



Auto Dealership

10064 DANIELS INTERSTATE CT | FORT MYERS, FL

CBRE

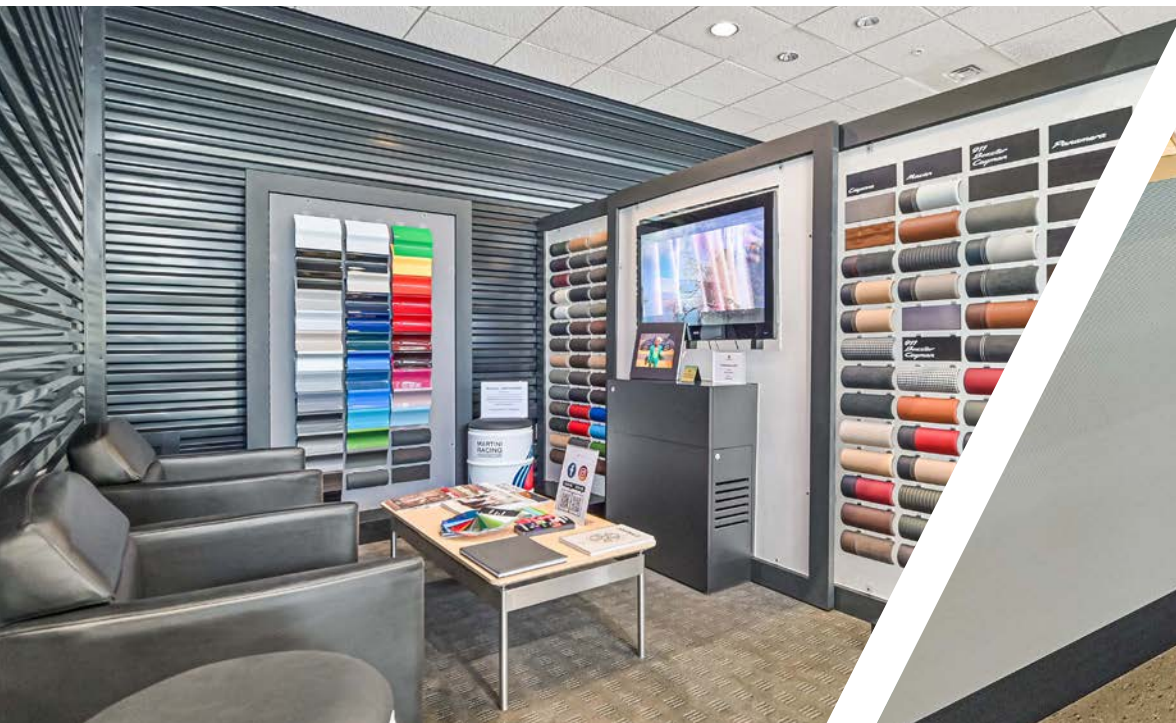


The Offering



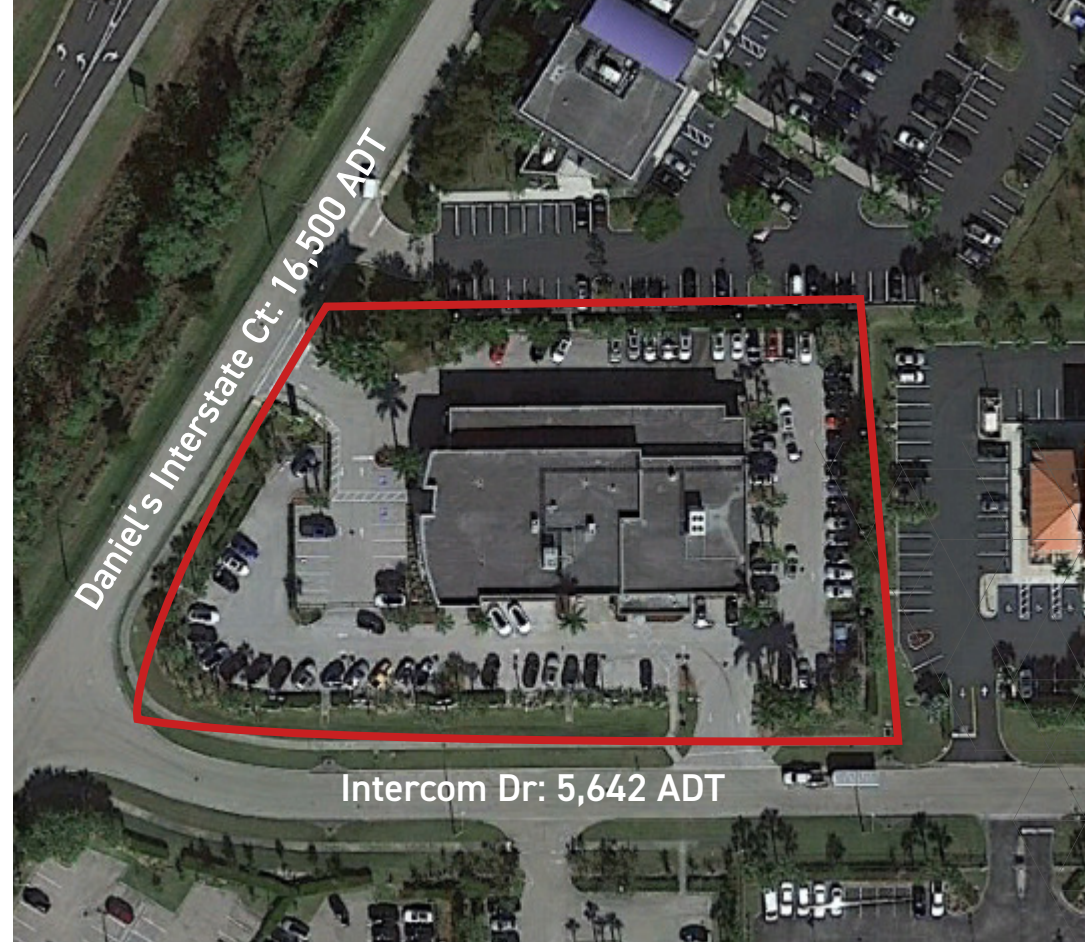
The property, '10064 Daniels Interstate Ct, Fort Myers' is available for sale. The property contains 17,897 SF and is located on 1.85 Acres of land. The facility is currently built out for a luxury automotive company and contains modern finishes and a high end feel.





Property Description

Property Address	10064 Daniels Interstate Ct., Fort Myers, FL 33913
Current Tenant	Porsche of Fort Myers
Offering Price	\$8,000,000
Price Per Sq Ft	\$447
Building Size	17,897 SF
Land Size	1.85 AC
Built/Renovated	2010
Zoning	MPD
Parking	100 Spaces
Parking Ratio	1.4 Spaces per 1,000 SF



5,966 SF
SHOWROOM & OFFICES

379 SF
FRONT ENTRY

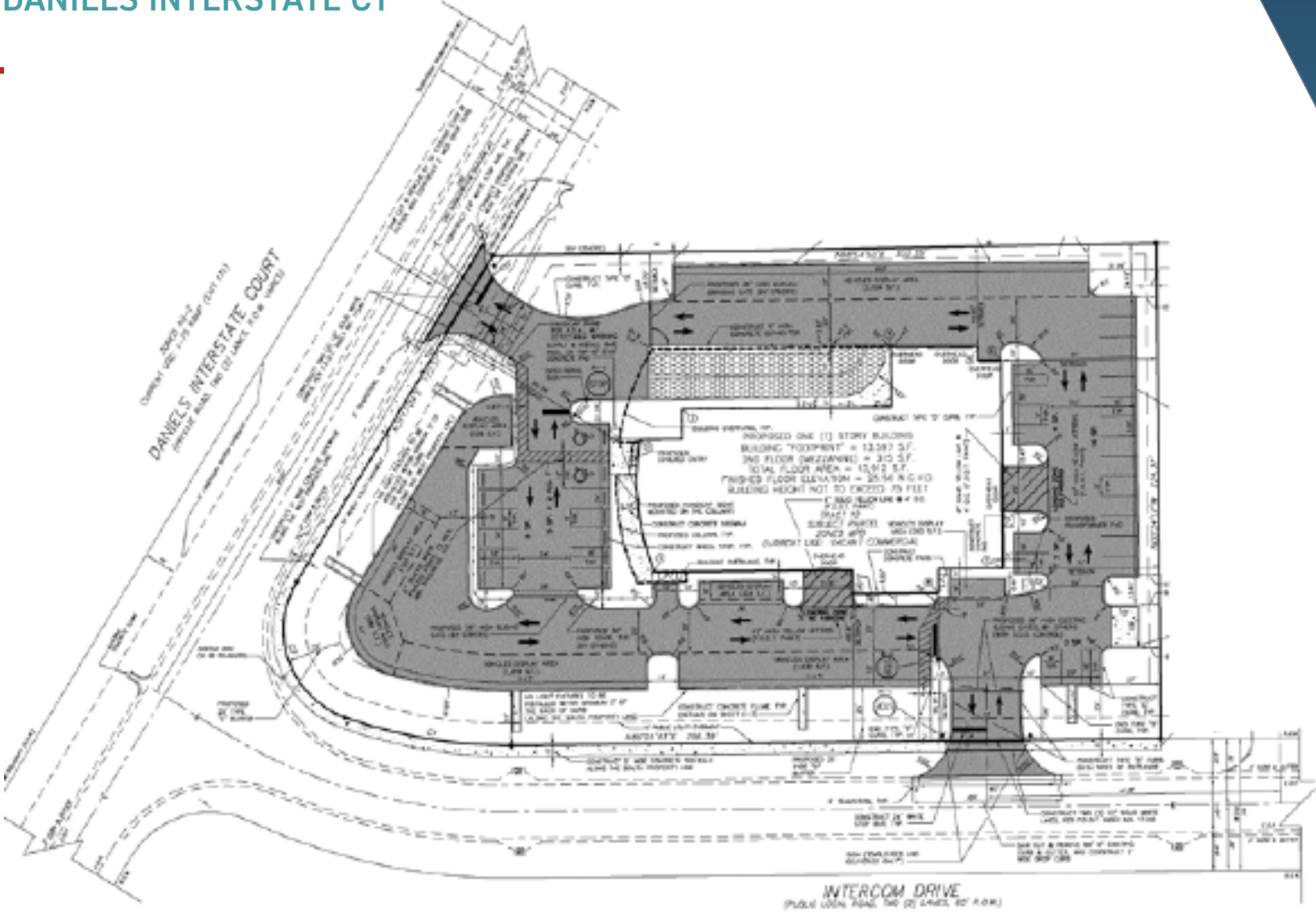
315 SF
PARTS MEZZANINE

7,630 SF
SERVICE

3,407 SF
COVERED SERVICE
DRIVE

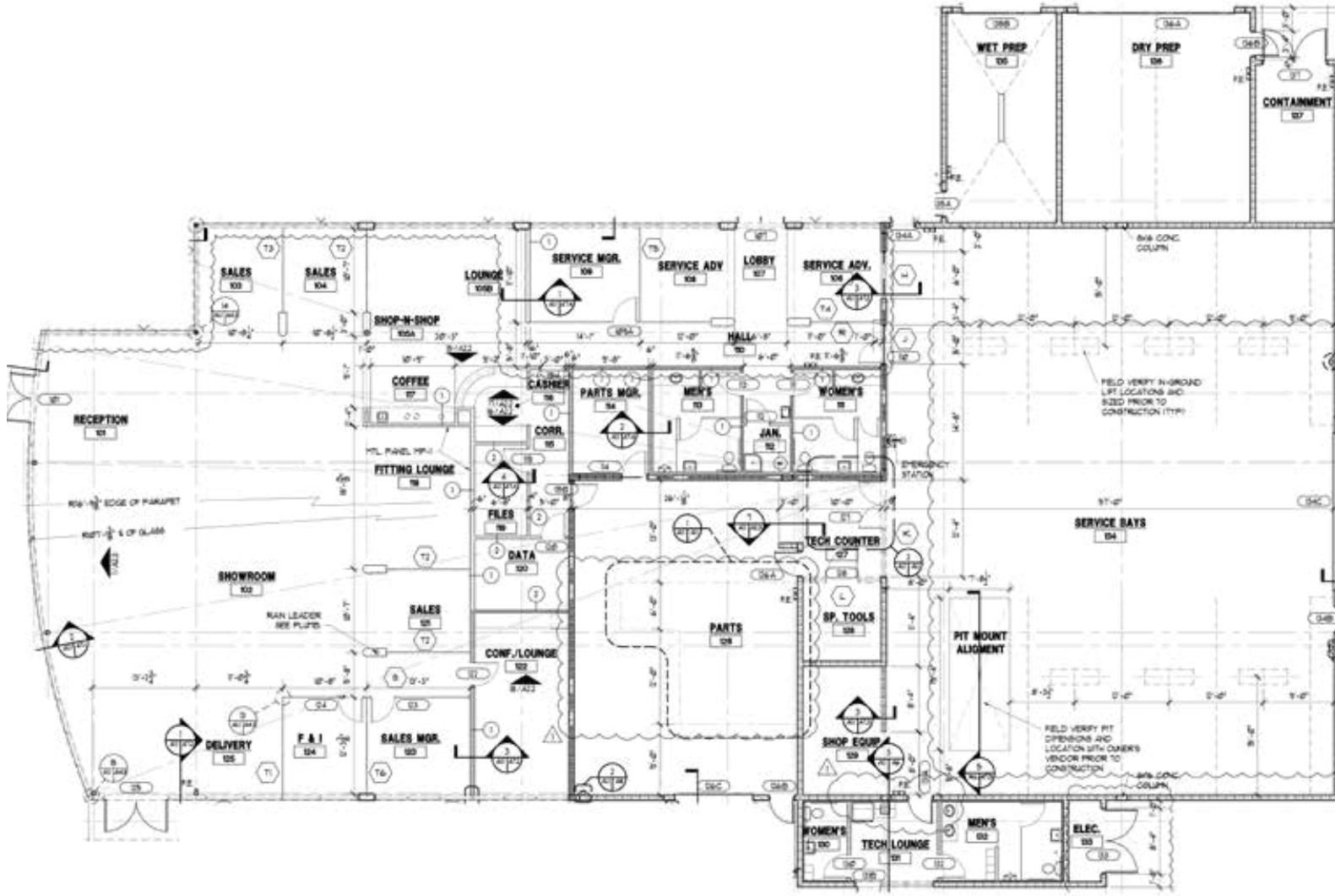
Site Plan

10064 DANIELS INTERSTATE CT



Floorplan

10064 DANIELS INTERSTATE CT





Map



**10064 DANIELS
INTERSTATE CT,
FORT MYERS, FL 33913:**

17,897 SF FOR SALE





Retail Specification

TRAFFIC:

1-75 in front of facility: 112,936
Daniels Parkway: 51,500
Off ramp at this location: 16,500
Treeline Avenue: 23,500

LOCATION:

Located in the NE corner of Daniels Interstate Court and Intercom Drive with two entrance drives, one on Daniels Interstate Court and one on Intercom Drive.

The location is not only benefited from exposure to Interstate 75 but is central to Lee County and the region.

Fort Myers

A BOOMING MARKET



Fort Myers is the 6th fastest growing city in the U.S.



Fort Myers is ranked #5 for top cities to start a business in.



Fort Myers is a tourist hotspot with a growing economy centered around retail, healthcare & accommodation industries.

7.0%

ANNUAL POPULATION GROWTH

105,260

2023 POPULATION

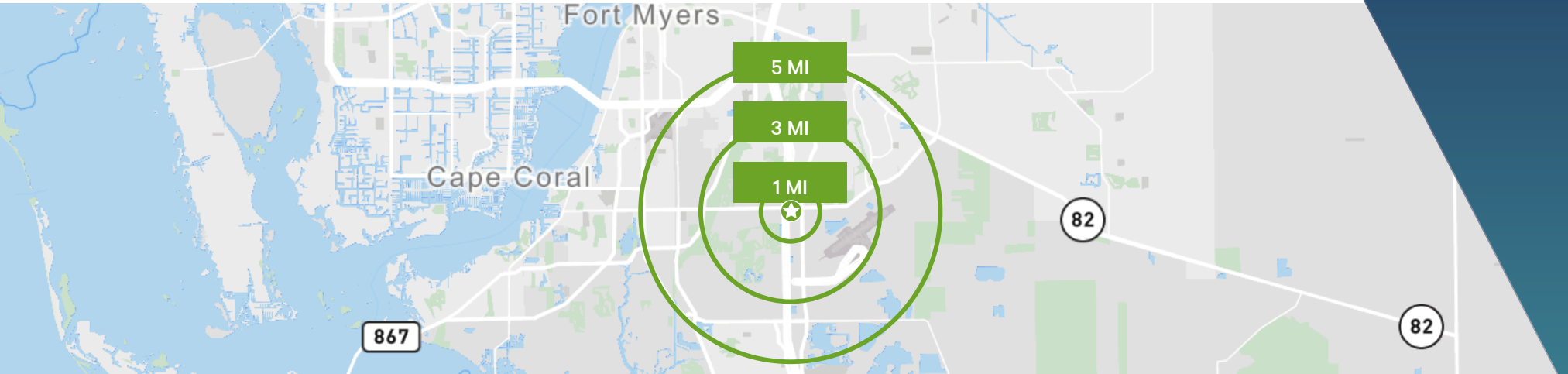
\$122,678

AVERAGE HH INCOME

87%

VEHICLE OWNERSHIP RATE

Area Demographics



	1 Mile	3 Miles	5 Miles
Population			
2023 Population - Current Year Estimate	496	26,364	87,012
2028 Population - Five Year Projection	502	28,383	93,508
2020-2023 Annual Population Growth Rate	3.61%	4.18%	4.81%
Households			
2023 Households - Current Year Estimate	228	12,536	38,620
2028 Households - Five Year Projection	231	13,505	41,584
2020-2023 Compound Annual Household Growth Rate	4.27%	4.39%	4.84%
2023-2028 Annual Household Growth Rate	0.26%	1.50%	1.49%
2023 Average Household Size	2.15	2.08	2.23
Household Income			
2023 Average Household Income	\$218,267	\$139,538	\$122,678
2028 Average Household Income	\$239,069	\$159,447	\$140,204
Housing Units			
2023 Housing Units	328	16,698	48,208
2023 Vacant Housing Units	100	4,162	9,588
2023 Occupied Housing Units	228	12,536	38,620
2023 Owner Occupied Housing Units	151	11,139	29,432
2023 Renter Occupied Housing Units	77	1,397	9,188
Education			
2023 Population 25 and Over	416	22,538	67,061
HS and Associates Degrees	136	10,117	33,873
Bachelor's Degree or Higher	278	11,633	30,115
Place of Work			
2023 Businesses	260	1,245	5,281
2023 Employees	2,910	12,695	57,020

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