

FOR LEASE

RETAIL / MEDICAL OFFICE / INDUSTRIAL FLEX SPACE



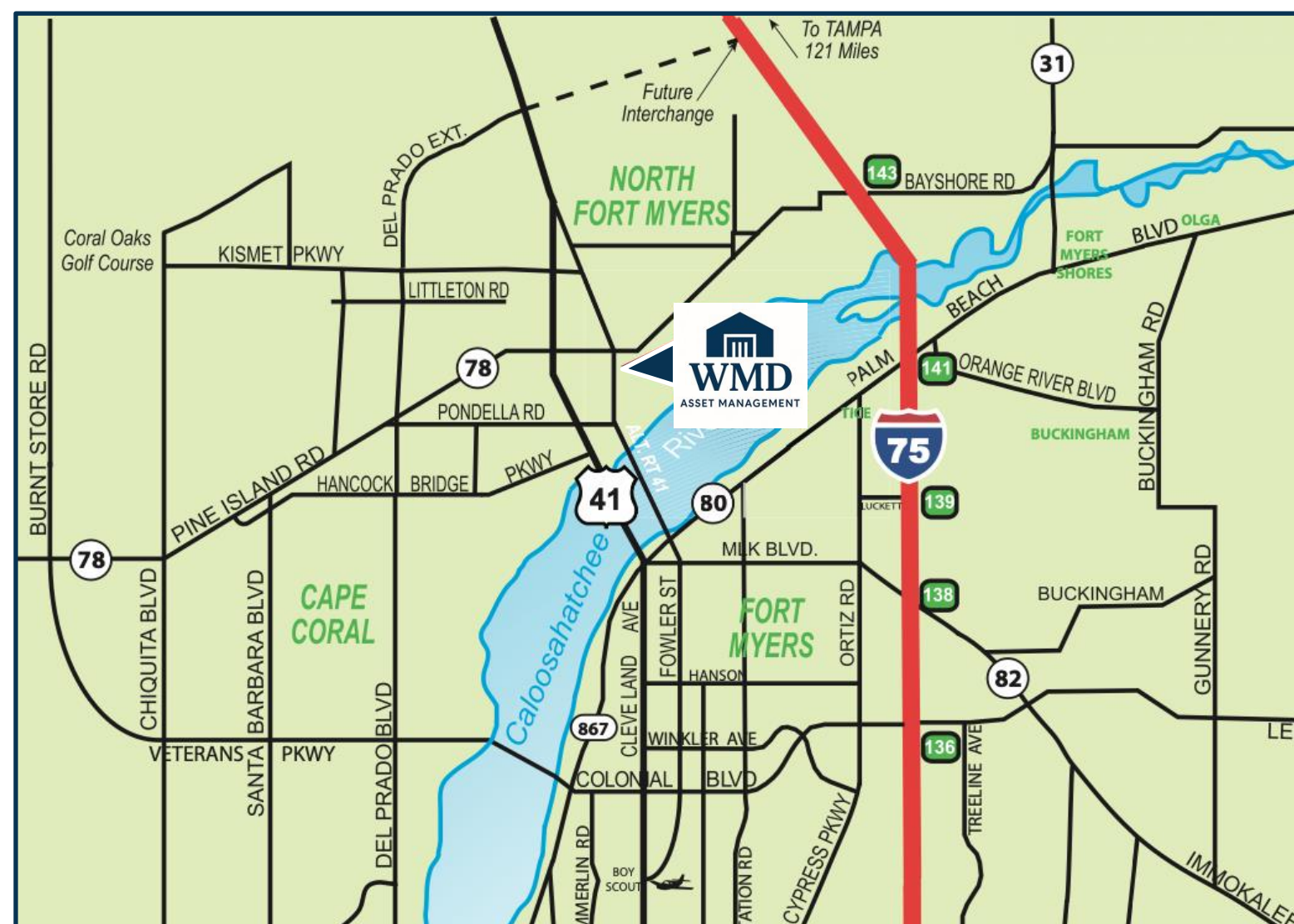
1750 N TAMiami TRAIL, NORTH FORT MYERS, FL 33903



- ☐ **AVAILABLE:** 5,000 SF to 15,192 SF
- ☐ **LAND SIZE:** 2.23 AC
- ☐ **LEASE RATE:** Call for Pricing

PROPERTY FEATURES

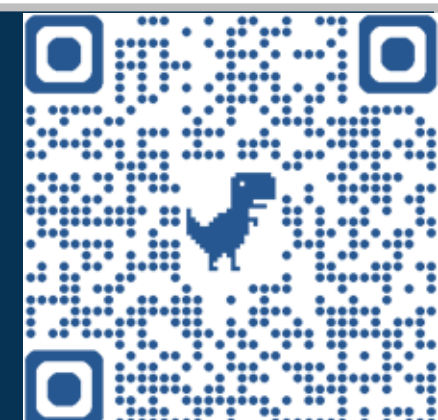
- ☐ New Roof, HVAC, & Electrical Panels
- ☐ 15,192 SF Freestanding Building
- ☐ Excellent Location Along US-41 with Visibility to 35,500+ Vehicles Per Day
- ☐ Situated on 2.23 Acres
- ☐ One (1) Canopy Covered Dock-High Door
- ☐ Approximately 70 Parking Spaces
- ☐ Zoned CI (Commercial Intensive)



CONTACT

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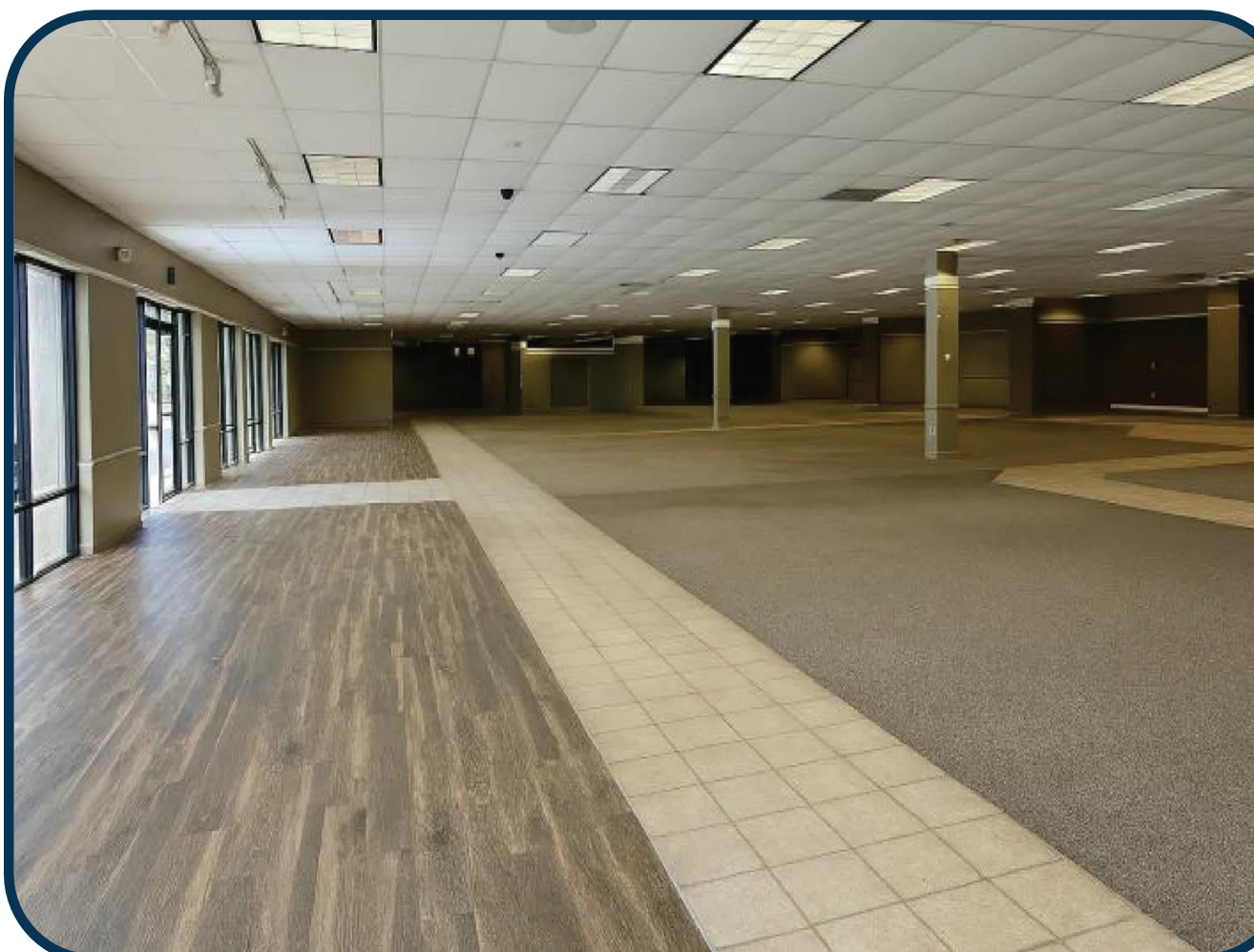
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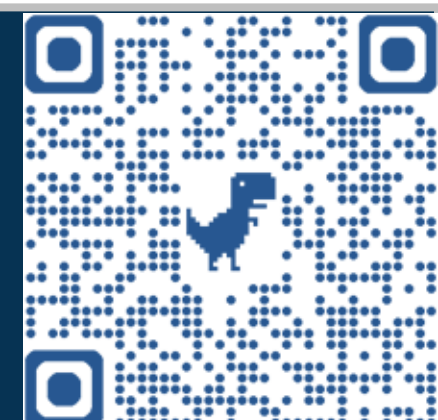
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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,605	45,705	133,115
Est. Households	3,813	23,418	57,510
Est. Average HH Income	\$77,224	\$87,519	\$92,777

TRAFFIC COUNTS	
N Tamiami Trail (US-41)	35,500
Pine Island Rd	33,000
Bayshore Rd	41,500



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