



SPERRY

GRIFFIN PARTNERS

4066 AND 4100

4066 AND 4100 EVANS AVE
FORT MYERS, FL 33901

Offering Memorandum
Florida Broker-of-Record:
Bang Realty Inc



Mark Griffin, CCIM, CM&AA
MANAGING PRINCIPAL
864.315.3734
mark.griffin@sperrycga.com
SC #76772



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FOR SALE | 4066 AND 4100 EVANS AVE



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Sperry-Griffin Partners presents this excellent office multi-tenant investment opportunity in the heart of Ft Myers, Florida. The deal consists of two adjacent office buildings. The 4066 building is approximately 8,035+- SF and consists of 28 units. The 4100 is approximately 8,035+- SF, consisting of 24 units. Total SF of both buildings combined is approximately 16,070+- SF.

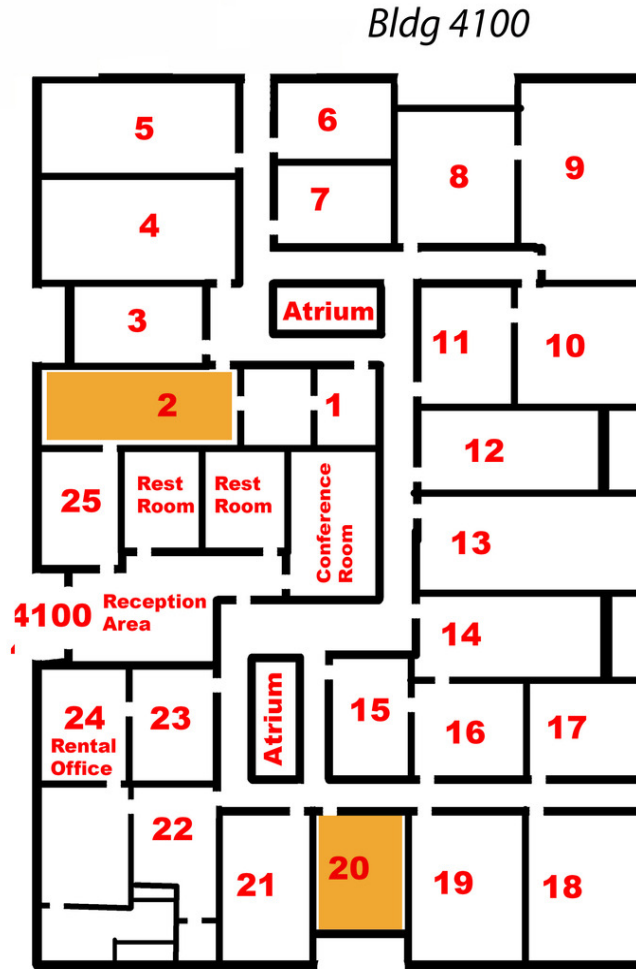
Enjoy reduced risk with a large, diverse tenant base that includes massage therapist, locksmith, administrative offices, beauty salons, and tax services, to name a few. Buildings are well-maintained with extensive CapEx repairs and improvements in 2023 and 2024. Owner has one on-site manager who handles leasing as well as simple repair work. Leases are short and mid-term.

All leases are modified gross; the owner pays water and trash, tenants pay power (with exception of 1 unit, inquire with Broker). Buildings include an exterior courtyard feel with well-maintained sidewalks and landscaping. Rent roll and financials only after Broker prequalifies and receipt of signed NDA.

PROPERTY HIGHLIGHTS

- Ask Price \$2,707,386 / 7% Cap
- 16,070 +- SF Office Investment on Over 1.28 Acres
- Two Buildings 4066 consisting of 8,035+- total sf each (16,070+- total sf)
- Prime Ft Myers Location
- Over 40 Tenants / 52 Units/ Diverse Rent Roll
- Well-maintained, Extensive CapEx Performed in 2023 and 2024
- Adequate Parking (Over 50 spaces)/ Professionally Managed and Maintained
- More Upside Potential By Increasing Rents / Low Vacancy
- NOI 2025: \$189,517

Unit Diagram and Current Vacancies



#	Unit	Unit Sqft	Length Sqft	Width Sqft
1	4066-3	204	12	17
2	4066-4	300	12	25
3	4066-5	188	10	18.8
4	4066-6	300	12	25
5	4066-7	300	12	25
6	4066-8	150	10	15
7	4066-9	150	10	15
8	4066-10	255	17	15
9	4066-11	325	25	13
10	4066-12	225	15	15
11	4066-13	180	15	12
12	4066-14	240	10	24
13	4066-15	338	12	28
14	4066-16	240	10	24
15	4066-17	150	15	10
16	4066-18A	192	16	12
17	4066-18B	192	12	16
18	4066-18C	120	10	12
19	4066-18D	192	12	16
20	4066-18E	216	18	12
21	4066-19	184	14.8	12.6
22	4066-20	216	18	12
23	4066-21	529	23	23
24	4066-22	165	15	11
25	4066-23	165	15	11
26	4066-24	150	15	10
27	4100-1	214	12.25	17.5
28	4100-2	312	12.25	25.5
29	4100-3	178	10.5	17
30	4100-4	312	12.25	25.5
31	4100-5	312	12.25	25.5
32	4100-6	156	10.25	15.25
33	4100-7	156	10.25	15.25
34	4100-8	248	15.25	16.25
35	4100-9	331	13.25	25
36	4100-10	238	15.25	15.5
37	4100-11	191	12.5	15.25
38	4100-12	247	10.5	23.5
39	4100-13	343	12.5	27.5
40	4100-14	244	10.5	23.25
41	4100-15	156	10.25	15.25
42	4100-16	149	11.25	13.25
43	4100-17	181	11.75	13.75
44	4100-18	255	13.75	18.5
45	4100-19	259	14	18.5
46	4100-20	178	12.25	14.5
47	4100-21	219	12	18.25
48	4100-22	500	22.5	22.25
49	4100-23	173	11.5	15
50	4100-24	173	11.5	15
51	4100-25	157	10.25	15.25
52	4100-26	157	10.25	15.25
		11861		



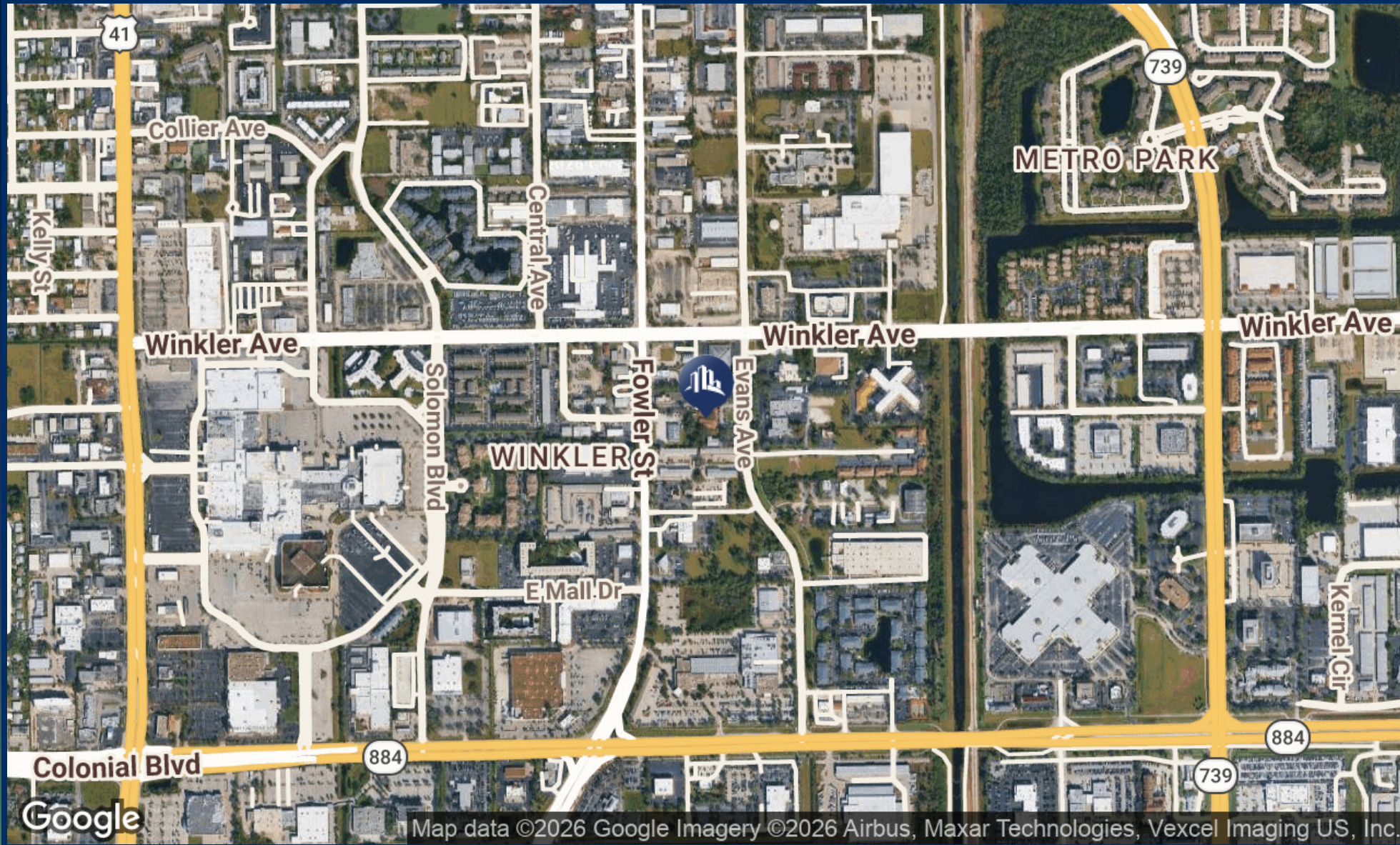
SECTION 2

LOCATION INFORMATION

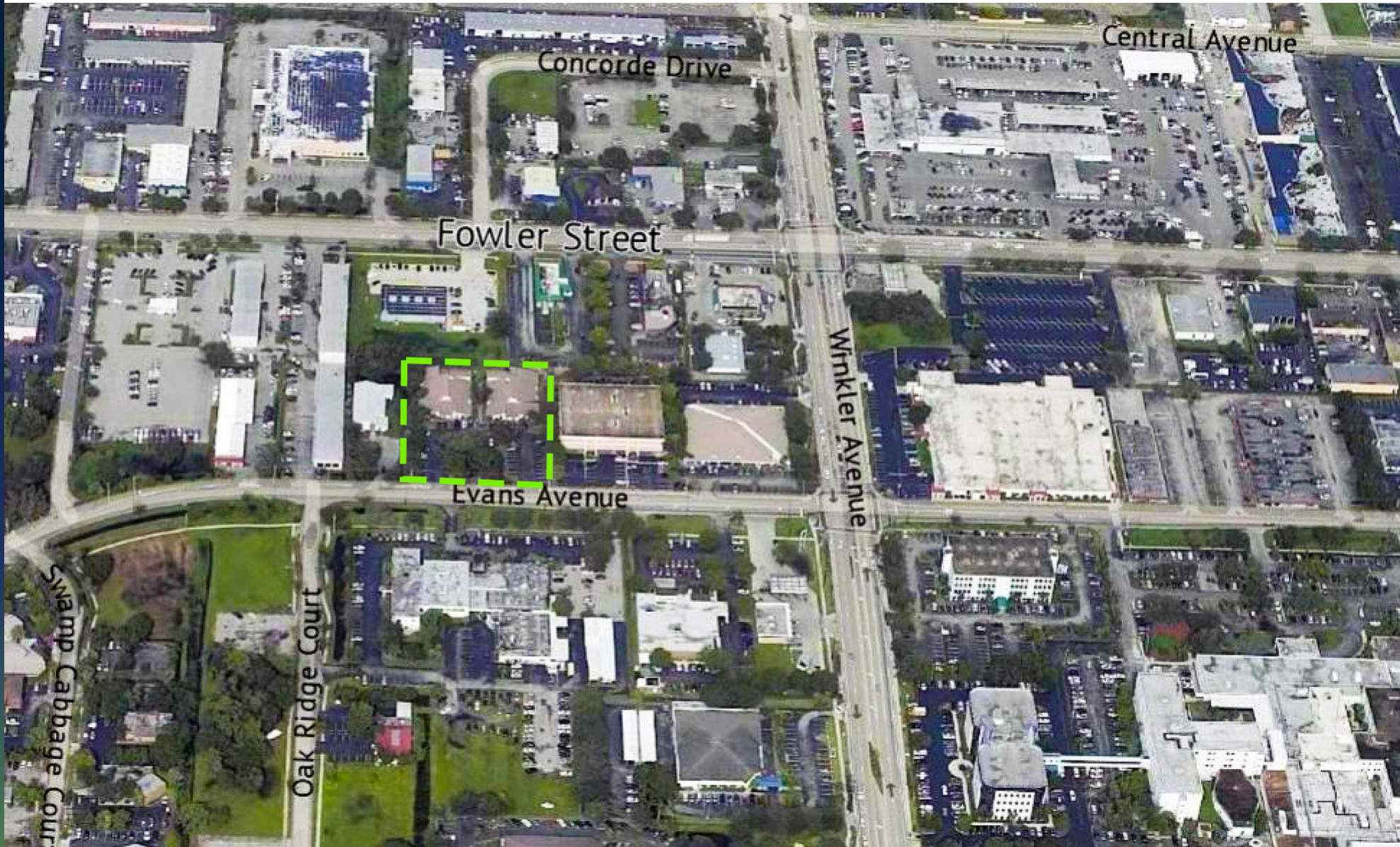
Regional Map



Location Street Map



Street Grid and Points of Access



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SECTION 3

ADDITIONAL INFORMATION

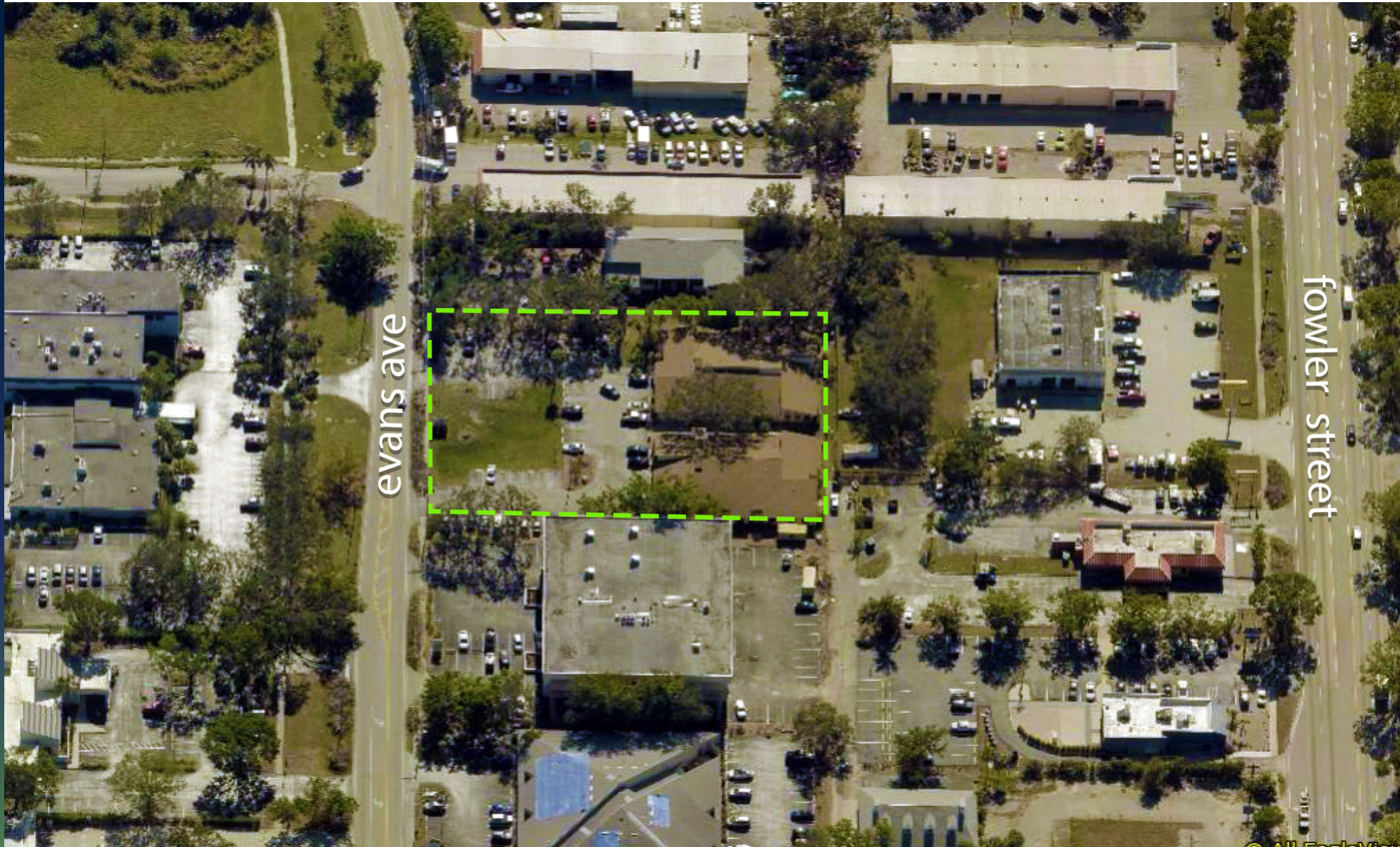
Exterior Photos



Interior Photos



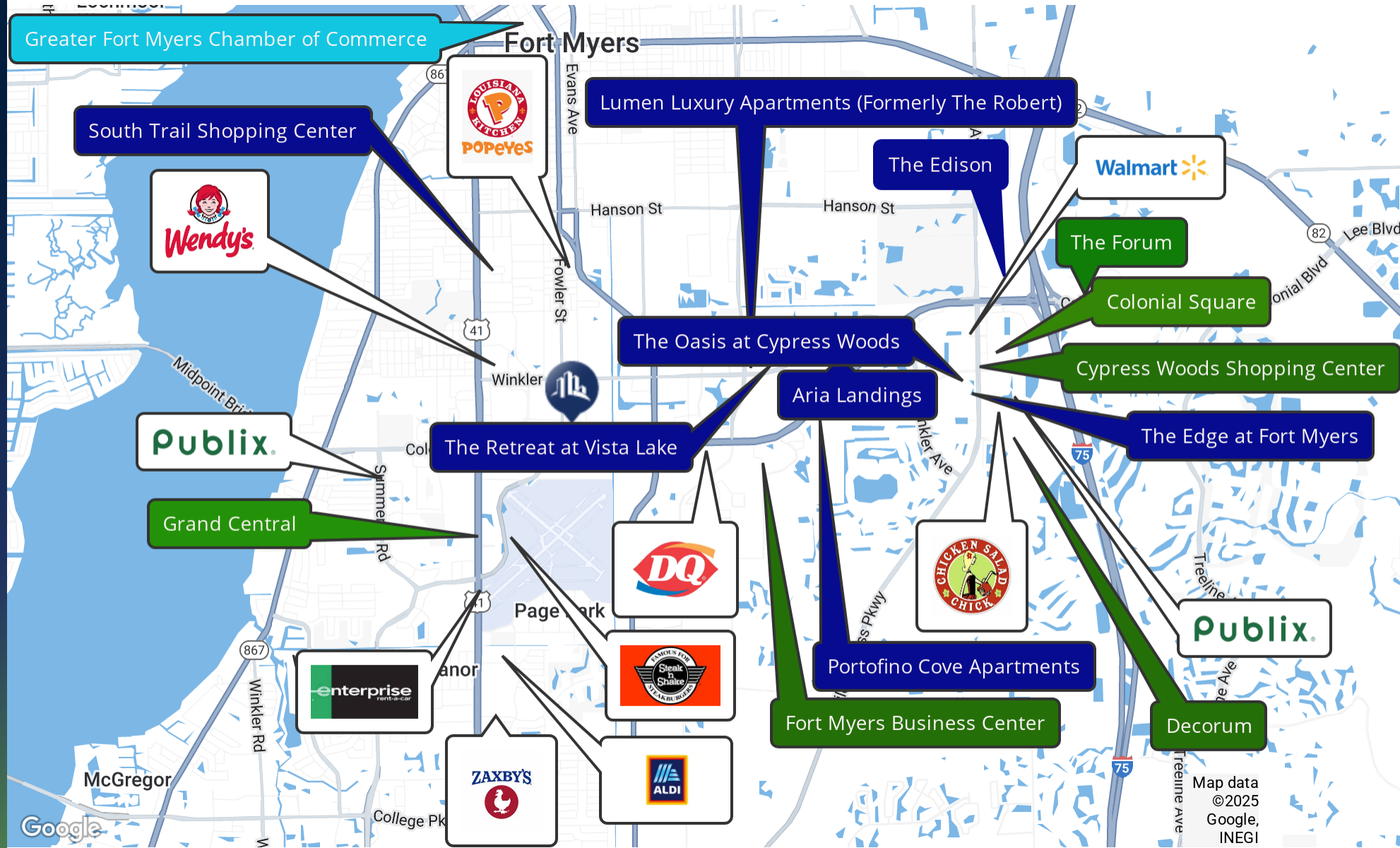
Site Aerial 1



Site Aerial 2



Nearby Retailers and Apartments



Map data ©2025 Google, INEGI



SECTION 4

DEMOGRAPHICS

Market Snapshot



What's it like to live in Fort Myers, FL?

People move to a new city for a variety of reasons. Although not always exciting to read, basic statistical information about the population, housing and traffic in a given location can help determine whether a specific city would be a good fit for you.

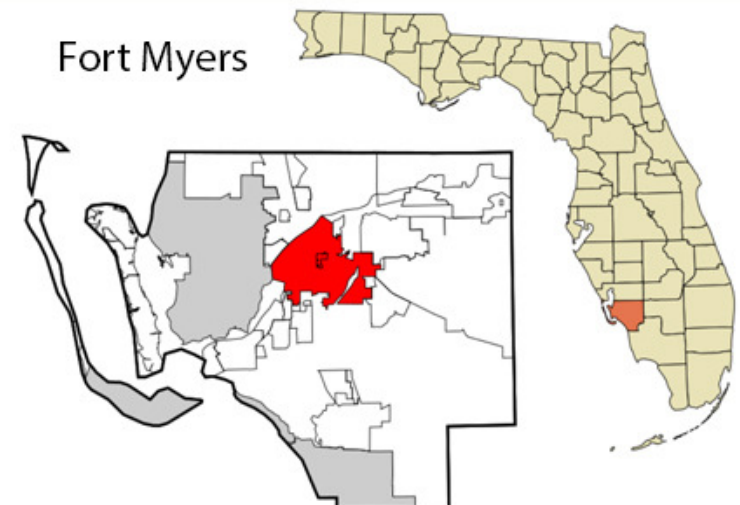
About 91,260 people live in Fort Myers, and the median age here is 42.

[READ MORE](#) ▼

What's the cost of living in Fort Myers, FL?

Cost of living can be a huge factor in determining whether to move somewhere, especially housing costs. While home and rent prices vary based on square footage, location and other factors, it can be helpful to know how the cost of housing in an area compares to other locales.

The national average home value is \$370,489, while the median home value in Fort Myers is \$374,158. Fort Myers offers a higher value of living compared to similarly sized cities.



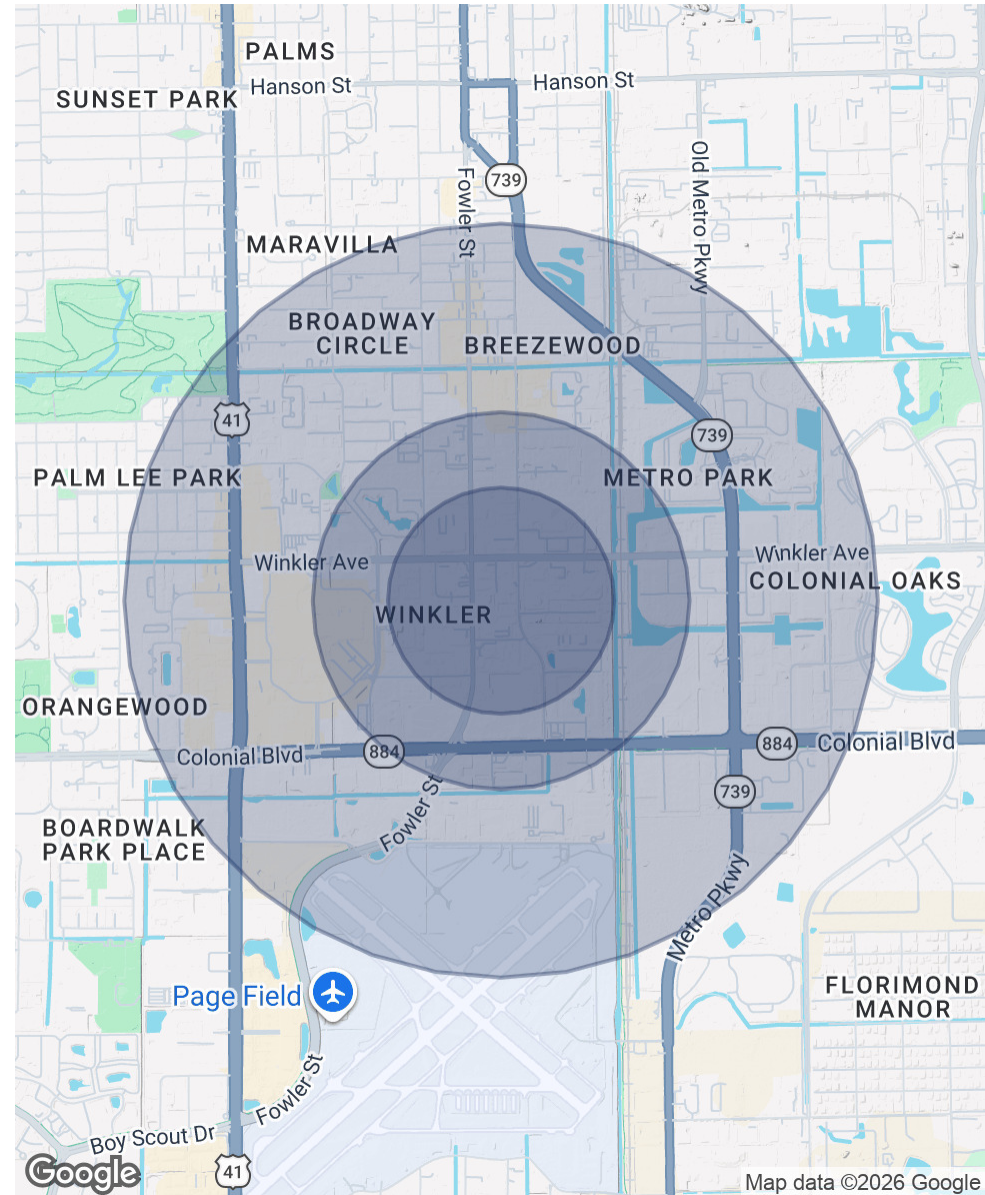
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,557	4,087	10,667
Average Age	48	44	40
Average Age (Male)	46	42	39
Average Age (Female)	50	45	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	750	1,929	4,547
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$68,316	\$62,687	\$59,284
Average House Value	\$193,489	\$222,648	\$259,119

Demographics data derived from AlphaMap



Map data ©2026 Google



SECTION 5

ADVISOR BIOS

Sperry Commercial Advisor Bio



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

mark.griffin@sperrycga.com

Direct: 864.315.3734 | Cell: 864.525.8562

SC #76772 // GA #299694 / NC #310905

PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry-Griffin Partners with offices in Greenville and Atlanta. He is a native of Upstate, SC, and a graduate of Clemson University with over 20 years of progressive experience in commercial real estate, spanning investment and development advisory services to general brokerage. Mr. Griffin holds a 5-year professional degree from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation, which is held by fewer than 6% of commercial real estate practitioners globally. Mr. Griffin has engaged over \$2.6 billion in commercial real estate investments and business mergers & acquisitions in his twenty-plus-year career.

Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. FINRA recognizes this designation as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is involved in M&A transactions for mid-size to lower-middle-market companies across the Southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities, from business sales to sale-leasebacks for individual owners, private investment groups, REITs, and Family Offices.

EDUCATION AND MEMBERSHIPS

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

Griffin Partners
103 N. Main St, Ste 302
Greenville, SC 29601
864.315.3734