

10105 Amberwood Road
Fort Myers, FL 33913



FOR LEASE



INFORMATION

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	23,832 SF
Number of Tenants:	5
	8
Year Built:	1984
Zoning:	IPD
Market:	Ft. Myers
Submarket:	San Carlos

OVERVIEW

Located in one of Fort Myers' fastest-growing corridors, 10105 Amberwood Rd offers a prime industrial flex space ideal for a wide range of users. This well-positioned property provides convenient access to major thoroughfares including I-75, US-41, and Alico Road, making it an excellent choice for businesses looking to serve the greater Southwest Florida region.

The building features a flexible layout that can accommodate office, warehouse, or showroom needs, with ample parking and functional loading capabilities. Surrounded by ongoing commercial and residential development, this location offers strong long-term growth potential and increased visibility for any occupant.

FEATURES

- Opportunity in a thriving submarket
- Located near Industrial and Commercial Centers
- Close to Southwest Florida International Airport

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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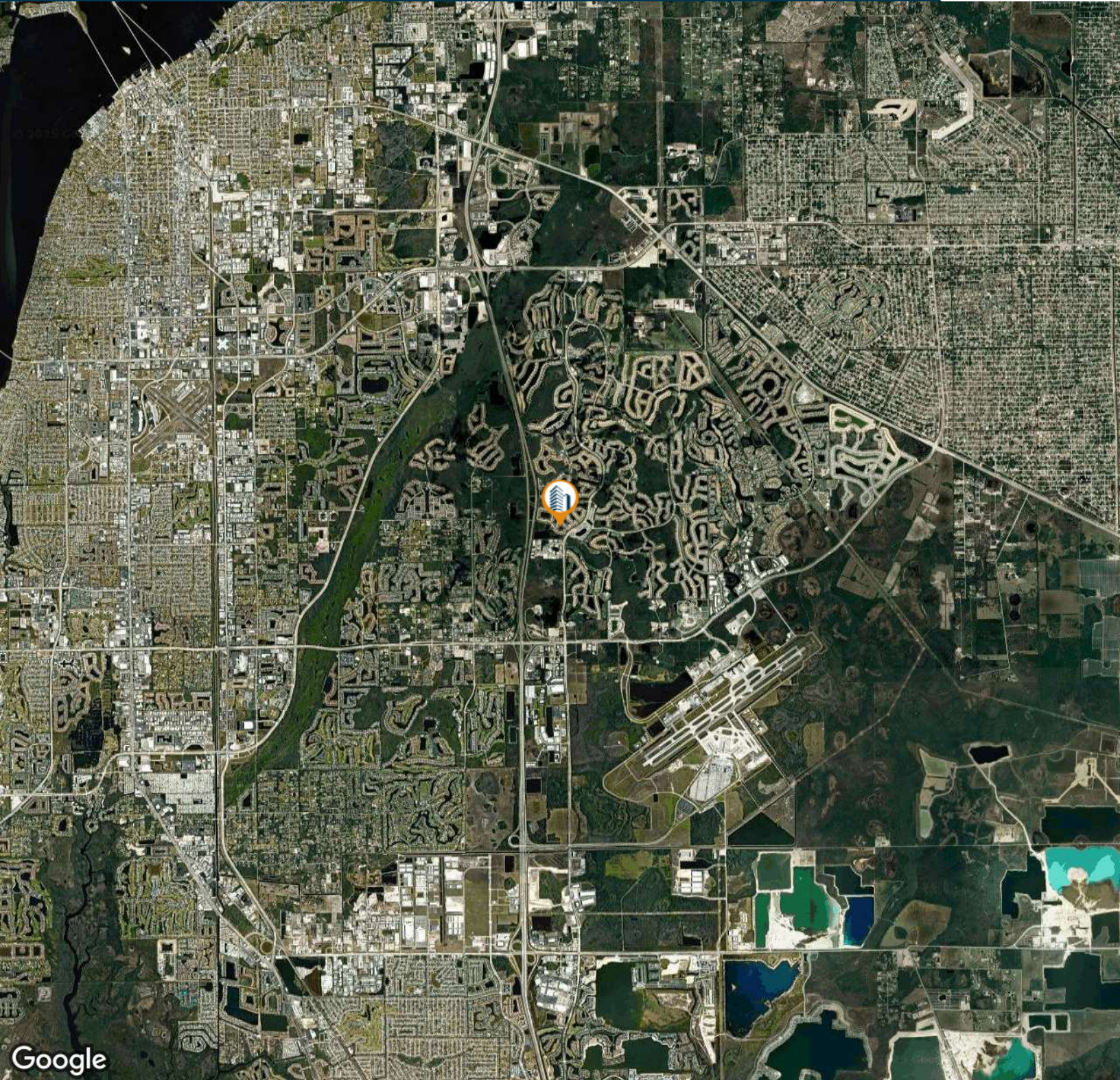
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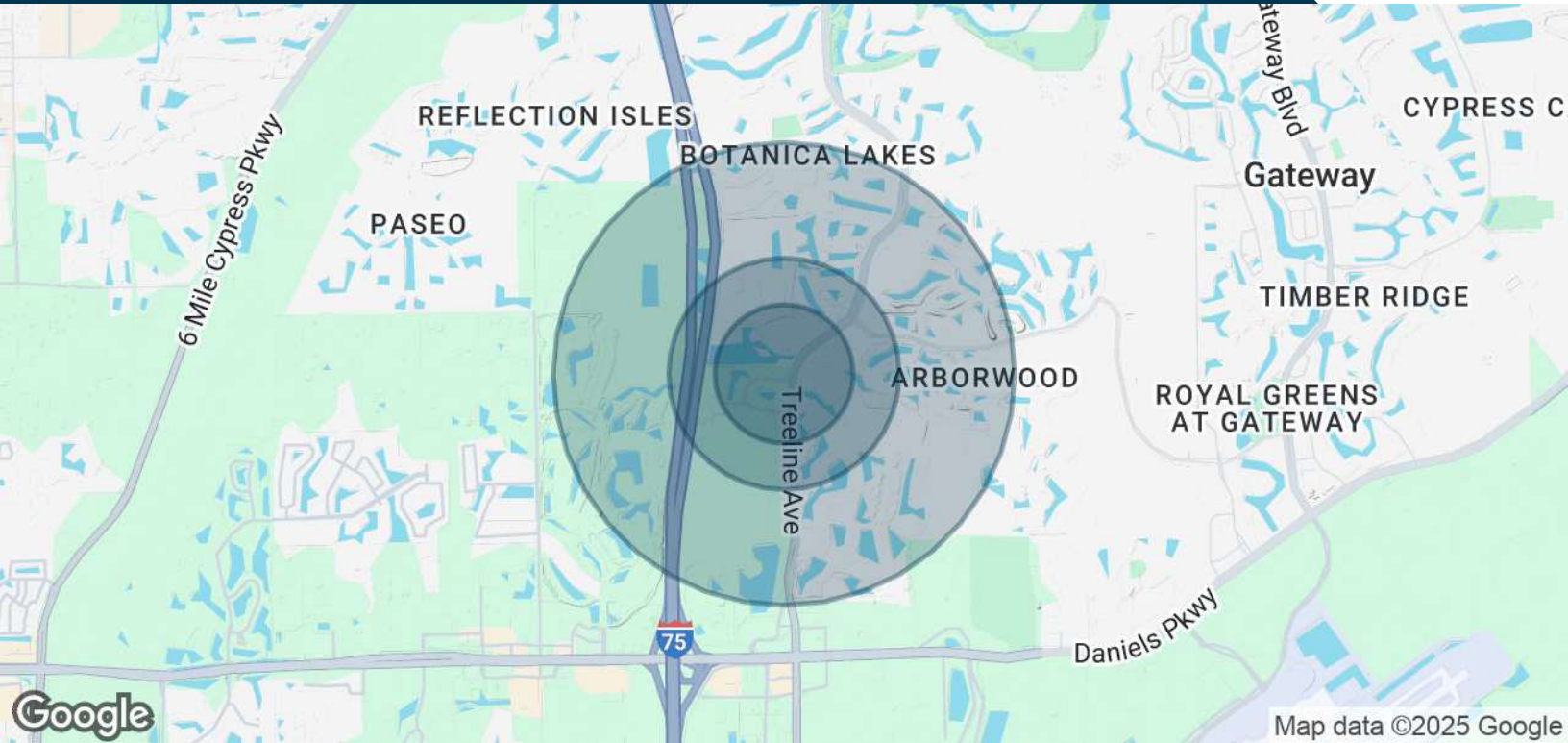
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	243	1,016	4,195
Average Age	55	55	53
Average Age (Male)	55	55	53
Average Age (Female)	55	55	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	110	462	1,855
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$140,391	\$147,716	\$168,218
Average House Value	\$525,590	\$533,554	\$542,978

Demographics data derived from AlphaMap

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