



CHILDREN'S NETWORK
OF SOUTHWEST FLORIDA, LLC

2232

FORT MYERS, FLORIDA

FOR SALE

PREMIUM OFFICE INVESTMENT

2232 ALTAMONT AVENUE

 **TCG**

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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

DETAILS

LIST PRICE: \$1,625,000 (\$205 PSF)
Reflecting a 6.96% Cap Rate
Adjusting to 7.17% Cap Rate in August 2025

BUILDING: 7,900± SF Building; Built in 1993

LAND: 0.96± AC

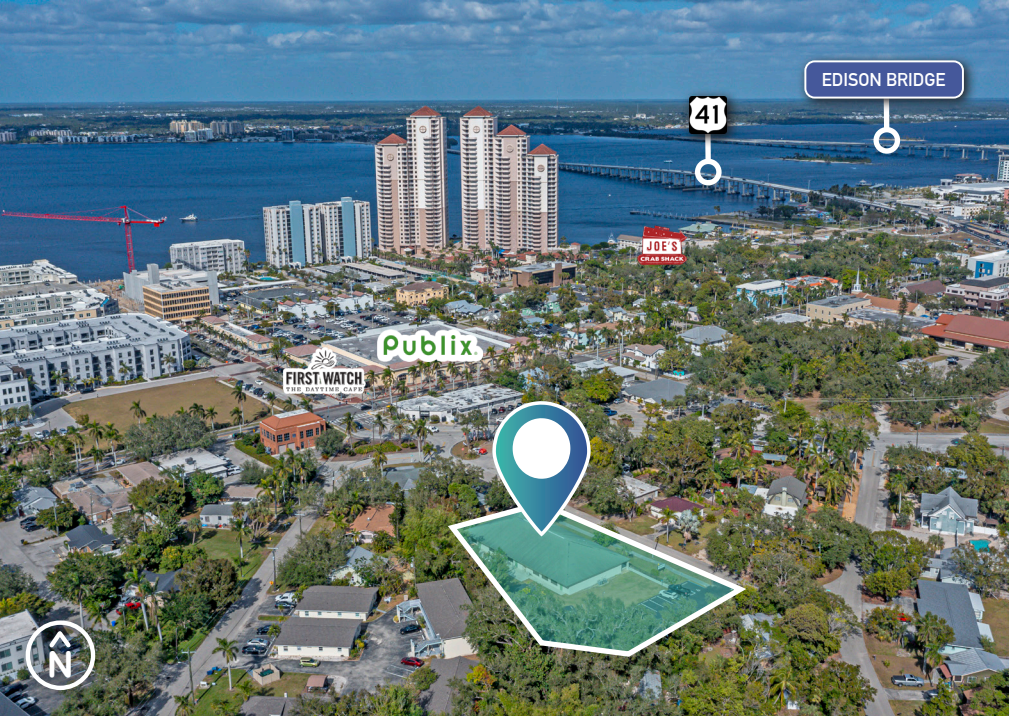
TENANT: Children's Network of SWFL;
DCF Contractor with 20+ Years of Occupancy



HIGHLIGHTS

- Close Proximity to Downtown Fort Myers
- Free-Standing Building
- Ample Parking Space
- Strong Tenant Active
- Below Market Lease Rate
- Active Development Area





DEMOGRAPHIC PROFILE



	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated Population	7,459	53,738	156,228
2029 Projected Population	8,517	56,362	161,725
2020 Census Population	6,669	52,450	154,658
2010 Census Population	6,131	46,192	132,244
Projected Annual Growth 2024 to 2029	2.8%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.5%	1.2%	1.3%
2024 Median Age	47.5	43.1	44.0
HOUSEHOLDS			
2024 Estimated Households	3,753	23,618	66,990
2029 Projected Households	4,276	24,227	67,466
2020 Census Households	3,186	22,586	64,936
2010 Census Households	2,545	19,353	54,586
Projected Annual Growth 2024 to 2029	2.8%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	3.4%	1.6%	1.6%
INCOME			
2024 Estimated Average Household Income	\$108,775	\$93,472	\$93,551
2024 Estimated Median Household Income	\$43,613	\$60,035	\$65,891
2024 Estimated Per Capita Income	\$55,066	\$41,243	\$40,243
BUSINESS			
2024 Estimated Total Businesses	1,260	5,469	12,967
2024 Estimated Total Employees	9,246	44,137	92,199
2024 Estimated Employee Population per Business	7.3	8.1	7.1
2024 Estimated Residential Population per Business	5.9	9.8	12.0



KEY FACTS

156,228
POPULATION

44
MEDIAN AGE

\$93,551
AVG MEDIAN
HOUSEHOLD INCOME

BUSINESSES

12,967
TOTAL BUSINESSES

92,199
TOTAL EMPLOYEES

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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PRESENTED BY:

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