

11571/11581 GLADIOLUS DR Fort Myers, FL 33908



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property for Lease **\$17.25** NNN

AVAILABLE SPACE	± 817 – 1,522 SF
YEAR BUILT	2008
LEASE RATE	\$17.25 NNN
CAM	\$3.39
PARKING RATIO	3.91 / 1,000 SF
TRAFFIC COUNT	± 13,200 AADT
ZONING	CC – Community Commercial
SUBMARKET	S Fort Myers / San Carlos

Property Highlights

- Anchored by Mobil Gas Station & Pizza Hut
- Across from Publix anchored center
- Ample parking
- Pylon Sign available
- 250' of frontage on Gladiolus Dr with 1 curb cut

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
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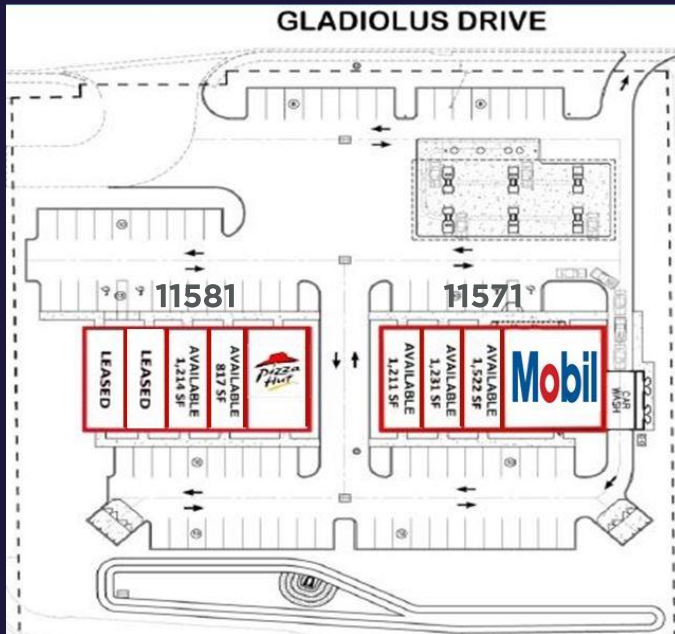
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11571 Gladiolus Dr

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
300	1,522 SF	\$17.25 NNN	\$3.39	\$2,617.84
400	1,231 SF	\$17.25 NNN	\$3.39	\$2,117.32
500	1,211 SF	\$17.25 NNN	\$3.39	\$2,082.92

11581 Gladiolus Dr

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
200	817 SF	\$17.25 NNN	\$3.39	\$1,405.24
300	1,214 SF	\$17.25 NNN	\$3.39	\$2,088.08

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,167	50,495	119,806
Total Households	4,951	25,274	59,724
Annual Population Growth 2024-2029	4.1%	4.0%	3.9%
Average Household Income	\$74,488	\$84,429	\$84,662

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