



1,500 SF For Lease

Burks Plaza
13195 Metro Parkway
Fort Myers, FL

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Accelerating success.

Property Highlights

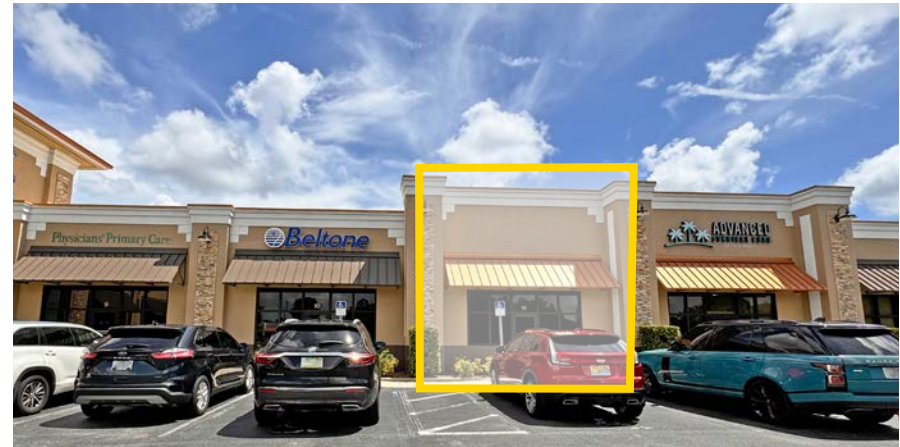
Site Address	13195 Metro Parkway Fort Myers, FL 33966
Gross Leasable Area	24,500 SF
Location	The Property is located on Metro Parkway just 1/4 of a mile north of Daniels Parkway and 2 blocks from the Gulf Coast Hospital.
Year Built	2010
Zoning	CPD (medical, retail, professional, office)
Features	Storefront system is impact glass and engineered to be hurricane resistant. All units are sprinkled.
Parking Ratio	6/1,000 SF
Signage	Pylon and building signage available
Occupancy	94% - only 1 unit available
Other Tenants	Beltone, TruStar, Main Street Dentistry, Physicians' Primary Care and Advanced Surgical Care

Availability

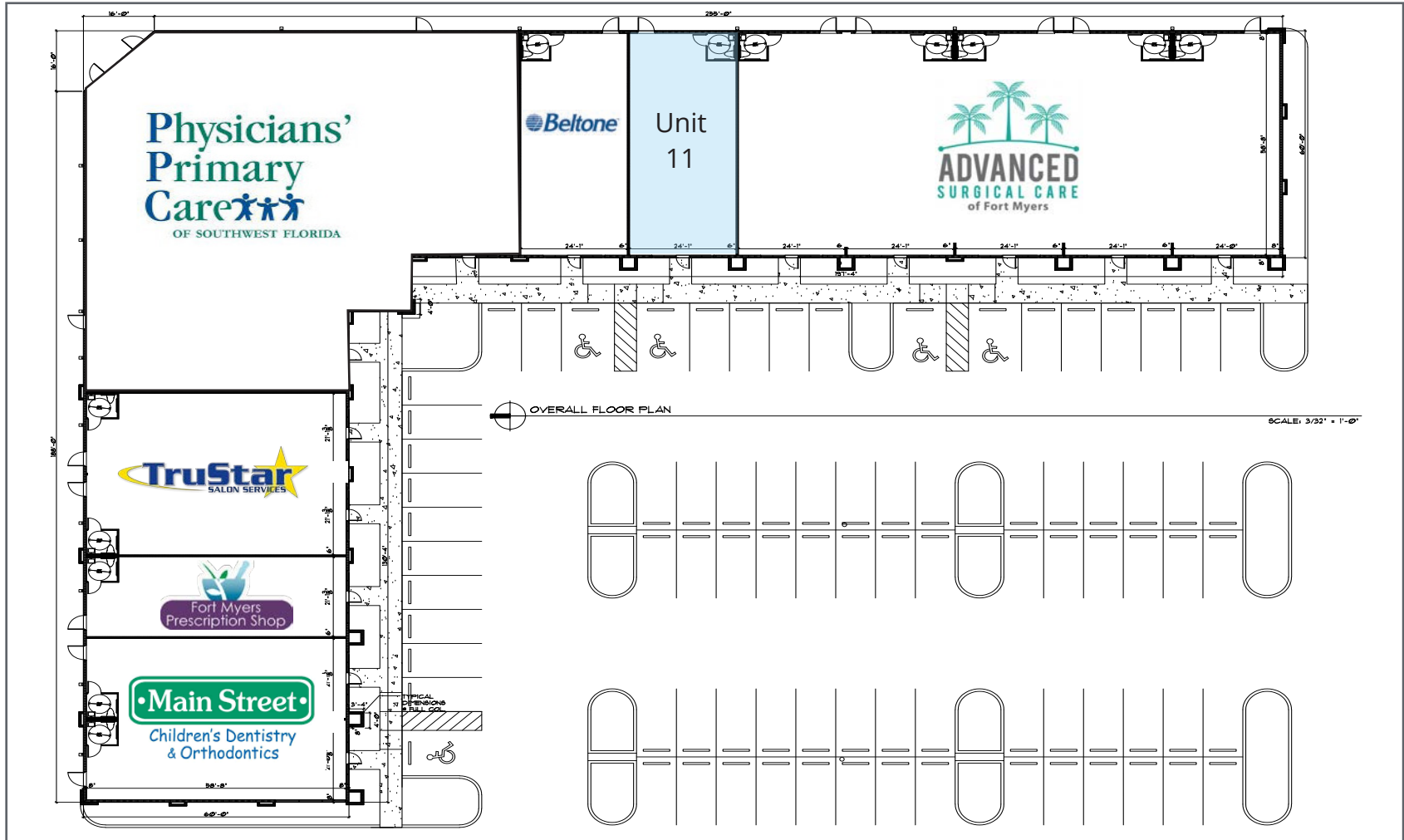
Unit 11	1,500 SF Inline 25' frontage x 60' deep Grey shell condition Full ADA restrooms in place Use: medical
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Lease Rate

20.00/SF - CAM: \$7.00/SF

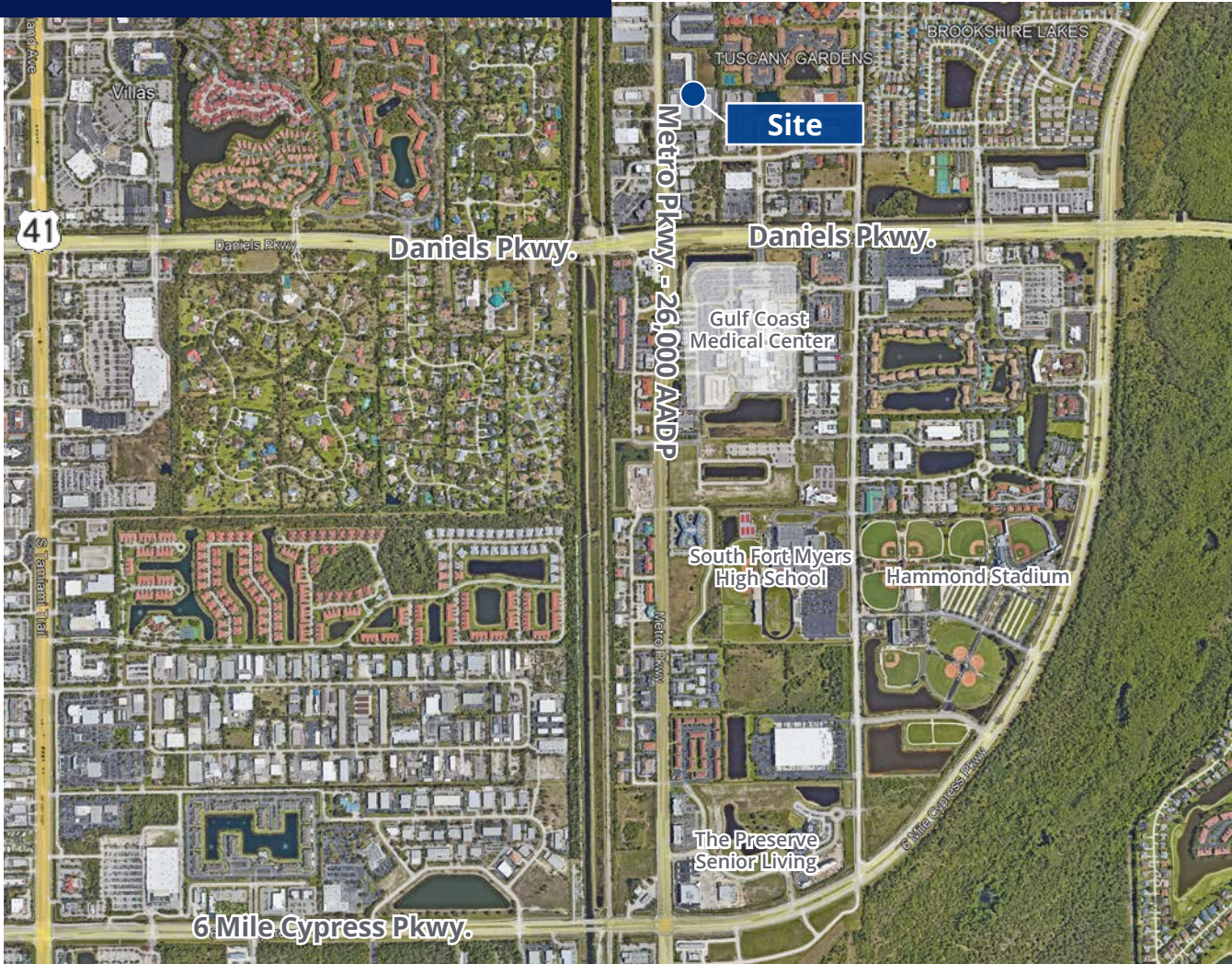


Property Site Plan



Available

Location



Demographics

5-mile radius



Total
Population
144,567



Daytime
Population
190,965



Average
HH Income
\$125,630



Households
67,782



Median
Age
51.4



Population
Change (2023-2028)
0.82%



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