

**FOR SALE**



**PROPERTY SUMMARY**

*Daniels Center* is a well-maintained commercial condominium center with ample parking. Conveniently located in the Daniels Parkway corridor and close to I-75. Growth Area!

FOR SALE...

Beautiful office condo, front and side parking, front and back entrances.

- Condo dues: \$2,579 (Both units) quarterly (water included)
- Property Tax 2024: \$3,791 (Both units)
- Signage on building (preferred)/space on pylon available
- Medical, Professional Office & Retail Uses
- Superior traffic count: 57,000 AADT, 2018

**PROPERTY HIGHLIGHTS**

UNIT	305 & 306 - combined
ZONING	CPD - Commercial Planned Development
AVAILABLE	1800± SF
PRICE	\$540,000 / \$300.00 PSF
YEAR BUILT	2005

**DEMOGRAPHICS**

2018	1 Mile	3 Miles	5 Miles
Population	3,442	22,737	89,240
Avg. HH Income	\$115,181	\$107,021	\$87,841
Households	1,492	10,182	39,780

CONTACT:

**Thomas Pepitone**  
 239.321.5151 x101  
 tom@peptonerealty.com

Pepitone Properties Corp.  
 8981 Daniels Center Dr, Suite 202  
 Fort Myers, FL 33912

[www.peptonerealty.com](http://www.peptonerealty.com)