



FOR SALE

12751 NEW BRITTANY BLVD

FORT MYERS, FL



INVESTMENT SUMMARY

EXECUTIVE SUMMARY:

Trinity Commercial Group is pleased to present 12751 New Brittany Boulevard, a premier 5-story office building in Fort Myers, Florida. This property offers 58,028± square feet on a 3.52 acre lot, boasting exceptional accessibility, visibility, and proximity to major business corridors.

Property Overview:

The building is a stand alone 5-story office building with stone and glass exterior and a detached 3-story parking garage.

Location:

The property's location in Fort Myers offers convenient access to the Cape Coral Bridge for connection to Cape Coral, and excellent north/south access between Summerlin and US-41.

Use:

Allowable uses include standard office, with a minimum level of retail sales and personal services to serve the needs of the workforce and clientele.

For further information or to schedule a tour, please contact us at 239.334.3040 x202

OFFERING:

PRICE	Please Call for Details
ADDRESS	12751 New Brittany Blvd, Fort Myers, FL
COUNTY	Lee County
ZONING	CS-1
YEAR BUILT	1997 (29 Years)
BUILDING	58,028± SF 5 Floors
LAND SIZE	3.52 Acres
PARKING	237 Spaces, Including 3-Story Parking Garage



INVESTMENT HIGHLIGHTS

Strong Market Fundamentals: With low vacancy rates (4.7%), stable rental demand, and limited new supply, the Fort Myers office market offers strong long-term value.

High-Value Location: Situated near College Parkway, a prime Fort Myers business district, the property benefits from high traffic counts (38,000 AADT) and easy access to major infrastructure.

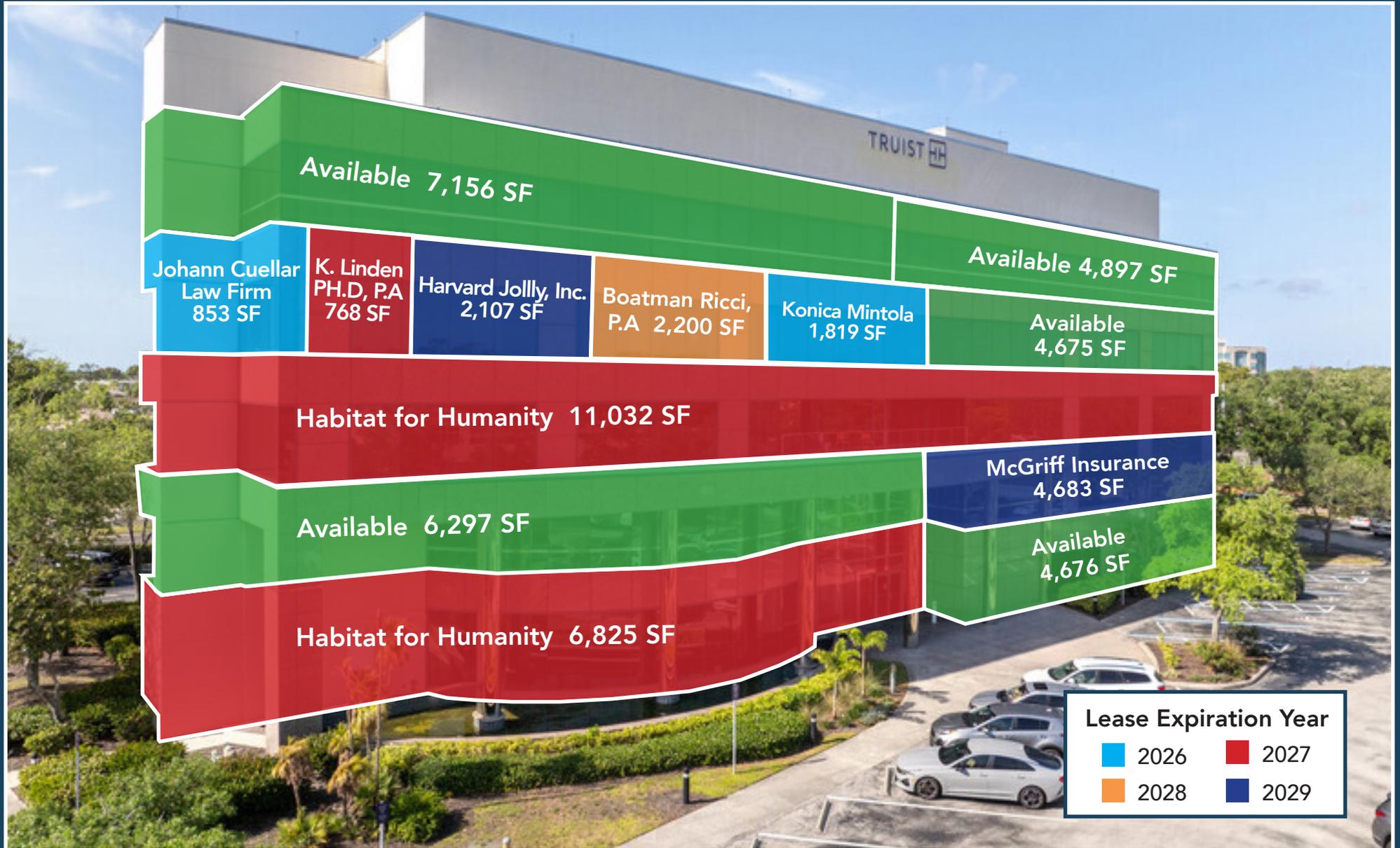
Medical Office Synergy Potential: The property's location within a healthcare-focused corridor positions it to capitalize on Fort Myers' strong medical office sector, where occupancy and rental rates exceed general office averages.

High-Barrier-to-Entry Market: Limited metro-wide office development (14,000 SF under construction) provides a competitive advantage for existing assets like this property, supporting long-term value and rent stability.

Leasing Demand Supported by Population Growth: With five-year population growth of approximately 17.8%, the Fort Myers office market benefits from sustained tenant demand. Average asking rents of \$28.12/SF indicate willingness to secure quality office space, supporting near-term leasing activity and long-term income stability.

INVESTMENT SUMMARY

CONTRACTED TENANTS



INVESTMENT SUMMARY



Downtown Fort Myers River District (6.8 miles | 14 minutes)

MARKET OVERVIEW

Fort Myers is the second-largest office market in Southwest Florida, characterized by its stable economy, consistent population growth, and diverse commercial real estate sector. In recent years, the city has experienced a significant increase in investment activity, with both institutional and private capital focused on prime office properties.

Office Market Dynamics

- Total Office Inventory: Approximately 22 Million SF
- Vacancy Rate: 4.7% (relatively stable)
- 12-Month Net Absorption: 116,000 SF
- 12-Month Deliveries: 15,300 SF (limited new supply)
- Market Asking Rent Growth: 3.9% year-over-year
- Average Market Rent: \$27.00/SF
- High Occupancy Stability: Lease rates remain stable due to vacancy rates below 5%

Investment Considerations

Limited New Supply – New office construction in Fort Myers is infrequent, largely confined to build-to-suit or medical office projects. With only 14,000 SF currently under construction, existing properties are well-positioned to maintain value.

Rent Growth Stability – Despite a slight moderation in office demand, Fort Myers' affordability compared to other regional markets has allowed rent growth to remain stable despite macroeconomic pressures.

Medical Office Resilience – The healthcare sector significantly influences the Fort Myers office market, with medical office properties exhibiting high occupancy and driving rental growth exceeding the market average.

The investment opportunity at 12751 New Brittany Blvd is well-aligned with the favorable Fort Myers market dynamics, offering a compelling asset in a supply-constrained market with consistent demand.





NEW BRITANNY BLVD

**5 Stories
58,028± SF**

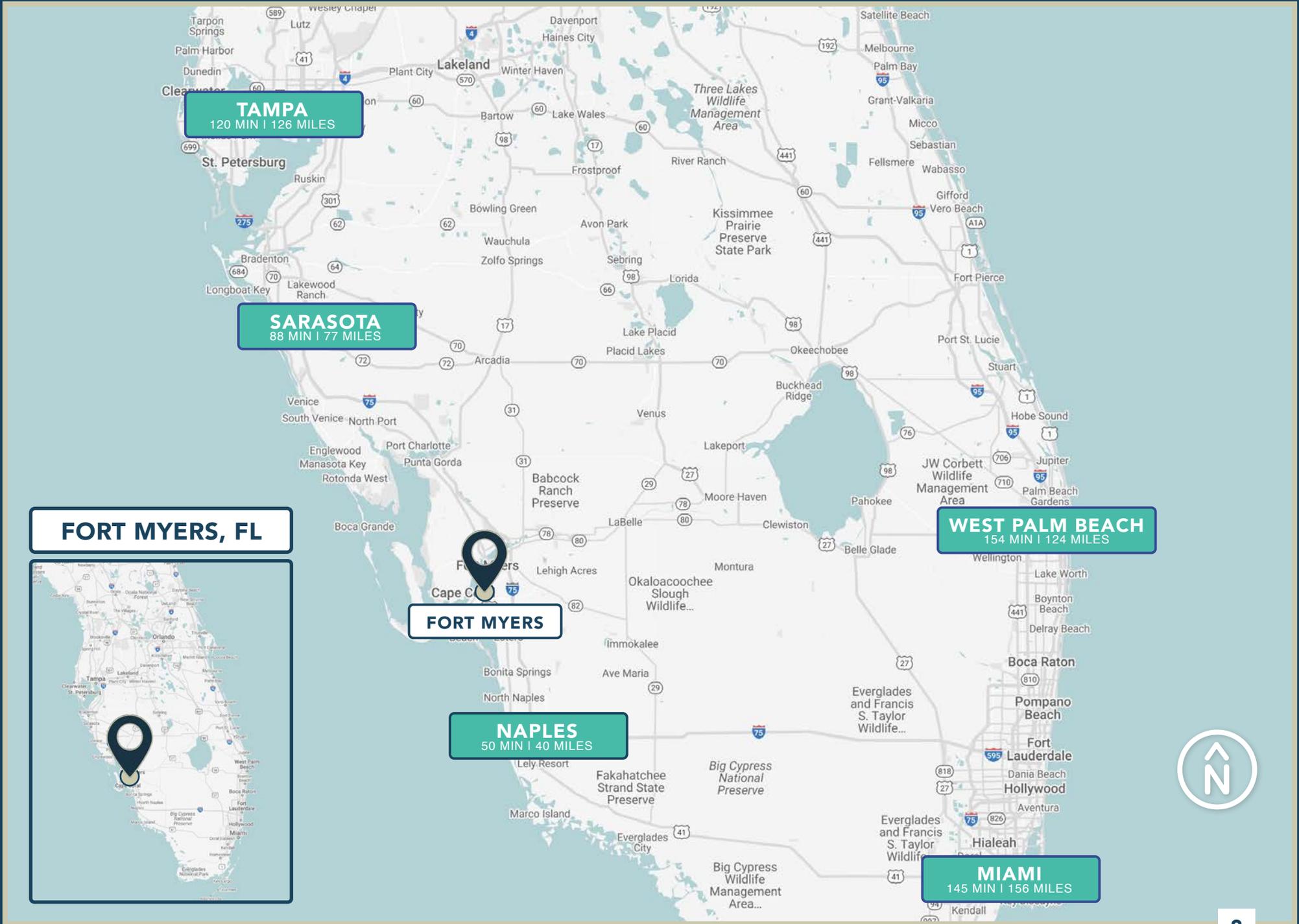
**3 Story
Parking Garage**

COLLEGE PARKWAY

38,000± VPD







DEMOGRAPHICS

FORT MYERS, FLORIDA



12751 New Brittany Blvd	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	10,673	62,945	148,138
2030 Projected Population	9,757	58,309	140,705
2020 Census Population	10,882	66,240	146,734
2010 Census Population	9,746	57,357	125,814
Projected Annual Growth 2025 to 2030	-1.7%	-1.5%	-1.0%
Historical Annual Growth 2010 to 2025	1.2%	1.5%	1.7%
2025 Median Age	45.8	49.3	39.8
HOUSEHOLDS			
2025 Estimated Households	5,182	30,553	69,300
2030 Projected Households	4,797	28,655	66,379
2020 Census Households	5,360	31,881	68,793
2010 Census Households	4,993	28,049	58,800
Projected Annual Growth 2025 to 2030	-1.5%	-1.2%	-0.8%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	1.2%
INCOME			
2025 Estimated Average Household Income	\$73,132	\$98,186	\$114,433
2025 Estimated Median Household Income	\$58,608	\$71,822	\$82,153
2025 Estimated Per Capita Income	\$35,835	\$47,822	\$53,702
BUSINESS			
2025 Estimated Total Businesses	1,830	7,520	14,796
2025 Estimated Total Employees	11,102	52,917	97,831
2025 Estimated Employee Population per Business	6.1	7.0	6.6
2025 Estimated Residential Population per Business	5.8	8.4	10.0





NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

PRESENTED BY:

Southwest FL Office

9450 Corkscrew Palms Cir
Suite 101
Estero, Florida 33928
239.334.3040

TIM SCHNEIDER

Partner
239.334.3040 x 202
Tim.Schneider@TrinityCRE.com

TONY MANGIONE

Partner
239.334.3040 x 202
Tony.Mangione@TrinityCRE.com

KALEB GERALD

Associate
239.334.3040 x 202
Kaleb.Gerald@TrinityCRE.com

© 2026 Trinity Commercial Group | TrinityCRE.com

This information is considered accurate, but not guaranteed. TCG has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than TCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.

