



AADT 125,171±

INTERSTATE COMMERCE DRIVE LOOP



2.5M SQ. FT. WAREHOUSE/FLEX SPACE

CONNECTION TO TREELINE AVE/TERMINAL ACCESS ROAD



AVAILABLE SPACE 3,300 SQ. FT.



INTERSTATE COMMERCE DRIVE

LSI COMPANIES

OFFERING MEMORANDUM

# 9961 INTERSTATE COMMERCE DRIVE

2ND GEN SPACE AVAILABLE AT ALICO ROAD & I-75

## PROPERTY SUMMARY

**Property Address:** 9961 Interstate Commerce Drive  
Fort Myers, FL 33913

**County:** Lee

**Property Type:** Storefront Retail/Office Multi-story

**Available Space:** Suite 150 - 3,030± Sq. Ft.

**Property Size:** 3.38± Acres

**Building Size:** 48,000± Sq. Ft.

**Zoning:** CPD (Commercial Planned Development)

**Year Built:** 2012

LEASE RATE:  
**\$20 PSF NNN**  
**CAM: \$9.29 PSF**  
(\$7,395/month)

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

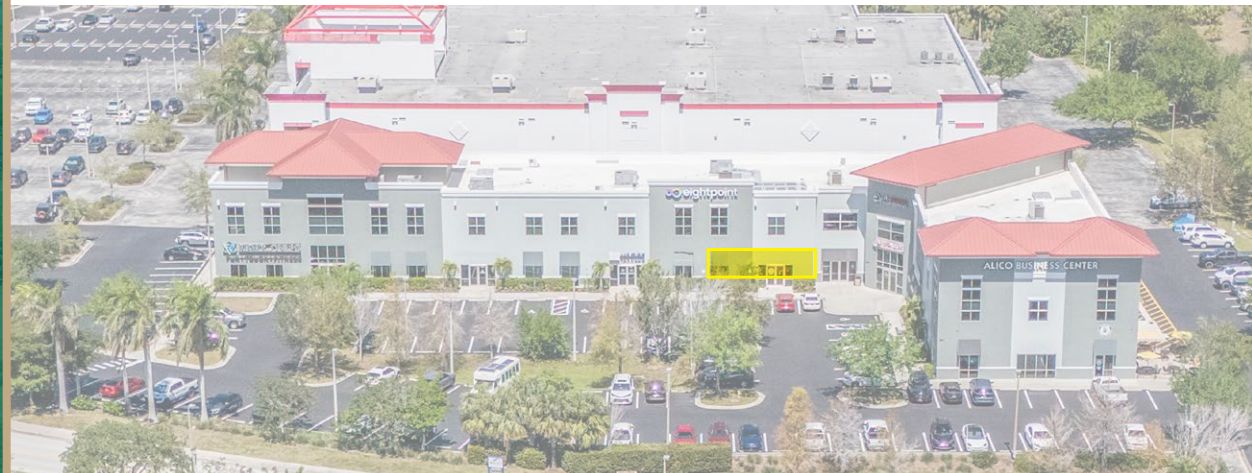
## SALES EXECUTIVES



**Eric Edwards, CCIM**  
Senior Broker Associate



**Logan Holley**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Eric Edwards, CCIM**

eedwards@lsicompanies.com

o: (239) 427-3400 m: (239) 877-3958

**Logan Holley**

lholley@lsicompanies.com

o: (239) 489-4066 m: (404) 625-0185

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY

### LSI Companies presents Alico Business Center, Unit 150.

This 3,030 Sq. Ft. retail/office suite offers a spacious open area that can accommodate a variety of layouts. With multiple restrooms, washer & dryer hook ups with 3-phase power, LED lighting throughout, and plenty of parking, this space is ideal for a medical user, large showroom, or a variety of other uses.

#### KEY HIGHLIGHTS:

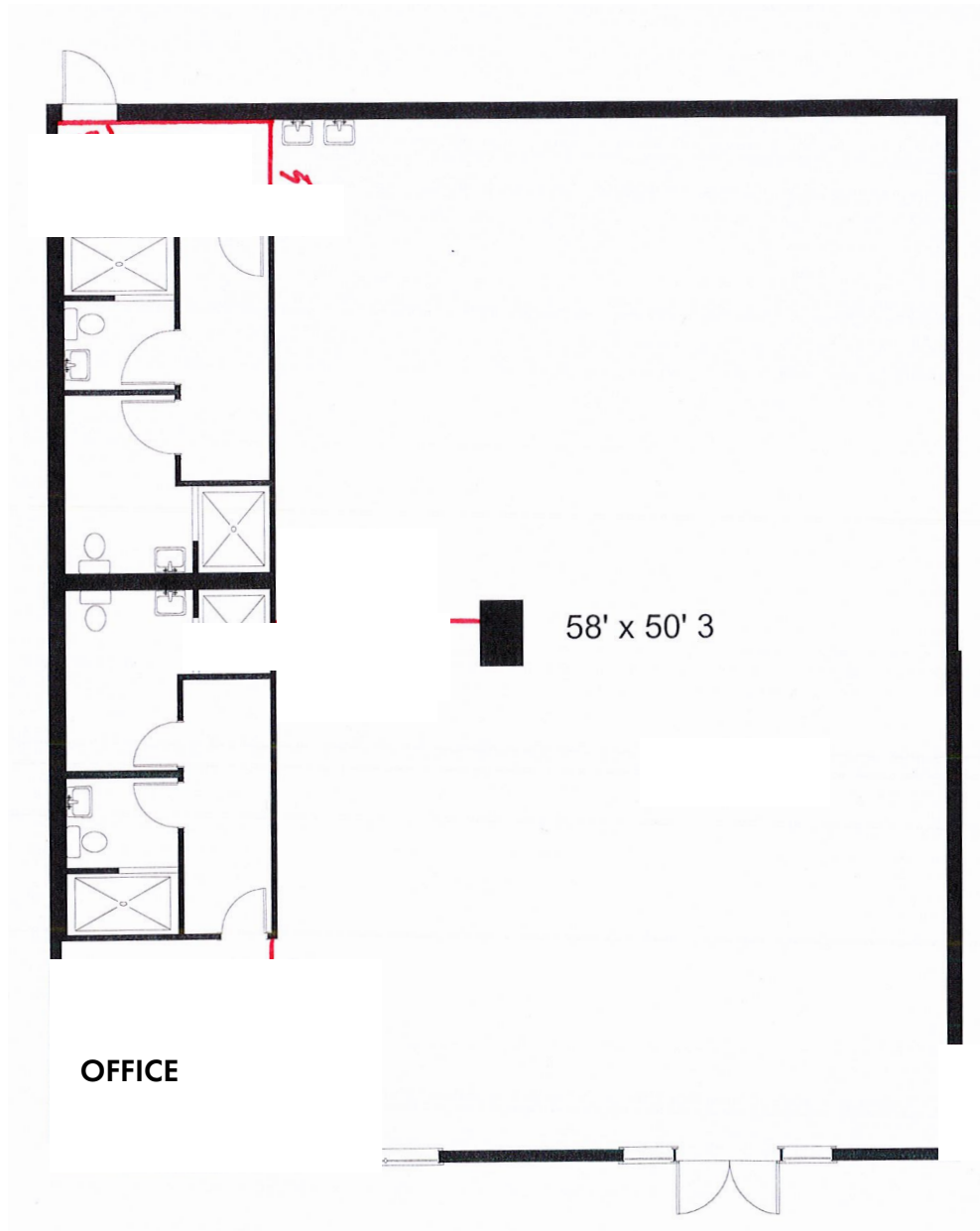
- Tenant signage available
- Plentiful parking
- Spacious open floor area that can accommodate a variety of layouts
- Multiple restrooms with two showers in each
- Washer & dryer hook ups
- Open floor plan with 1 built out office
- Surrounded by a variety of national retail brands
- Located at I-75 (AADT: 129,200) & Alico Road (AADT: 28,000) interchange



# PROPERTY AERIAL



## FLOOR PLAN



All floorplans and square footage figures are approximate and provided for illustrative purposes only. The plans and figures contained herein were not prepared by a licensed engineer or professional surveyor and should not be relied upon as such. LSI disclaims any liability for inaccuracies and makes no guarantees, warranties, or representations as to the accuracy or completeness of the figures provided.

# PROPERTY AERIAL



# LOCATION

## SURROUNDING NOTABLE RETAIL

### 1. INTERSTATE COMMERCE



### 2. GULF COAST TOWN CENTER

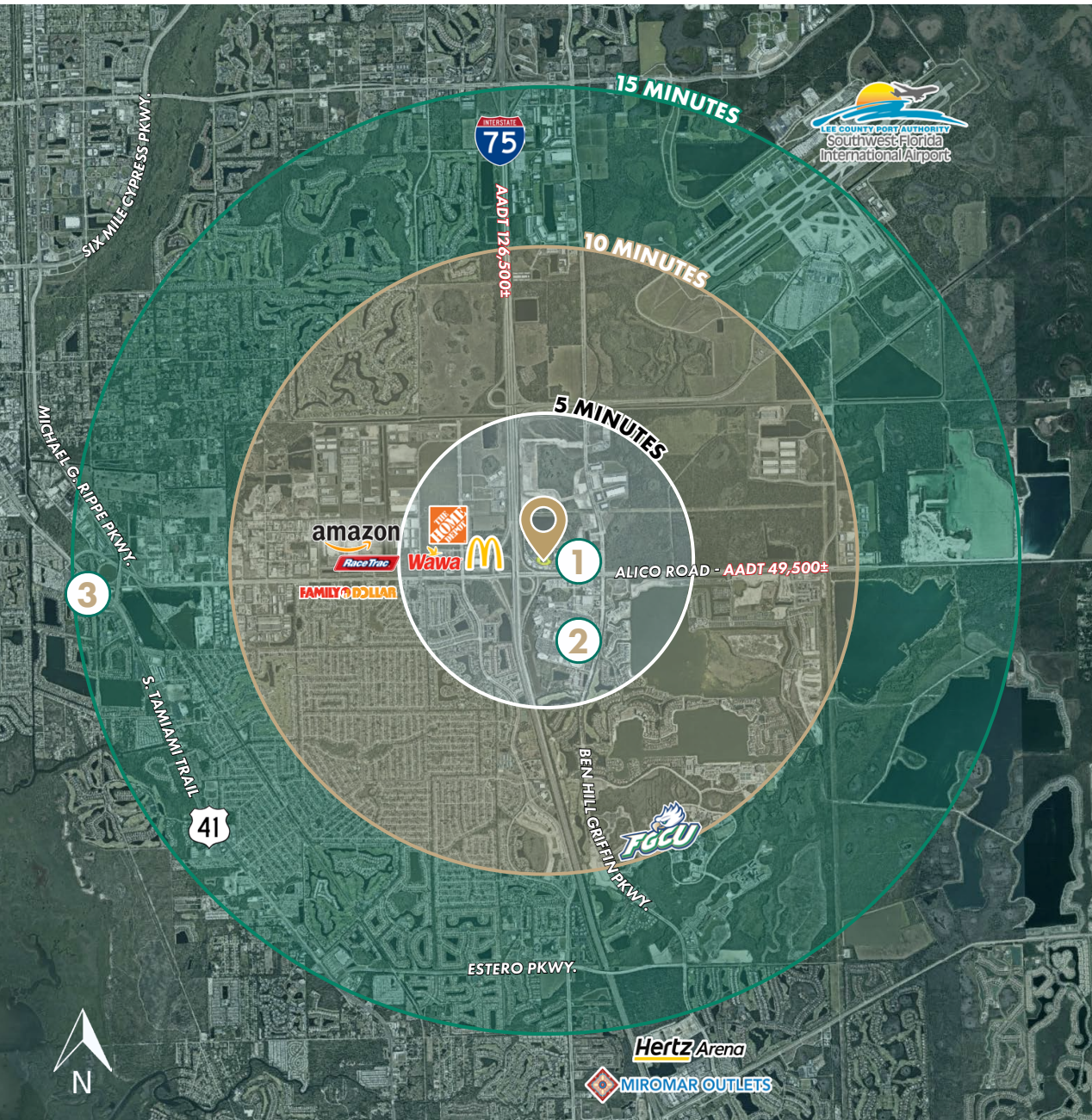


### 3. ALICO COMMONS



## LOCATION HIGHLIGHTS

- 0.2± miles to I-75
- 1± miles to Gulf Coast Town Center
- 2.5± miles to Amazon Distribution Center
- 4.2± miles to Florida Gulf Coast University (FGCU)
- 4.7± miles to Hertz Arena
- 5± miles to SWFL International Airport (RSW)
- 15± miles to Downtown Fort Myers
- 16± miles to North Naples





# LSI COMPANIES

LSICOMPANIES.COM

## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.