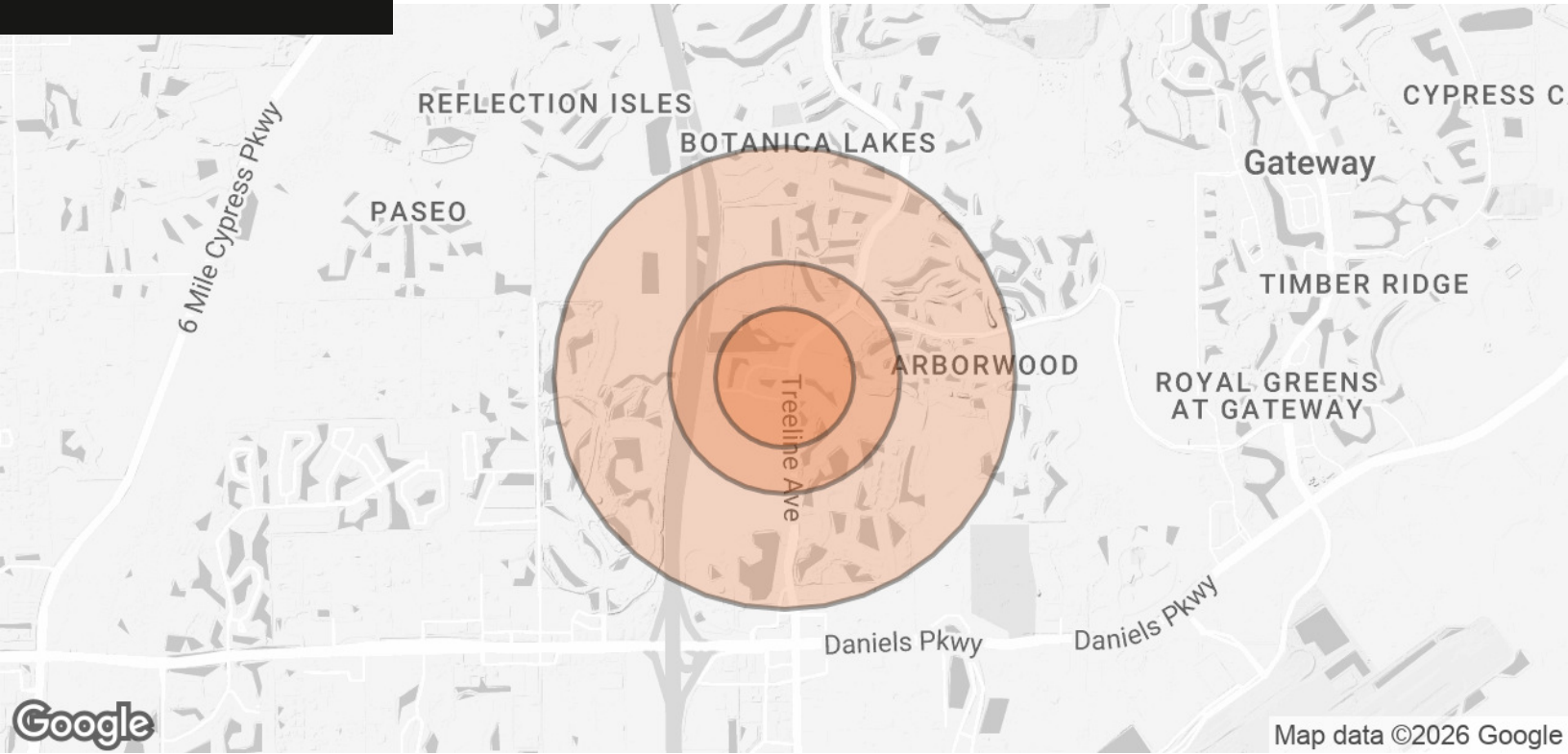
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Treeline Plaza at Airport Woods

12244 Treeline Avenue #3, Fort Myers, FL 33913



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 234 | 633 | 3,343 |
| AVERAGE AGE | 62.9 | 62.5 | 53.6 |
| AVERAGE AGE (MALE) | 63.9 | 63.6 | 55.1 |
| AVERAGE AGE (FEMALE) | 60.5 | 60.4 | 52.4 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 103 | 280 | 1,435 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$134,869 | \$146,415 | \$159,999 |
| AVERAGE HOUSE VALUE | \$572,924 | \$593,084 | \$576,170 |

2023 American Community Survey (ACS)



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