

Brantley Commons Court - Professional Center

SALE/LEASE

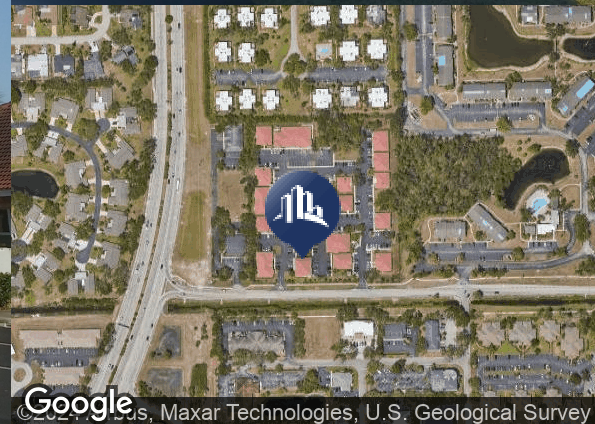
12499 BRANTLEY COMMONS CT., FORT MYERS, FL 33907

(Do Not Disturb Tenant)



TROPHY ASSET

- Signature 2 story, class A building
- 3,300/SF on each floor for a total of 6,600/SF
- Elevator
- Located in the prime financial district in central Ft Myers
- Medical and professional tenant mix
- Surrounded by modern design
- 1st Floor Leased
- 2nd Floor Available - 3,300/SF
- Lease Rate \$17.95/SF NNN
- For Sale Price - \$15M



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

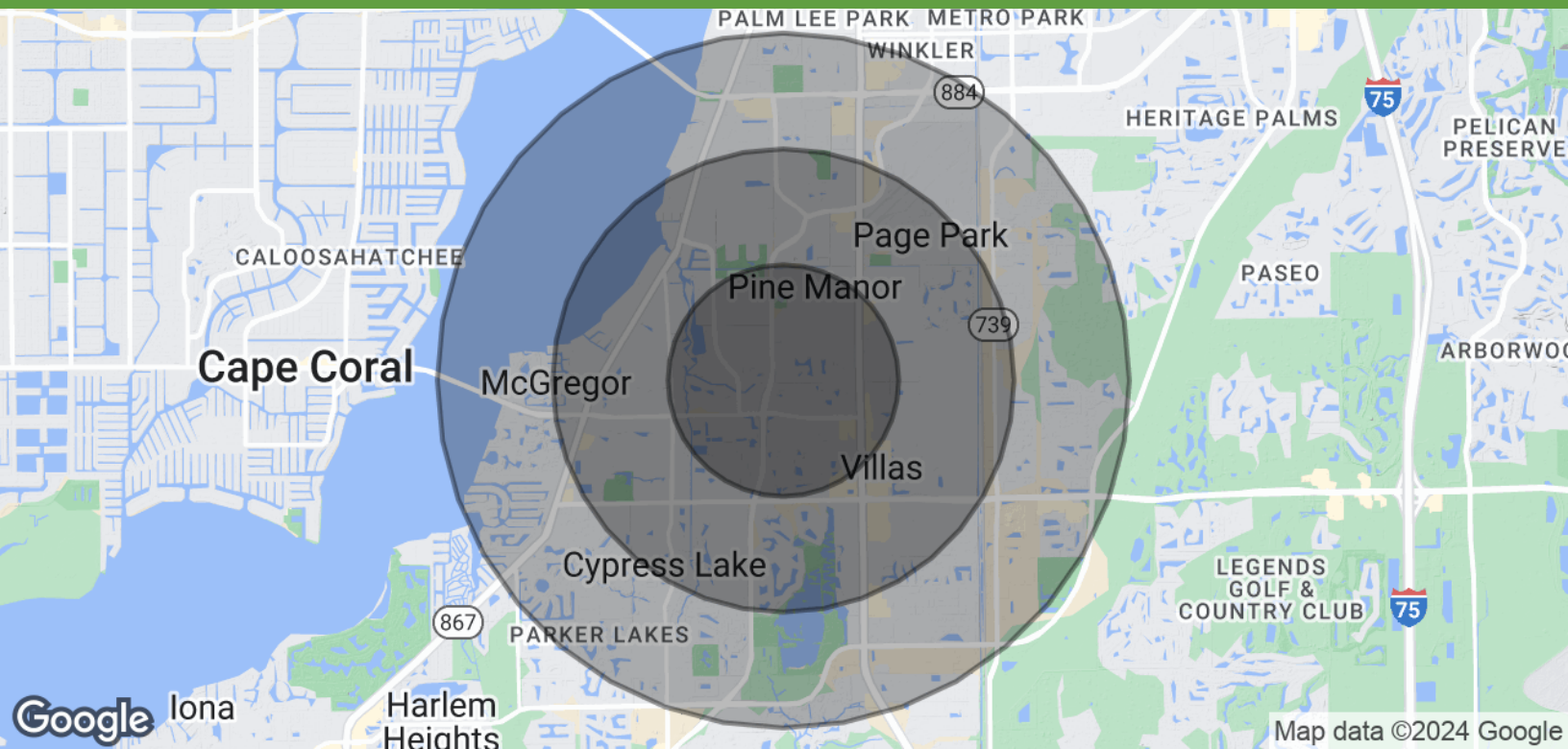
www.SperryCGA.com

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FOR SALE

Office Building



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,556	33,611	61,431
Average age	44.6	45.5	47.4
Average age (Male)	41.9	42.9	45.3
Average age (Female)	46.5	47.5	49.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,709	15,589	28,707
# of persons per HH	2.2	2.2	2.1
Average HH income	\$59,990	\$63,577	\$68,169
Average house value	\$232,295	\$231,610	\$247,517

* Demographic data derived from 2020 ACS - US Census



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