

3434 Hancock Bridge Pkwy North Fort Myers, FL



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	\pm 37,806 SF
PROPERTY TYPE	Office
YEAR BUILT	1984
PARKING RATIO	3.36 / 1,000 SF
ZONING	C-1A
SUBMARKET	Cape Coral

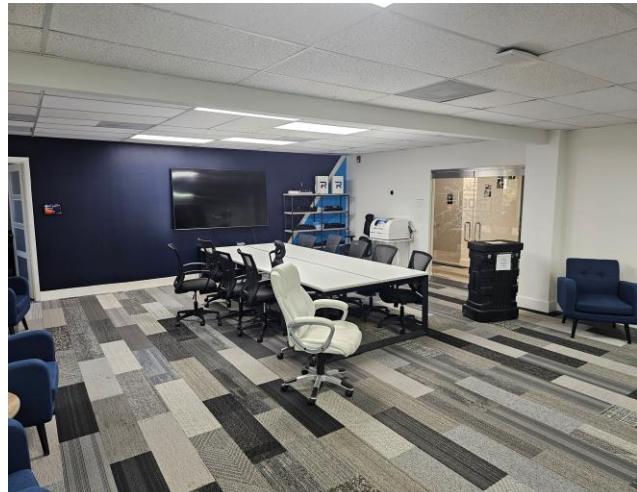
Better never settles

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