



For Lease

Key West Office Retail

1342 Colonial Blvd, Fort Myers, FL 33061



PROPERTY SUMMARY

Not your average office park, this Key West-inspired property was intentionally designed to create a welcoming, relaxed business environment without sacrificing functionality. With abundant parking, flexible zoning, and a highly accessible central location, the property offers businesses a distinctive alternative to conventional office settings—ideal for professionals who value client experience, accessibility, and a strong sense of place. The surrounding area continues to experience meaningful growth and planned development, further reinforcing the property's long-term appeal as a strategic location to establish and grow a business.

PROPERTY HIGHLIGHTS

- Flexible Zoning (CG)
- Abundance Of Parking
- Covered Parking Available
- Landlord Incentives Available
- Easy-Move In Process
- Abundance Of Lighting In Each Suite
- Multiple Suites Available Ranging From 171 SF- 2,000 SF
- Executive Suites Also Available

Lease Rate \$22.50 SF/YR (Gross)

Lease Term Call For Details

Zoning CG

Market Southwest Florida



Matthew Tuccio

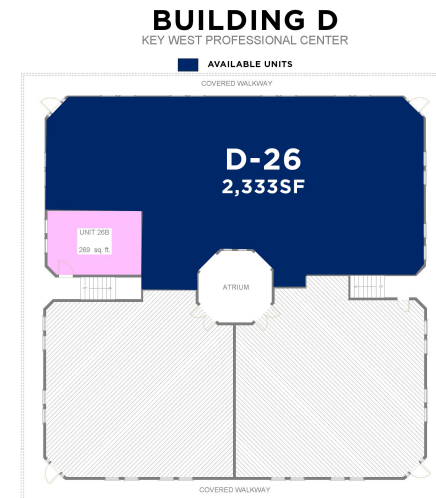
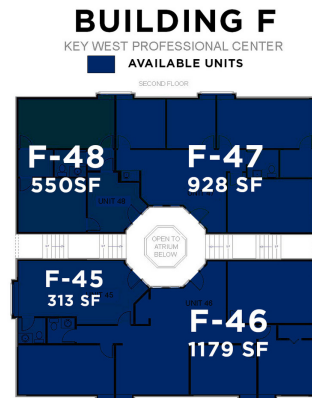
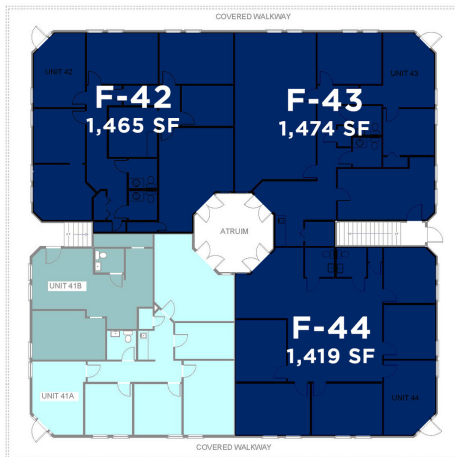
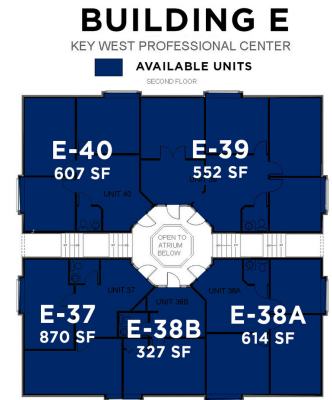
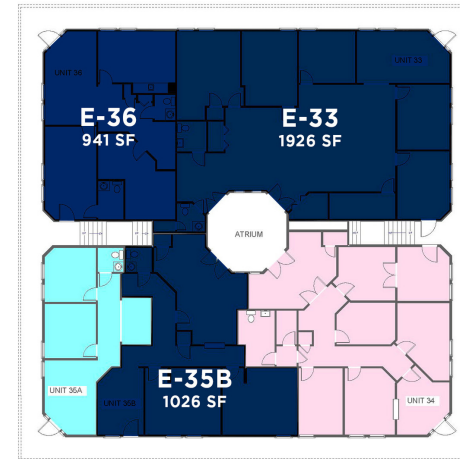
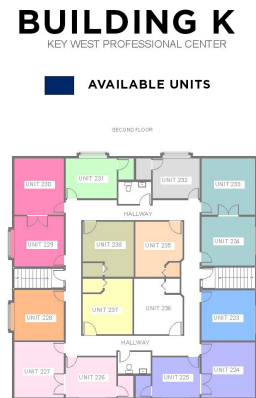
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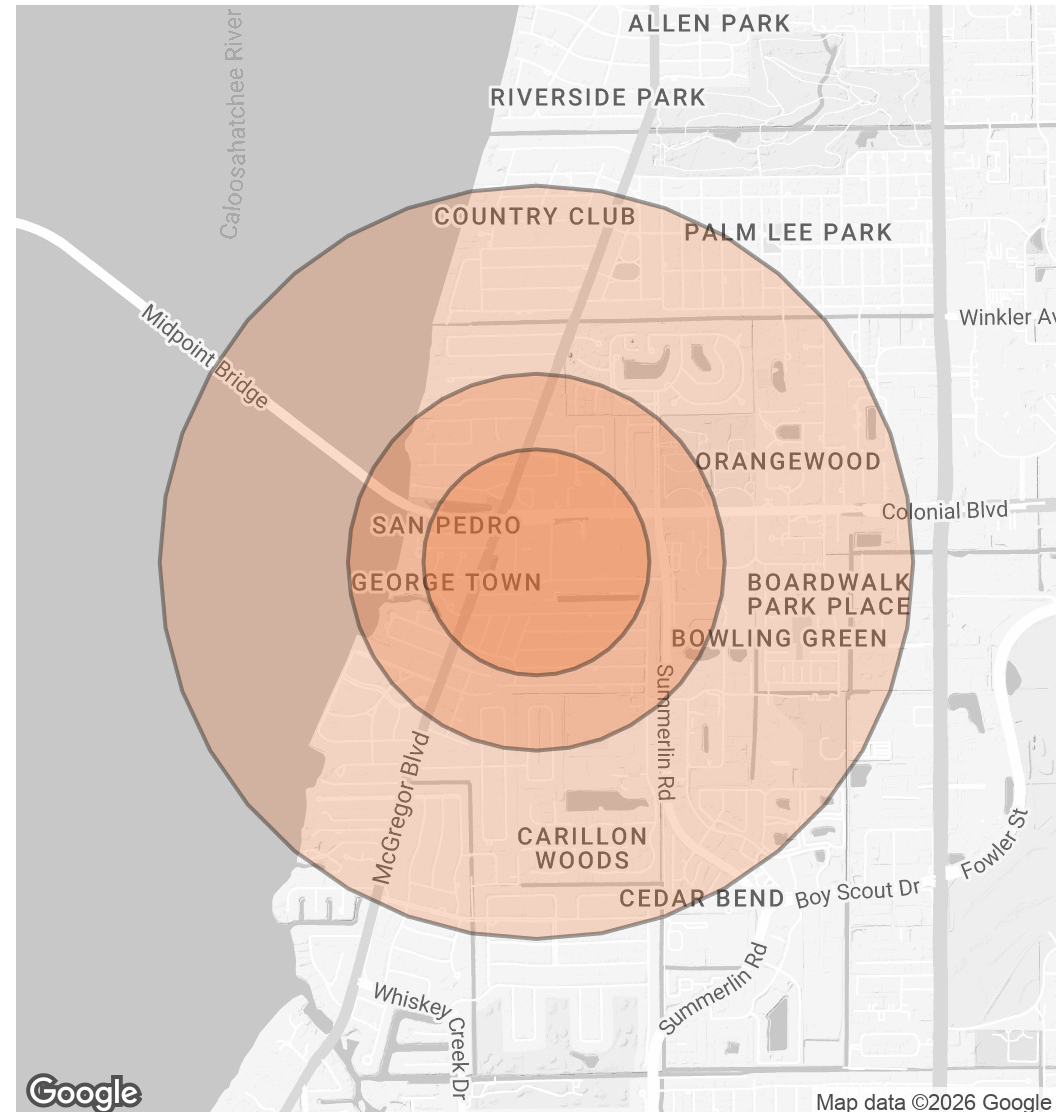
For Sale / Lease

Key West Office & Retail Portfolio

1342 Colonial Blvd, Fort Myers, FL 33061

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 335 | 2,356 | 9,661 |
| AVERAGE AGE | 44 | 44 | 42 |
| AVERAGE AGE (MALE) | 43 | 43 | 41 |
| AVERAGE AGE (FEMALE) | 46 | 45 | 43 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 144 | 1,005 | 4,193 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$126,160 | \$121,295 | \$102,261 |
| AVERAGE HOUSE VALUE | \$470,098 | \$469,089 | \$422,901 |

Demographics data derived from AlphaMap



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