



For Sale
Investment | Owner User
**Opportunity to
Purchase**
Real estate only
16305 San Carlos Blvd., Fort Myers, FL 33908

Contact:

Dan Miller

Executive Vice President
239 841 4900
dan.miller@colliers.com

Colliers

12800 University Drive
Suite 400
Fort Myers, FL 33907

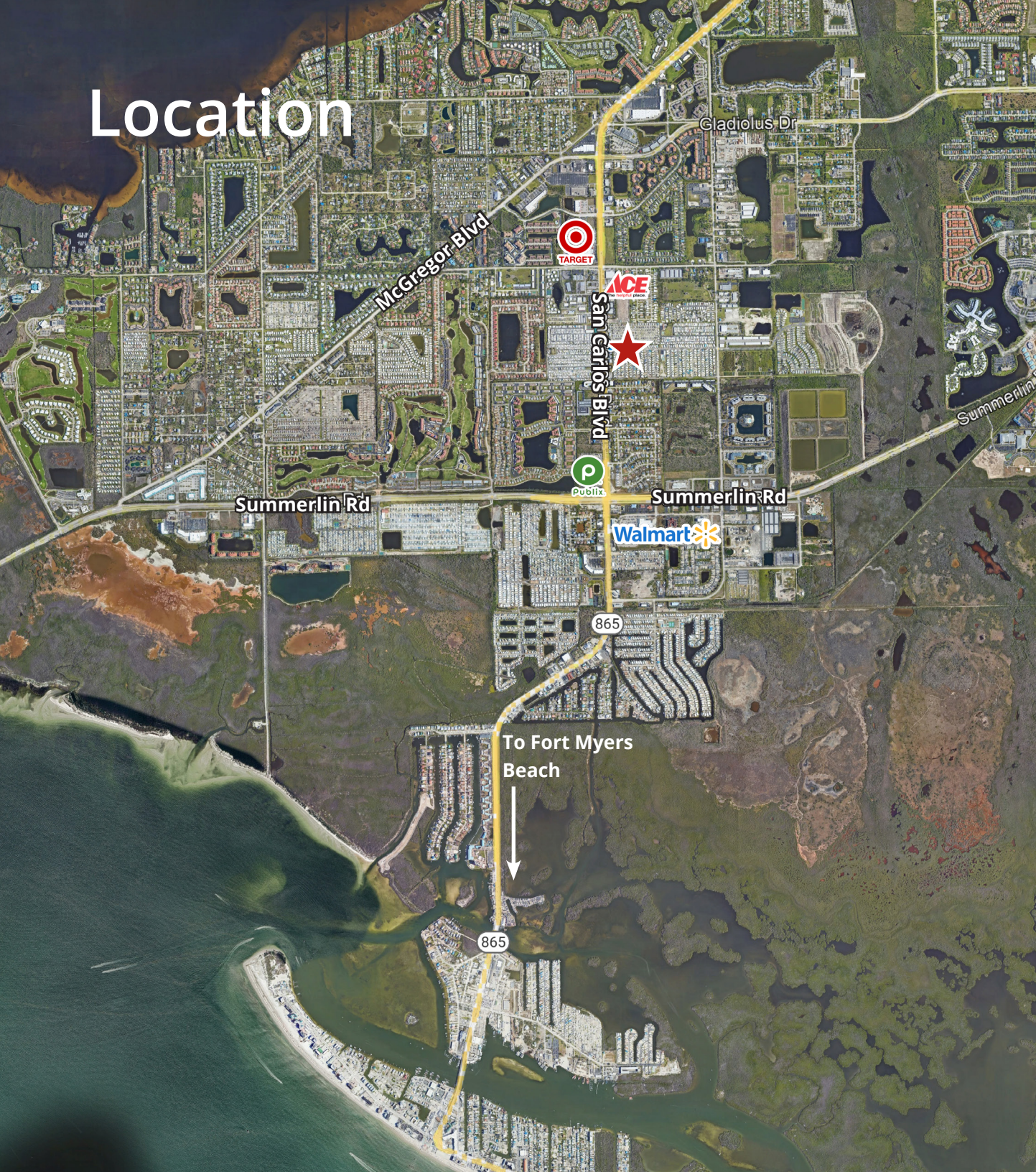


Property Profile

Address	16305 San Carlos Blvd., Fort Myers, FL 33908
Improvements	1,508 SF freestanding restaurant; constructed 1980
Site Area	14,487 SF
Parking	23 striped spaces
Tenant	Marko's Diner (since 2012)
Lease Term	Current term expires 5/31/25 without renewal option
Rent	Base rent \$ 4,493.79 Sales Tax \$ 269.63 RE Taxes \$ 180.03 Total <u>\$ 4,943.45</u> or \$35.76/SF
Location	Northeast corner of San Carlos Blvd and Derwent Blvd, at the entrance to the Thunderbird Mobile Home Park, approximately halfway between Gladiolus Blvd. and Summerlin Rd, with dedicated turn lanes from both directions
Roof	Replaced 4/21/22
Taxes	2024 Property tax \$2,220.85

Offered for: \$925,000

Location



Current
Population 5-mile

90,378



Projected
Population 2029

93,809



Average
Household
Income

\$106,685



Unemployment
Rate 2024

3.1%



Dan Miller

Executive Vice President
239 841 4900
dan.miller@colliers.com

Colliers

12800 University Drive
Suite 400
Fort Myers, FL 33907
239 418 0300

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2024 Colliers International Florida, LLC.

[colliers.com](https://www.colliers.com)

Accelerating success.