



# IMH COMMERCIAL CENTER

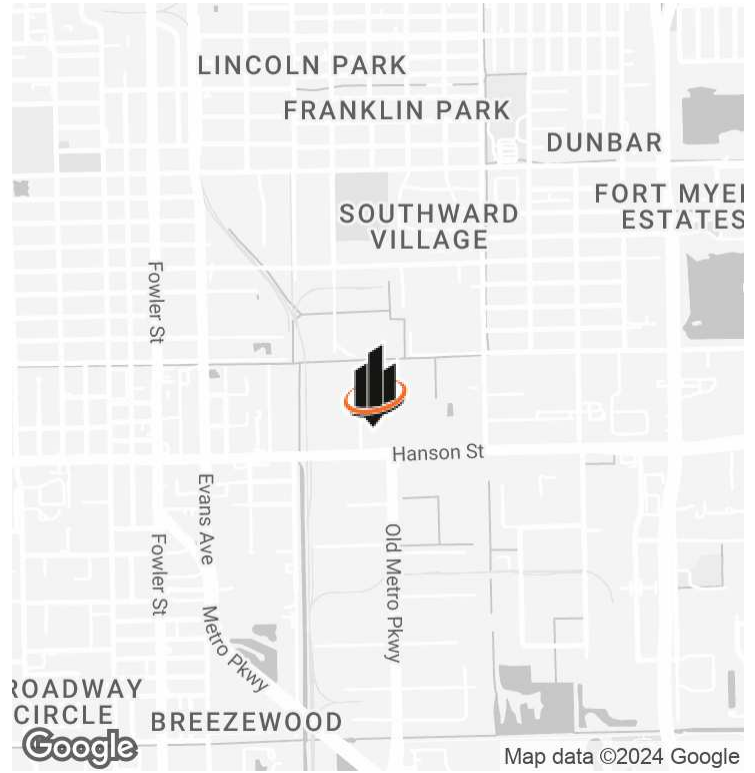
## 12,500 SF INDUSTRIAL

Hanson St & Old Metro Pkwy Fort Myers, FL

- Available SF: 12,500
- Clear height: 17' peak, 14' eaves
- Air conditioned office
- Security gate
- Building depth: 100'
- 1 drive-in, 1 dock-high door
- Fenced in yard
- 16,600 AADT



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.50 SF/yr (MG)
<b>AVAILABLE SF:</b>	12,500 SF
<b>LOT SIZE:</b>	4.39 Acres
<b>BUILDING SIZE:</b>	22,500 SF

## PROPERTY DESCRIPTION

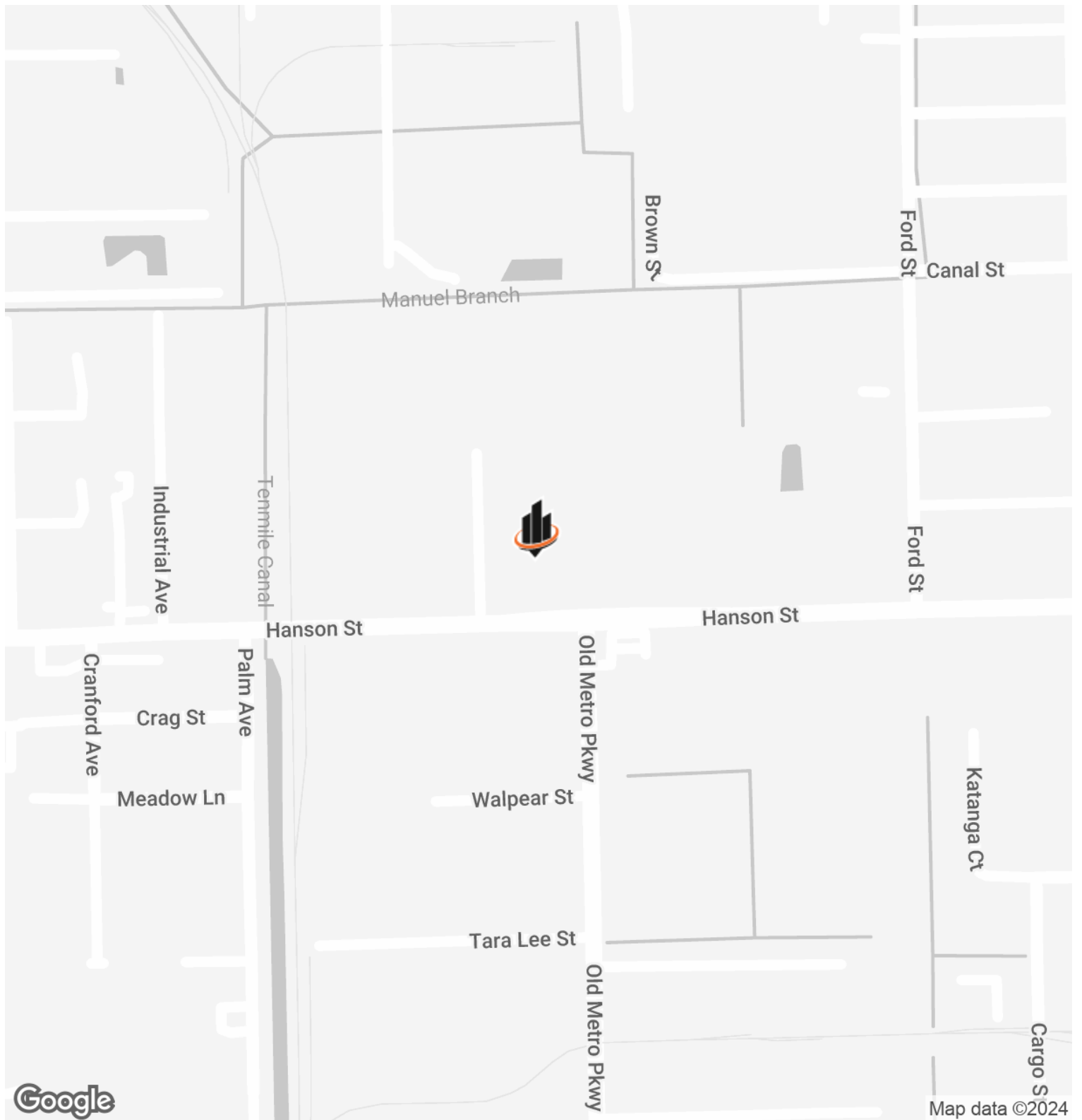
This 12,500-square-foot warehouse offers versatile space designed for efficiency and functionality. Featuring one dock-high door and one drive-in door, the property provides seamless access for loading and unloading operations. The 300 square feet of air-conditioned office space is perfect for administrative work, while two conveniently located bathrooms add to the comfort and practicality of the facility. Located in a secure, gated industrial park, the property ensures enhanced safety for your operations. This is an excellent opportunity for businesses seeking a well-appointed, secure, and adaptable industrial space for lease.

## PROPERTY HIGHLIGHTS

- 12,500 SF Industrial Warehouse
- Zoned Heavy Industrial
- Secure, Fenced in Yard

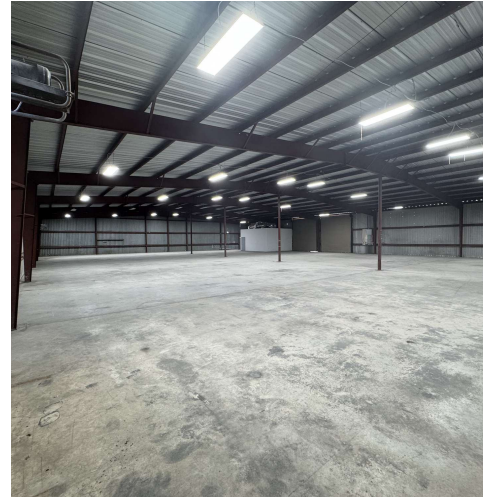
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# LOCATION MAP



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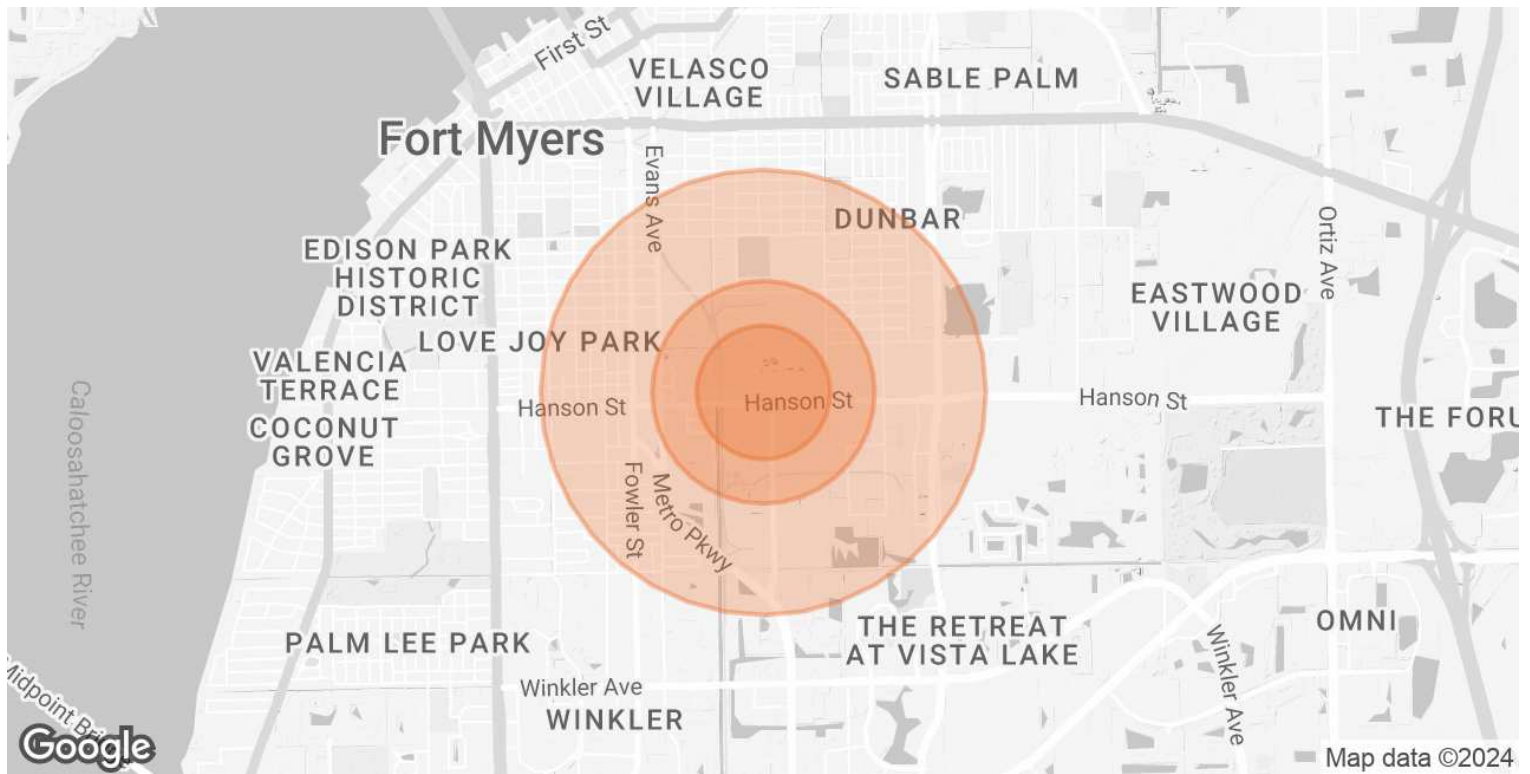
## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	8	378	7,941
<b>AVERAGE AGE</b>	36	35	37
<b>AVERAGE AGE (MALE)</b>	36	33	36
<b>AVERAGE AGE (FEMALE)</b>	36	36	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	3	136	2,898
<b># OF PERSONS PER HH</b>	2.7	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$45,732	\$38,169	\$49,079
<b>AVERAGE HOUSE VALUE</b>	\$244,445	\$209,052	\$261,038

Demographics data derived from AlphaMap

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## MEET THE TEAM



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## SVN BY THE NUMBERS

# SVN<sup>®</sup> by the numbers

**200+**

Office Owners

**2,200**

Advisors & Staff

**\$14.9B**

Total value of sales & lease transactions

**5**

Global Offices & expanding

**7+7**

Core services & speciality practice areas

**57M+**

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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