

# METROPOLITAN COMMERCIAL PARK

12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



**\$799,000**  
PRICE



**\$11.00/SF NNN**  
LEASE RATE



**4,685 SF**  
UNIT SIZE



**1985**  
BUILT

- Vacant, 4,685 SF two-story office unit w/ flex garage for sale or lease in Fort Myers, FL
- Unit features 9 flexible rooms, 3 private offices, 4 restrooms, garage, utility room, storage space & more
- Drive-in garage space with 12' roll up door. The garage area could be expanded.
- Second floor office area has separate store front entrance door
- Fronting Metro Parkway (36,500 AADT) with easy access to main arterial roads US-41 and I-75



5-MILE POPULATION

**143,040**



5-MILE MEDIAN AGE

**47.8**



5-MILE HH INCOME

**\$112,294**



5-MILE EMPLOYEES

**98,505**

[PROPERTIES.LQCRE.COM/METRO-COMMERCIAL-PARK](https://PROPERTIES.LQCRE.COM/METRO-COMMERCIAL-PARK)



1614 Colonial Blvd #101  
Fort Myers, FL 33907  
LQCRE.COM

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Associate

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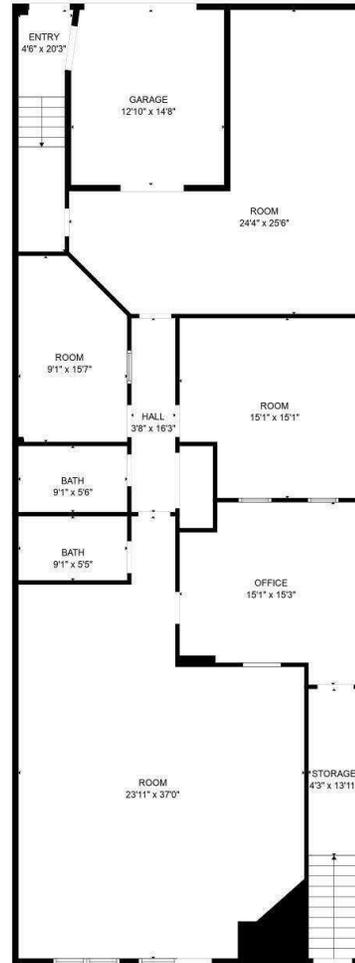
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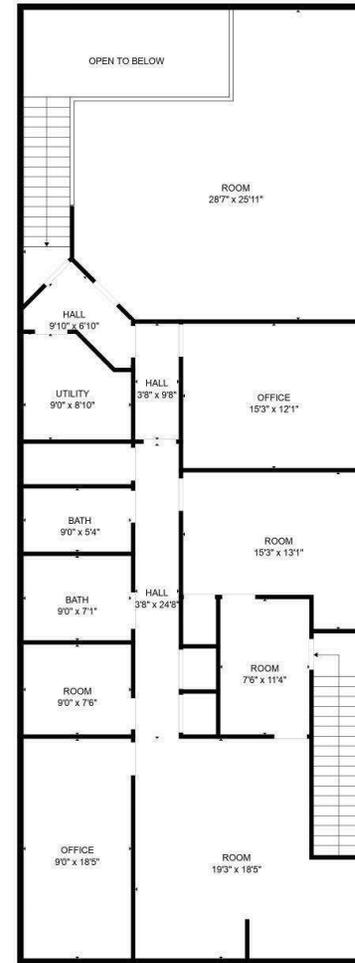


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FLOOR 1



FLOOR 2



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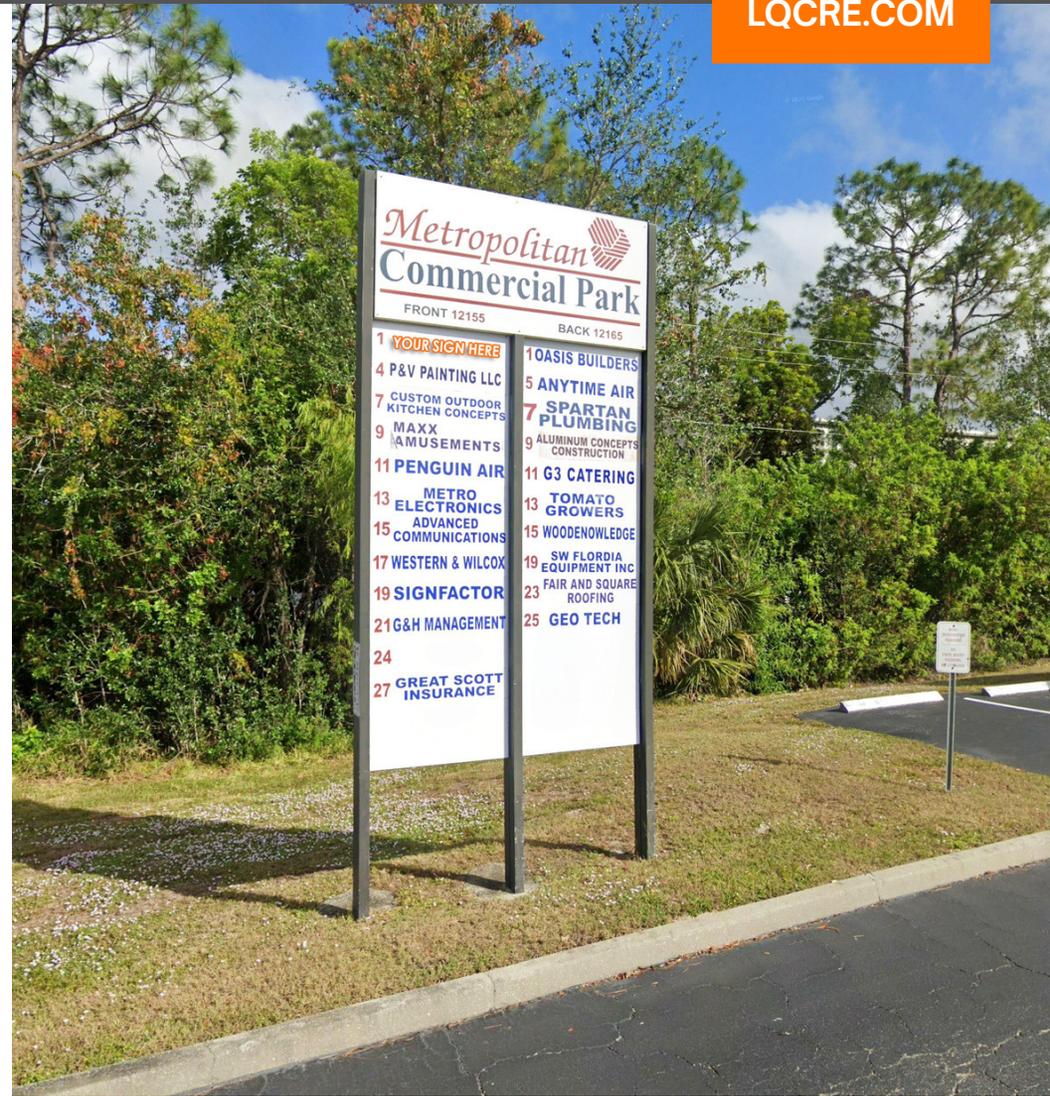
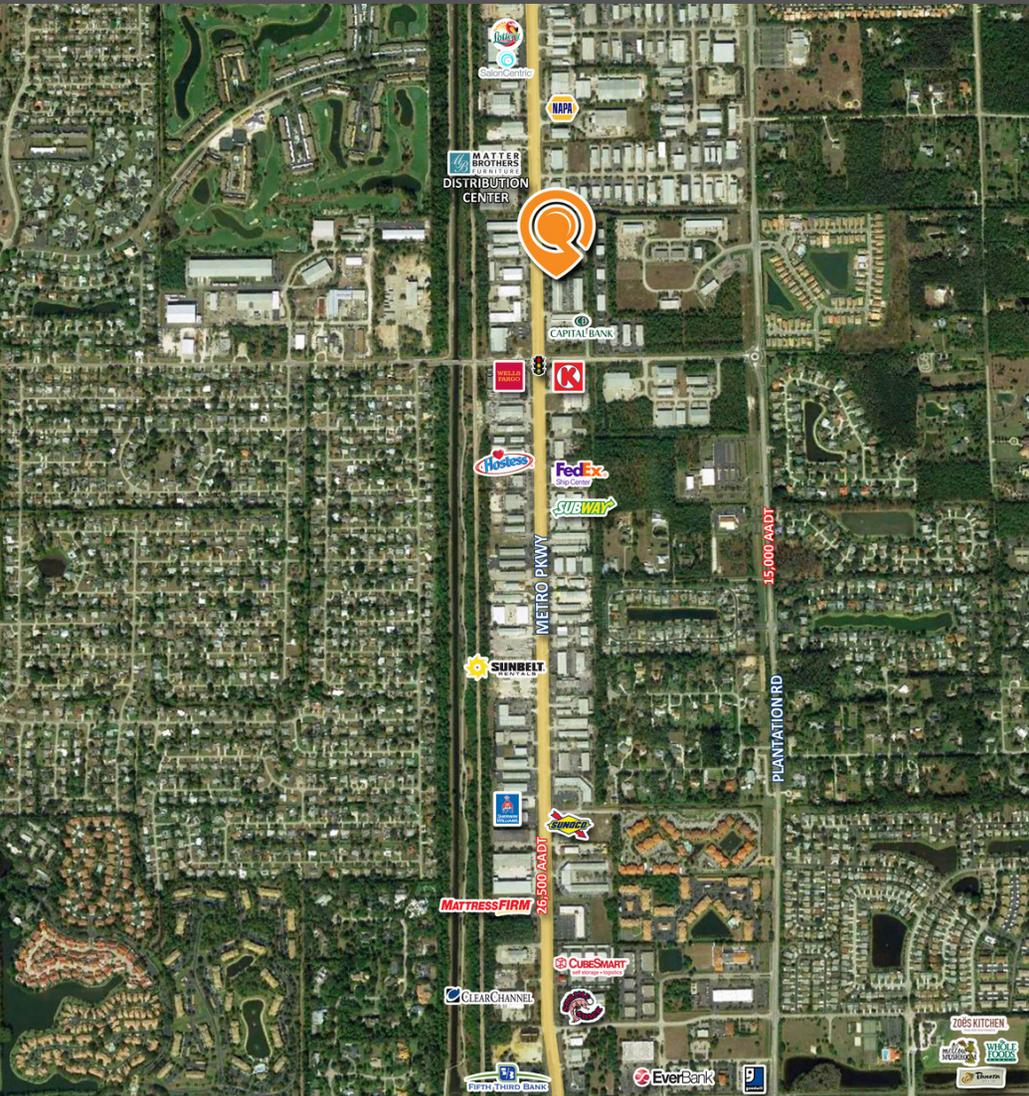
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