

# 3434 Hancock Bridge Pkwy North Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## FOR LEASE

### Property Highlights

- Surface & covered parking
- Two-story office over covered parking
- Newly renovated 2022
- Updated elevators and roof
- Ideally positioned between Fort Myers and Cape Coral, directly on a major commuter route with excellent vehicular access
- Close proximity to downtown Fort Myers

GLA

± 37,806 SF

PROPERTY  
TYPE

Office

YEAR BUILT

1984

PARKING  
RATIO

3.36 / 1,000 SF

ZONING

C-1A

SUBMARKET

Cape Coral

Better never settles

**MICHAEL CURRAN**

Senior Director  
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## Unit Highlights

- Professional office space
- Shared tenant lounge, conference room, and high-speed Wi-Fi
- 24-hour tenant access
- Unit 208 may be demised to a minimum of 1,000 SF
- Rent includes parking



Shared tenant lounge

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
202	1,484 SF	\$25.00 NNN	\$7.00	\$3,957.33
208	5,745 SF	\$25.00 NNN	\$7.00	\$15,320.00

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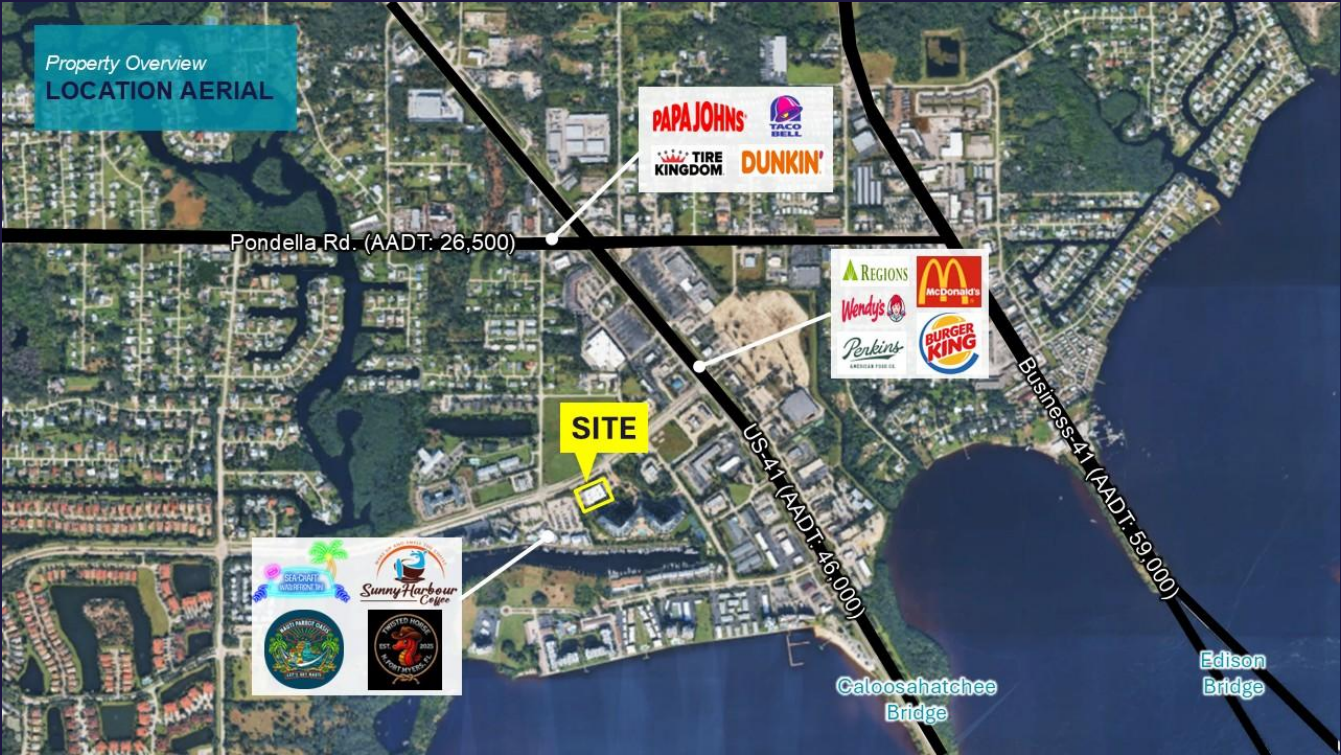
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## CENTRAL LOCATION:

PROMINENTLY LOCATED ALONG ONE OF NORTH FORT MYERS' MAIN THOROUGHFARES, OFFERING EXCELLENT VISIBILITY AND CONVENIENT ACCESS FOR CLIENTS AND EMPLOYEES. THE PROPERTY PROVIDES QUICK CONNECTIVITY TO DOWNTOWN FORT MYERS, US-41, AND NEARBY RESIDENTIAL AND COMMERCIAL AREAS, MAKING IT A HIGHLY ACCESSIBLE AND PRACTICAL LOCATION FOR PROFESSIONAL OFFICE USERS.

2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	21,648	156,600	466,496
Total Households	10,263	64,328	194,120
Annual Population Growth 2024-2029	3.8%	3.6%	3.8%
Average Household Income	\$71,262	\$67,082	\$80,007
Median Age	52.9	44	46.9

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