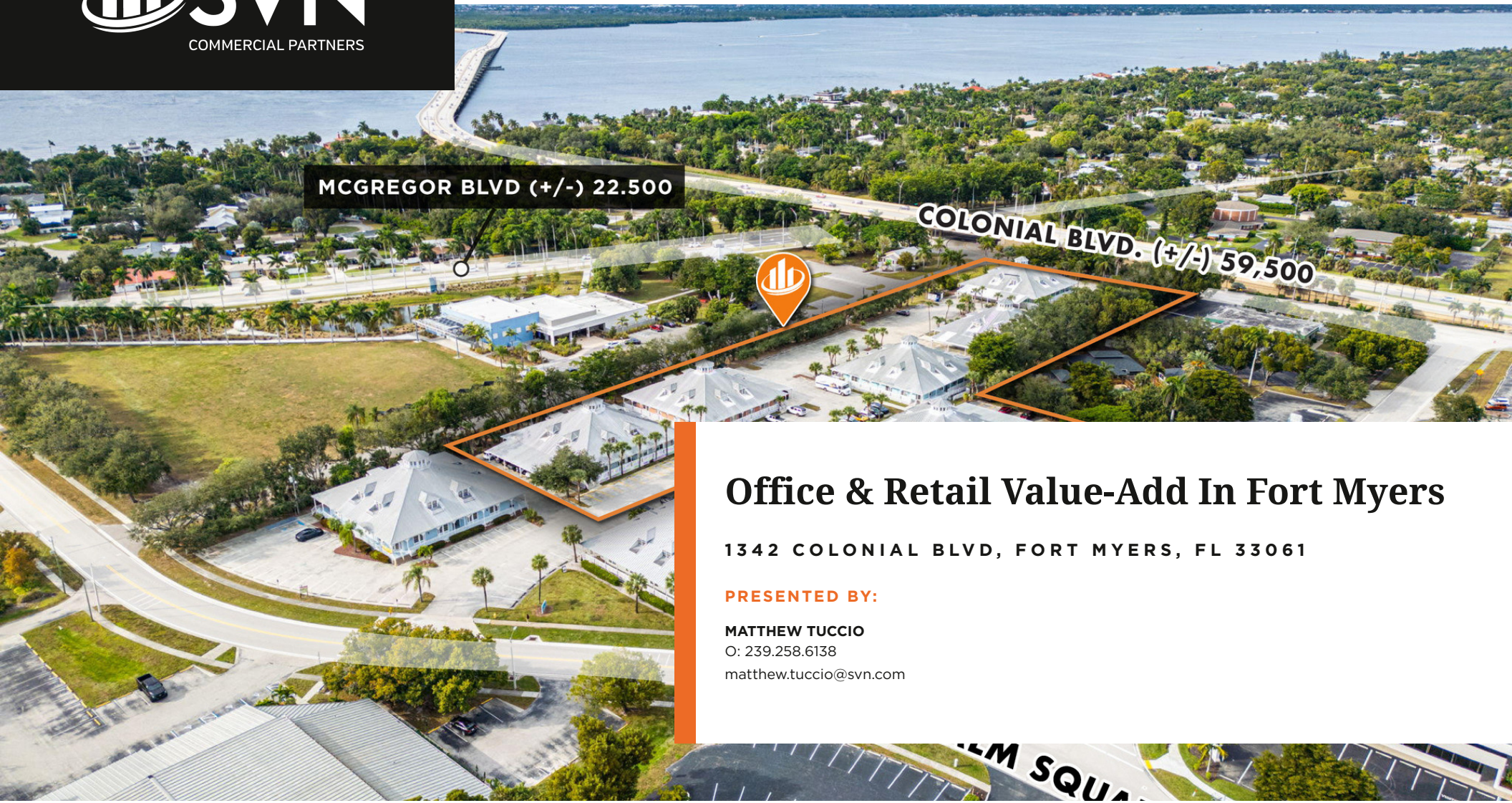
Offering Memorandum | Sale & Lease



Office & Retail Value-Add In Fort Myers

1342 COLONIAL BLVD, FORT MYERS, FL 33061

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Property Information

PROPERTY SUMMARY

1342 COLONIAL BLVD FORT MYERS

OFFERING SUMMARY	
SALE PRICE:	Call For Details
LEASE RATE:	$22.50 SF/YR (Gross)
ACCUMULATIVE SIZE:	40,684 SF
AVAILABLE SF:	110 - 40,684 SF
LOT SIZE:	6.46 Acres
PRICE PSF	$196.64
YR 1 STABILIZED PGI	$970,915
YR 1 STABILIZED NOI	$691,777

LOCATION SUMMARY

Located along one of the fastest-growing commercial corridors in Lee County, this property offers exceptional connectivity to both Cape Coral and the greater Fort Myers area. Its central position provides convenient access to major arterials, making it ideal for businesses seeking strong regional reach. The site also benefits from its proximity to significant new development activity along Colonial Boulevard, including the redevelopment area surrounding the Broadway Palm Theatre, which continues to drive growth, traffic, and long-term demand in this submarket.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

This 40,684 SF office and retail portfolio generates in-place income today while offering a clearly defined, two-year lease-up path to stabilization. Current gross income of approximately $240,000 annually provides carry and downside protection during the lease-up period, while final underwriting supports a stabilized Year 1 Net Operating Income of approximately $691,777.

Lease-up assumptions are based on $22.50 PSF modified gross rents, which remain conservative relative to prevailing market conditions when viewed on an all-in occupancy cost basis. Upon stabilization, the property supports a projected Potential Gross Income of $970,915 and an implied stabilized value of approximately $9.9 million at a 7.0% exit cap rate, excluding any additional upside strategies.

When discounted for lease-up timing and execution risk, the lease-up alone supports a present value range of approximately $7.6 million to $7.9 million. The contract price of $7,999,999, combined with approximately $600,000 in roof replacement escrow transferring to the buyer at closing, results in a reduced effective net capital basis while removing near-term capital expenditure risk during stabilization.

Additional upside opportunities are optional and include the potential conversion of Building F into executive suites, as well as future development or partial disposition of the ±1 acre excess land, subject to survey, municipal approvals, and market conditions.

PROPERTY HIGHLIGHTS

- Six-building, 37-unit office and retail condominium portfolio consisting of 22 strap numbers, with ownership controlling a majority interest in the condominium association
- Buildings F and K, along with the adjacent ±1 acre parcel, are non-association assets, providing enhanced operational and development flexibility
- Currently approximately 51% occupied, offering a clearly defined two-year lease-up path to stabilization
- Lease-up underwriting based on $22.50 PSF modified gross rents, conservative relative to prevailing market all-in occupancy costs
- Approximately $600,000 in roof replacement escrow to be transferred to the buyer at closing, materially reducing near-term capital expenditure risk and effective net basis
- Additional optional upside through executive suite conversion of Building F, supported by existing performance in Building K
- ±1 acre of excess land providing future development or parcel split potential, subject to survey, approvals, and market conditions
- Year 1 Stabilized Potential Gross Income: $970,915
- Year 1 Stabilized Net Operating Income: approximately $691,777

Stabilized NOI
$691,800

1+ Acre For Future Development

6.46 Acres In Prime Location

PROPERTY PHOTOS

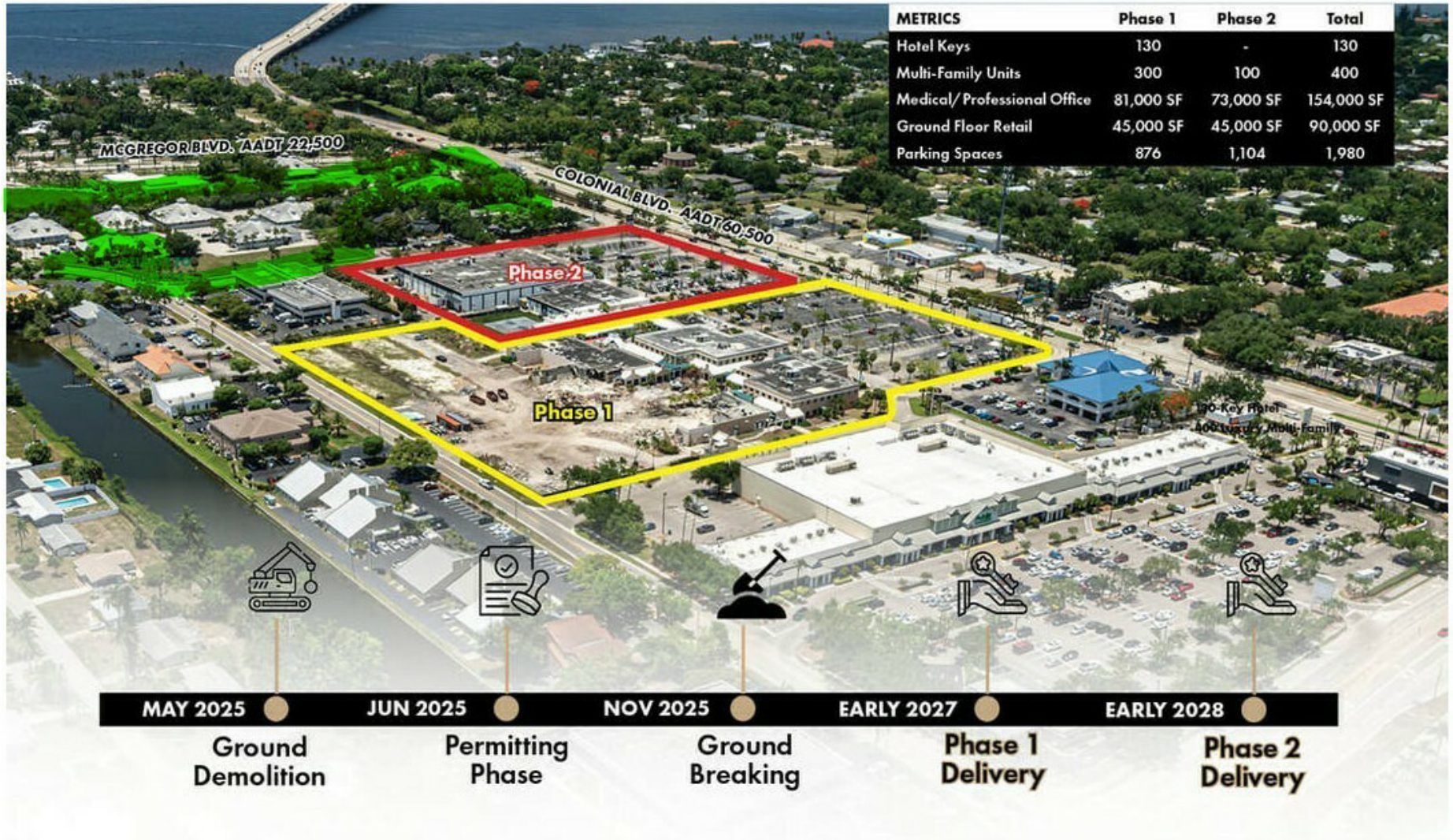
NEARBY PIPELINE DEVELOPMENT

ROYAL PALM
FORT MYERS

DEVELOPMENT TIMELINE

PHASE 1 & 2

METRICS	Phase 1	Phase 2	Total
Hotel Keys	130	-	130
Multi-Family Units	300	100	400
Medical/ Professional Office	81,000 SF	73,000 SF	154,000 SF
Ground Floor Retail	45,000 SF	45,000 SF	90,000 SF
Parking Spaces	876	1,104	1,980



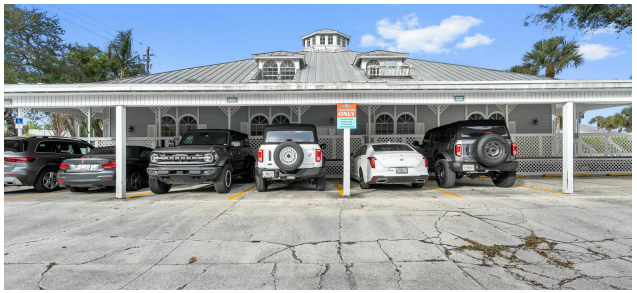
SVN COMMERCIAL PARTNERS

ADDITIONAL PHOTOS

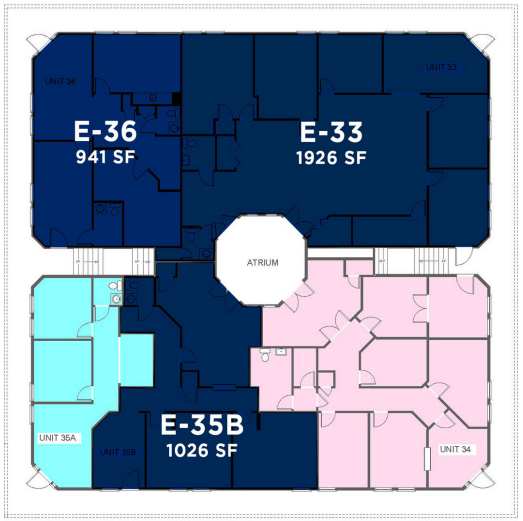






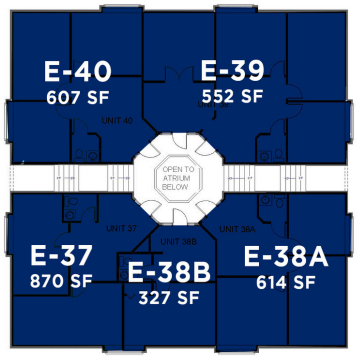

FLOOR PLANS

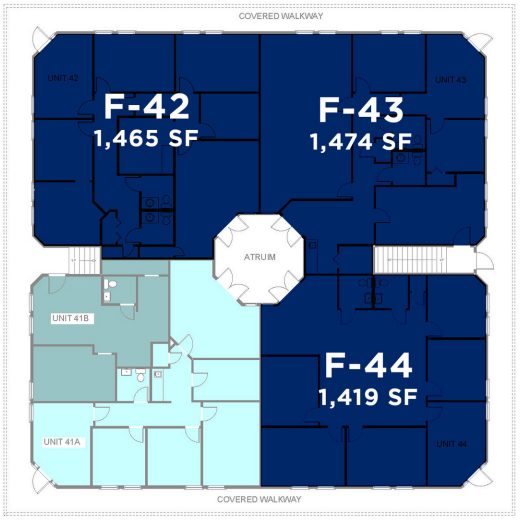


BUILDING E

KEY WEST PROFESSIONAL CENTER

AVAILABLE UNITS

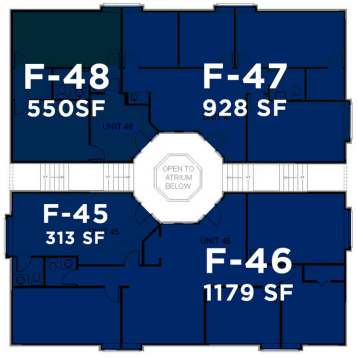




BUILDING F

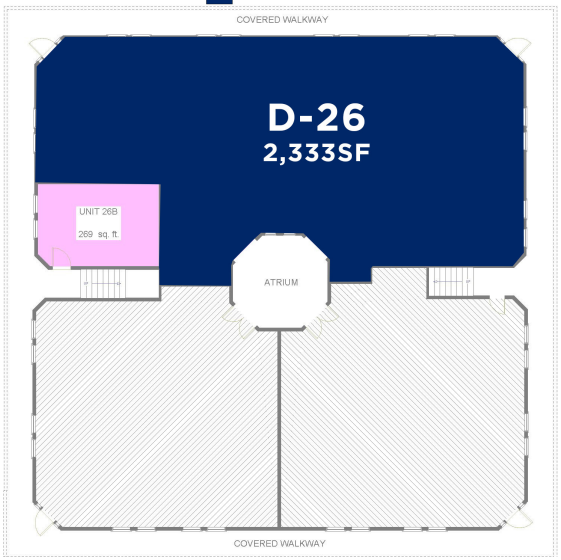
KEY WEST PROFESSIONAL CENTER

AVAILABLE UNITS



KEY WEST PROFESSIONAL CENTER

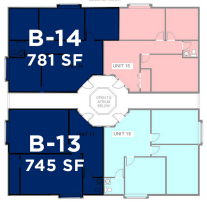
AVAILABLE UNITS



BUILDING B

KEY WEST PROFESSIONAL CENTER

AVAILABLE UNITS



BUILDING K

KEY WEST PROFESSIONAL CENTER

AVAILABLE UNITS

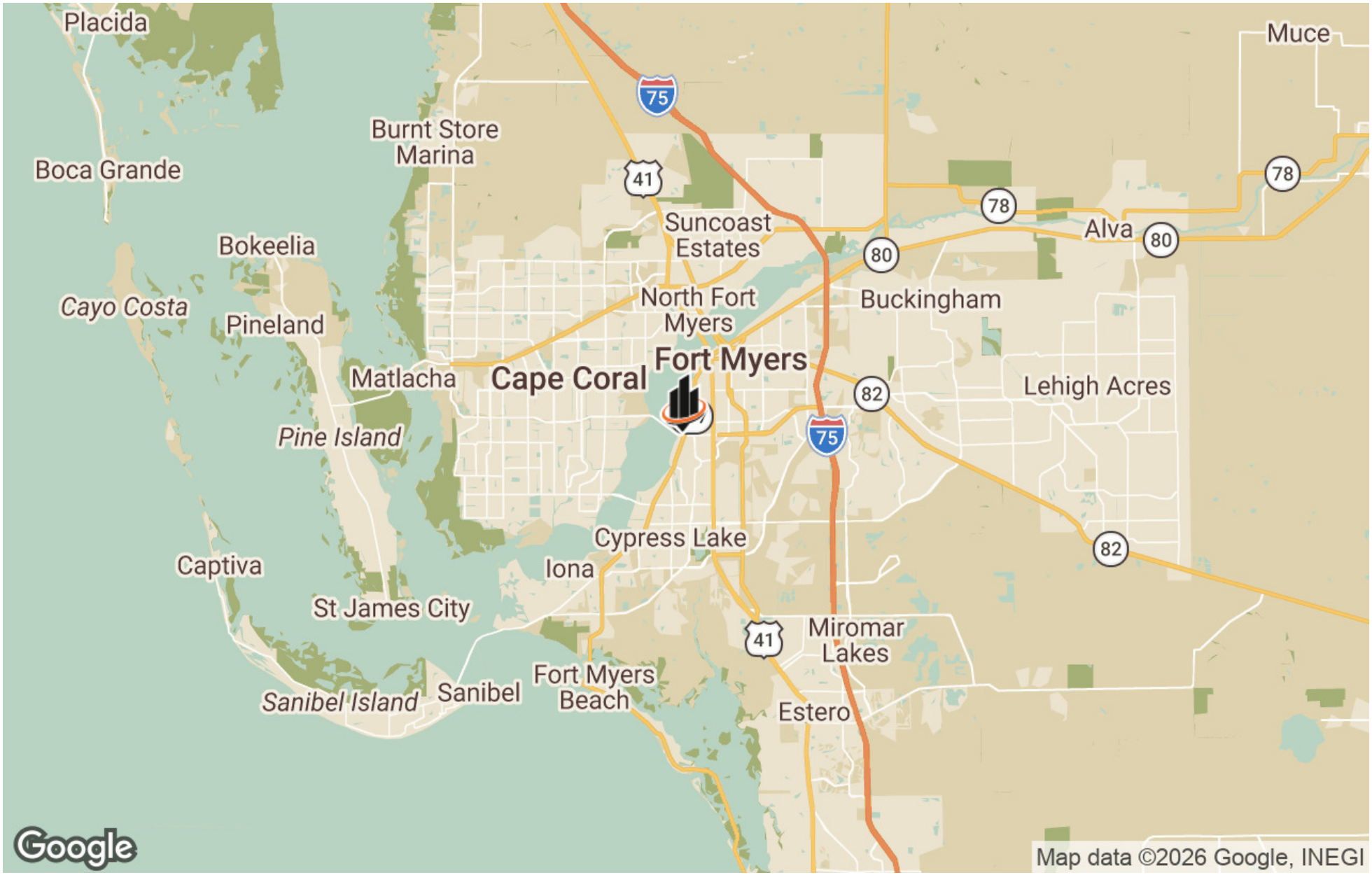
SVN COMMERCIAL PARTNERS

Location Information

RETAIL MAP

Located along one of the fastest-growing commercial corridors in Lee County, this property offers exceptional connectivity to both Cape Coral and the greater Fort Myers area. Its central position provides convenient access to major arterials, making it ideal for businesses seeking strong regional reach. The site also benefits from its proximity to significant new development activity along Colonial Boulevard, including the redevelopment area surrounding the Broadway Palm Theatre, which continues to drive growth, traffic, and long-term demand in this submarket.

REGIONAL MAP



Demographics

1342 Colonial Blvd Fort Myers, FL 33907	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2025)	57,034		175,515		519,433	
Projected Population (2030)	54,088		170,598		524,589	
Census Population (2020)	59,025		174,674		479,720	
Census Population (2010)	52,614		147,699		396,007	
Projected Annual Growth (2025-2030)	-2,946	-1.0%	-4,917	-0.6%	5,156	0.2%
Historical Annual Growth (2020-2025)	-1,991	-	841	-	39,714	1.7%
Historical Annual Growth (2010-2020)	6,411	1.2%	26,975	1.8%	83,712	2.1%
Estimated Population Density (2025)	2,018	psm	2,236	psm	1,654	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2025)	24,612		79,853		223,030	
Projected Households (2030)	23,503		78,395		225,801	
Census Households (2020)	25,944		79,285		204,772	
Census Households (2010)	23,111		66,328		168,572	
Projected Annual Growth (2025-2030)	-1,109	-0.9%	-1,457	-0.4%	2,770	0.2%
Historical Annual Change (2010-2025)	1,501	0.4%	13,524	1.4%	54,459	2.2%
Average Household Income						
Estimated Average Household Income (2025)	$101,347		$101,853		$108,257	
Projected Average Household Income (2030)	$101,704		$102,641		$108,973	
Census Average Household Income (2010)	$60,751		$57,852		$61,442	
Census Average Household Income (2000)	$53,875		$50,739		$51,896	
Projected Annual Change (2025-2030)	$357	-	$788	0.2%	$716	0.1%
Historical Annual Change (2000-2025)	$47,472	3.5%	$51,114	4.0%	$56,361	4.3%
Median Household Income						
Estimated Median Household Income (2025)	$74,498		$74,812		$80,057	
Projected Median Household Income (2030)	$74,138		$74,497		$80,103	
Census Median Household Income (2010)	$43,274		$44,001		$47,352	
Census Median Household Income (2000)	$40,443		$40,024		$40,862	
Projected Annual Change (2025-2030)	-$361	-	-$315	-	$97	-
Historical Annual Change (2000-2025)	$34,056	3.4%	$34,788	3.5%	$39,145	3.8%

PROFORMA

INCOME SUMMARY	
VACANCY COST	($48,546)
GROSS INCOME	**$922,369**

EXPENSES SUMMARY	
OPERATING EXPENSES	**$230,592**

NET OPERATING INCOME	**$691,777**

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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