



FORT MYERS
— FLORIDA —

FOR LEASE

3.45 AC Industrial Yard | 2,500 SF Office



17280 Jean St Fort Myers, FL 33967

PRB | **PREFERRED
REAL ESTATE
BROKERS**

EXCLUSIVELY LISTED BY

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BOR: Jose Fleming Lic # BK3398881



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3.45 Acre Yard
IG – Heavy Industrial Zoning

2,500 SF
Office

Paved Parking
13 Spaces



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Property Highlights

3.45± Acre Fully-Usable Industrial Yard – Level, crushed gravel surface with full perimeter fencing and gated access.

Efficient Truck Access – Separate entrance and exit for **smooth traffic flow**.

IG – Heavy Industrial Zoning – Permits a wide range of industrial uses.

Ideal for: Material storage yard, laydown yard, equipment rental, truck/trailer parking, and similar operations.

2,500± SF Refreshed Modular Office (1996) – 13 dedicated paved parking spaces for employees and visitors.

Strategic Location in Established Industrial Park – Surrounded by national and regional companies with easy truck ingress/egress.

Proximity to Major Transportation Routes – **1.7 miles to US-41, 2.4 miles to I-75**, and **7.8 miles to Southwest Florida International Airport**.

Strong Local Demographics – **Population of 40,347 within 3 miles**; average **household income of \$94,283**.

High Growth Market – **Population growth of 2.6% annually (2020–2024)** with a projected 3.8% annual increase (2024–2029).

Central Florida Connectivity – Approx. **127 miles to Tampa, 160 miles to Orlando**, and **154 miles to Miami**.

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Office SF
2,500

Laydown Yard Acres
3.45

Zoning
Heavy Industrial

17280 Jean St
Fort Myers, FL
33967

Overview

Address	17280 Jean St Fort Myers, FL 33967
GLA Office	2,500 SF
Lot Size	3.45 Acres
Zoning	(I-G) Heavy Industrial
Year Built Office	1996
Paved Parking	13 Spaces
Yard	Gravel, Fully Fenced, Two Gates
Restrooms	Yes
HVAC	Yes
Lease Service	NNN
Minimum Term	3-Years
Rent Increases	3% Annual

Financial Analysis

Total Rent NNN	<u>\$18,000/Mo</u>	<u>\$216,000/Ann</u>
Laydown Yard at \$/Acre/Mo	\$5,217/Ac/Mo	



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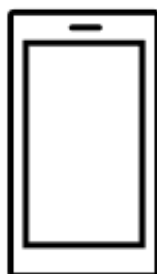
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Industrial Outdoor Storage FOR LEASE | Fort Myers, FL



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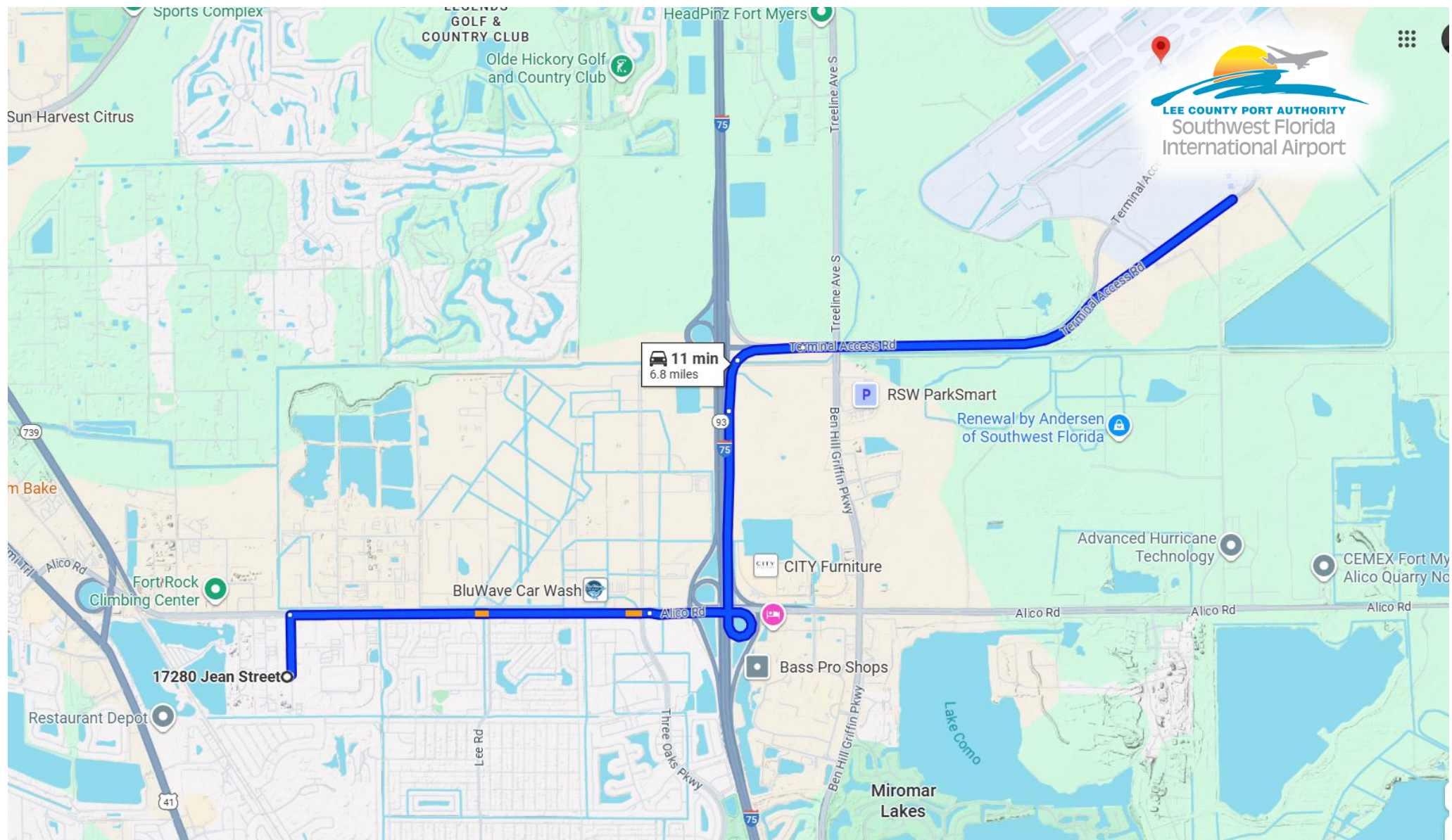


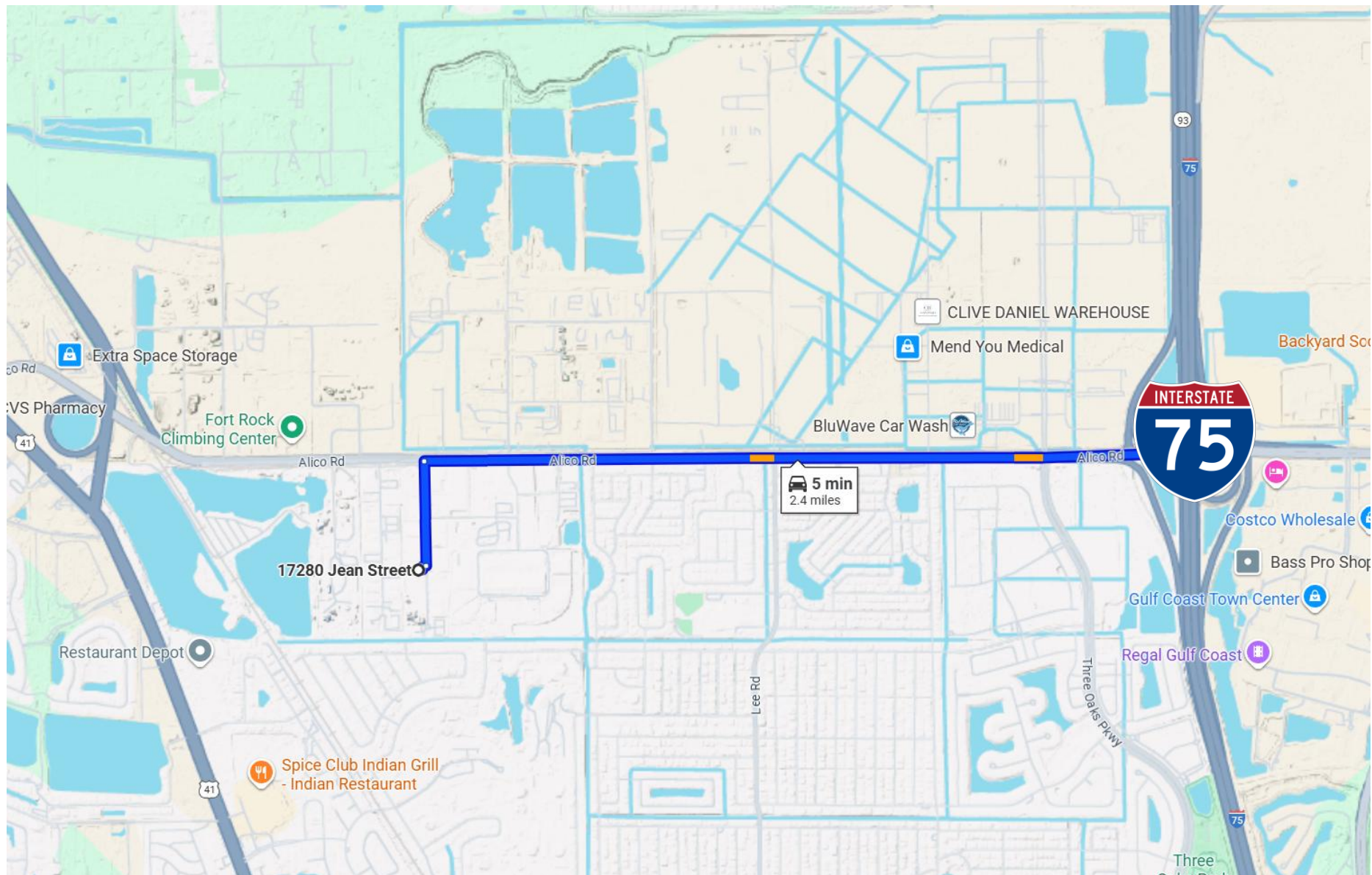
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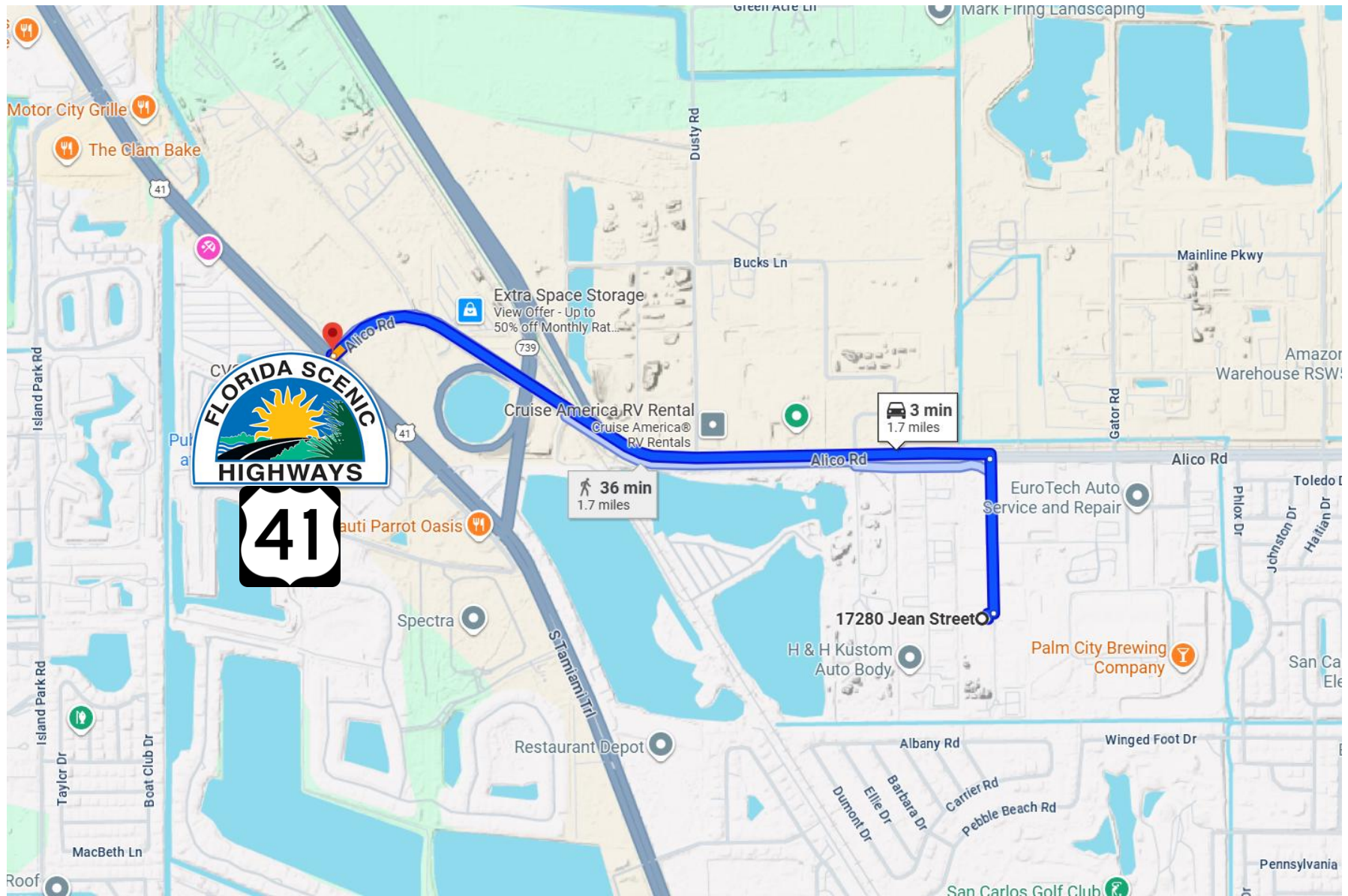














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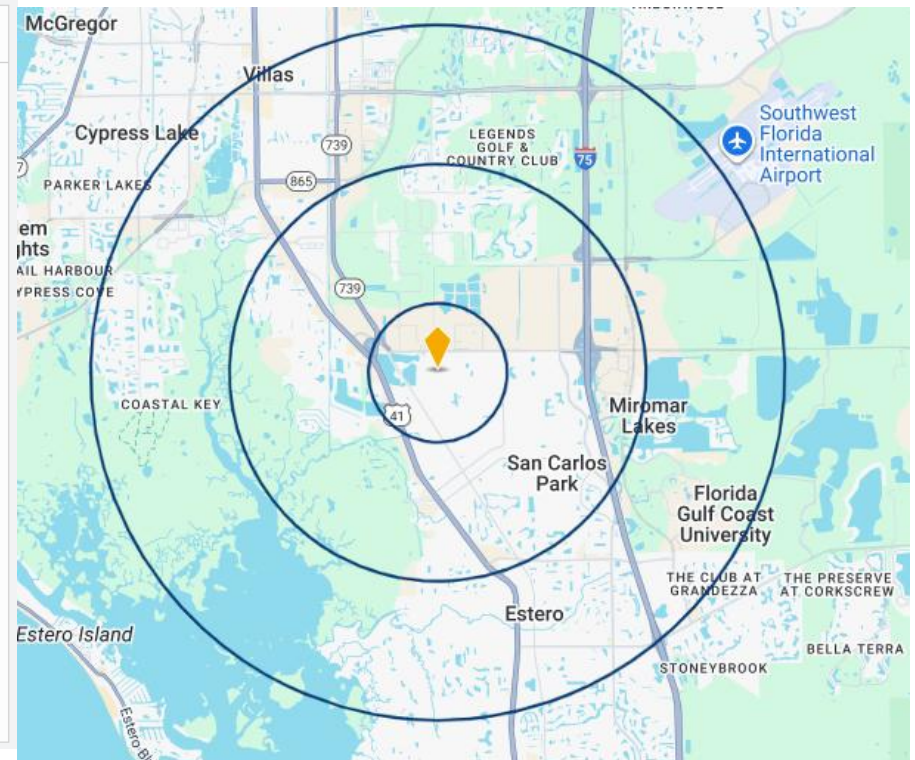
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Population

	1 mile	3 miles	5 miles
2020 Population	5,772	40,347	85,944
2024 Population	5,540	41,378	94,720
2029 Population Projection	6,459	48,716	112,628
Annual Growth 2020-2024	-1.0%	0.6%	2.6%
Annual Growth 2024-2029	3.3%	3.5%	3.8%
Median Age	36.9	43.1	51.4
Bachelor's Degree or Higher	19%	33%	38%
U.S. Armed Forces	0	1	6

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$81,534	\$94,283	\$99,141
Median Household Income	\$70,679	\$74,792	\$76,706
< \$25,000	233	2,364	6,091
\$25,000 - 50,000	501	2,840	7,324
\$50,000 - 75,000	398	3,314	7,242
\$75,000 - 100,000	465	2,946	6,676
\$100,000 - 125,000	184	1,639	4,463
\$125,000 - 150,000	93	1,280	2,717
\$150,000 - 200,000	171	1,230	3,479
\$200,000+	75	1,360	4,233



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