

**For Sale: \$4,692,000 at 6.5% Cap Rate
5-YR & 10-YR NNN Leases Start 3-1-2026**

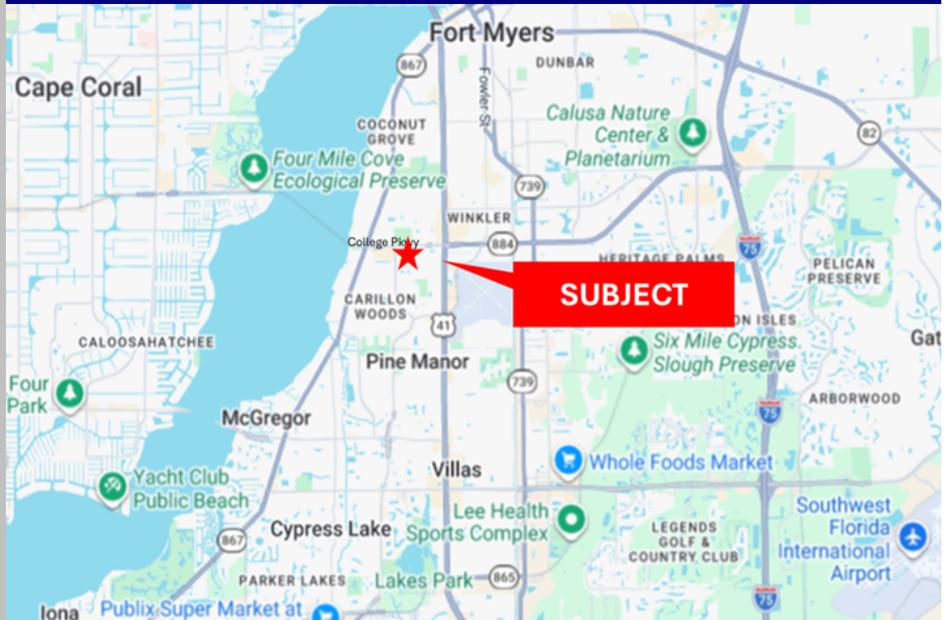
8961 Conference Dr Ft Myers FL 33919

Size: 13,182 SF
New Roof: 2015
Net Annual Income
Starting March 1, 2026:
\$304,971 or
\$23.14 PSF NNN
3% Annual Increases

Suite 1: 9,288 SF
Markham Norton CPAs
10 Year NNN Lease
\$24.03 PSF NNN Rent
Suite 2: 3,894 SF
SPM Instruments
5 Year NNN Lease
\$21.00 PSF NNN Rent

Markham Norton has occupied Suites 1 & 2 for several decades. Following \$738,107 in property renovations recently completed by Landlord — which included a new 3.5 ton HVAC and extensive improvements to Suite 1, a new electric meter for Suite 2, repainting the exterior of the building and a new tenant directory outside — Markham Norton downsized to Suite 1 only. Both leases start 3-1-2026 and have 3% annual rent increases.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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LOCATION:

High Visibility/Easy Access location, ideally situated within 1/4 mile of many banks, two hospital off-campus clinics, many private medical offices, Publix Grocery Store, Walmart, CVS, McDonald's, Burger King and Chili's Restaurant. The College Parkway corridor is the major East-West corridor in Lee County connecting the heart of Ft. Myers to Cape Coral via the Cape Coral Bridge. College Parkway is known as the Wall Street of Ft Myers where many financial institutions have their offices.

