

FOR LEASE



MAYHUGH
COMMERCIAL ADVISORS

13811 METROPOLIS AVE. | FORT MYERS, FL 33912

BUILD-TO-SUIT OFFICE SPACE ON METRO PKWY

SUITES RANGING FROM 2,000 - 9,581 SF





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EXECUTIVE SUMMARY

Secure your space now in this new-construction opportunity delivering exceptional visibility and flexibility.

Envision your business in a brand-new office building on Metropolis with prominent frontage along Metro Parkway—positioning your brand for maximum visibility in one of Fort Myers' most active commercial corridors. This upcoming space will be delivered to qualified tenants as a high-quality Vanilla Box, featuring concrete floors, drywall taped and ready for paint, a complete drop ceiling, full mechanical systems, LED lighting, and two finished ADA restrooms. Additional tenant improvements are negotiable, allowing you to tailor the space to your exact operational needs.

PROPERTY OVERVIEW

ADDRESS	13811 Metropolis Ave., Fort Myers, FL
AVAILABLE	Immediately
SF AVAILABLE	Suites from 2,000 - 9,581 SF
BUILDING SIZE	9,581± SF
ZONING	CPD
PARCEL SIZE	20,560± SF
PARCEL NUMBER	19-45-25-14-00000.0130
PARKING SPACES	22

LEASE DETAILS

LEASE RATE	\$29.50 p/s/f
LEASE TYPE	NNN



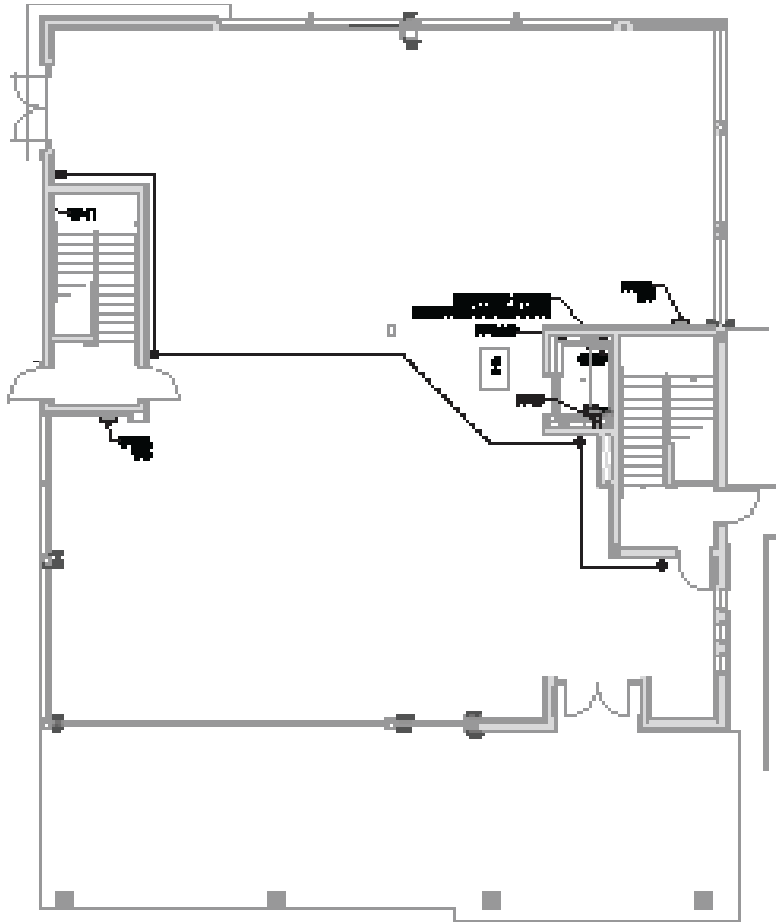
PROPERTY PHOTOS

JANUARY 2026 - CONSTRUCTION UPDATE

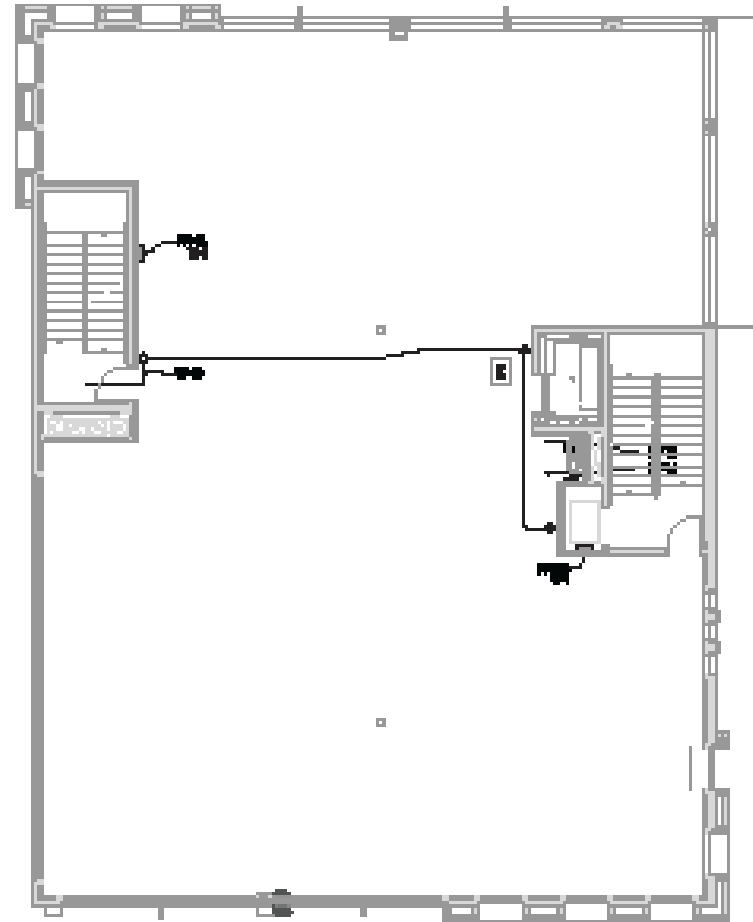


FLOORPLAN

FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW

High-Visibility, Centrally Connected South Fort Myers Location

Located just off Metro Parkway in the heart of South Fort Myers, 13811 Metropolis Ave. sits within one of the region's most active and rapidly growing commercial corridors. The area is home to a strong mix of medical office, professional services, industrial users, and destination retail, creating a dynamic environment ideal for businesses seeking visibility and convenience. With quick access to major routes—including Metro Pkwy, Daniels Pkwy, Six Mile Cypress, and US-41—the site provides excellent regional connectivity for employees and clients alike.

The property also benefits from its proximity to key community anchors such as Southwest Florida International Airport, Gulf Coast Medical Center, and several established business parks. Surrounding residential growth continues to expand the area's customer base and workforce pool, further strengthening its long-term commercial appeal.

AREA HIGHLIGHTS & DEMOGRAPHICS

Population Growth: Over 118,000 residents within a 5-mile radius, with continued year-over-year growth.

Strong Income Levels: Average household income exceeding \$95,000 within 5 miles, supporting professional and service-based businesses.

Workforce Hub: Nearly 75,000 daytime employees within the surrounding trade area.

Traffic Counts: Metro Parkway and Daniels Parkway corridors collectively exceed 90,000 vehicles per day, providing exceptional visibility and accessibility.

Proximity to Key Anchors: Less than 10 minutes to Southwest Florida International Airport and Gulf Coast Medical Center.



LOCATION OVERVIEW

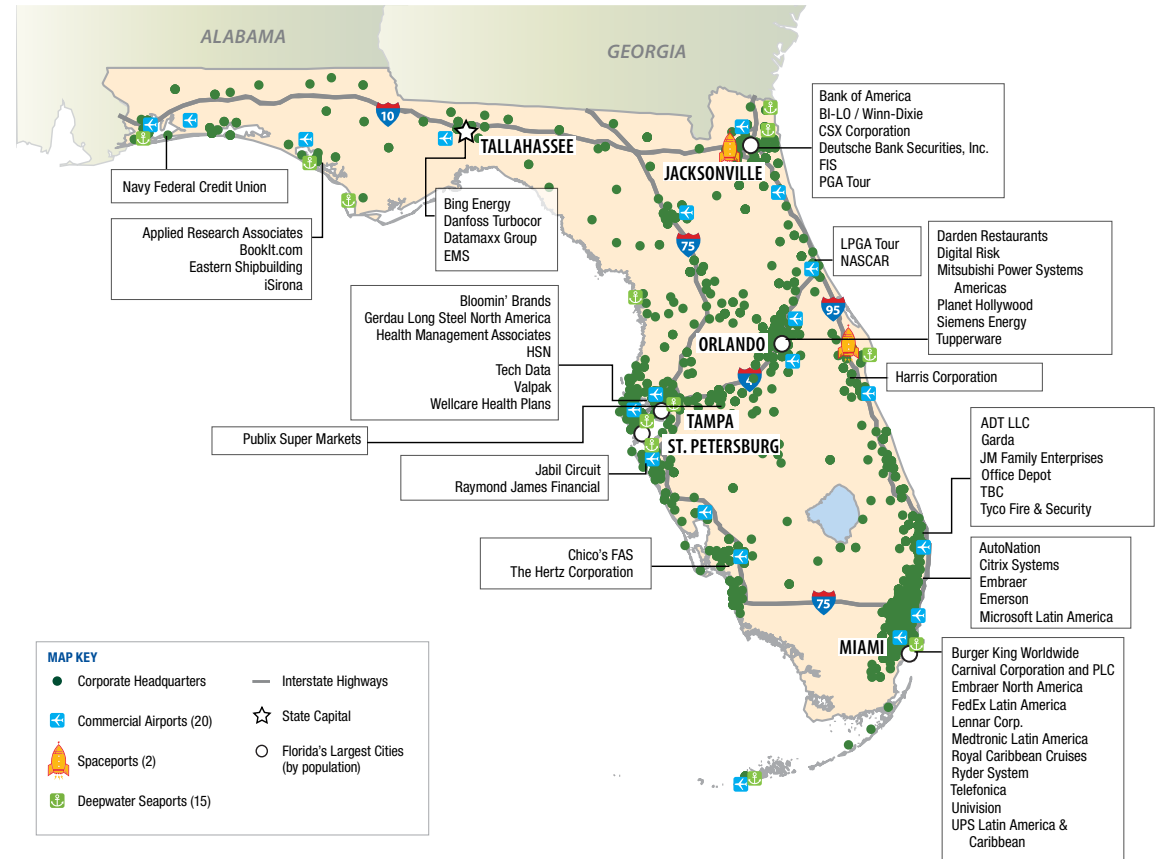
BUSINESS PROFILE

A Hub for Fortune 500 and Corporate Headquarters

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

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