

FOR LEASE

1,320 SF COMMERCIAL / INDUSTRIAL SPACE

2126 ANDREA LANE, UNIT 3, FORT MYERS, FL 33912

**UNIT
3**



- **AVAILABLE:** 1,320 SF - Unit 3
- **LEASE RATE:** \$16.00 / SF NNN *with Outdoor Storage*
\$14.00 / SF NNN *without Outdoor Storage*
- **CAM:** \$3.50 / SF

PROPERTY HIGHLIGHTS

- Highly Sought After Commercial Area!
- 1,320 SF Unit Available For Lease
- Ideal for Retail, Office, or Flex Uses
- Large Parking Area
- Approximately 5,200 SF of Dedicated Fenced Yard for Outside Storage!
- Located Just Off Tamiami Trail (US 41)
- Centrally Located Between Daniels Parkway & Six Mile Cypress Parkway
- Zoned C-1 (Commercial)



2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	4,554	62,209	129,795
Est. Households	2,585	31,186	62,049
Est. Average HH Income	\$108,515	\$99,111	\$115,473

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YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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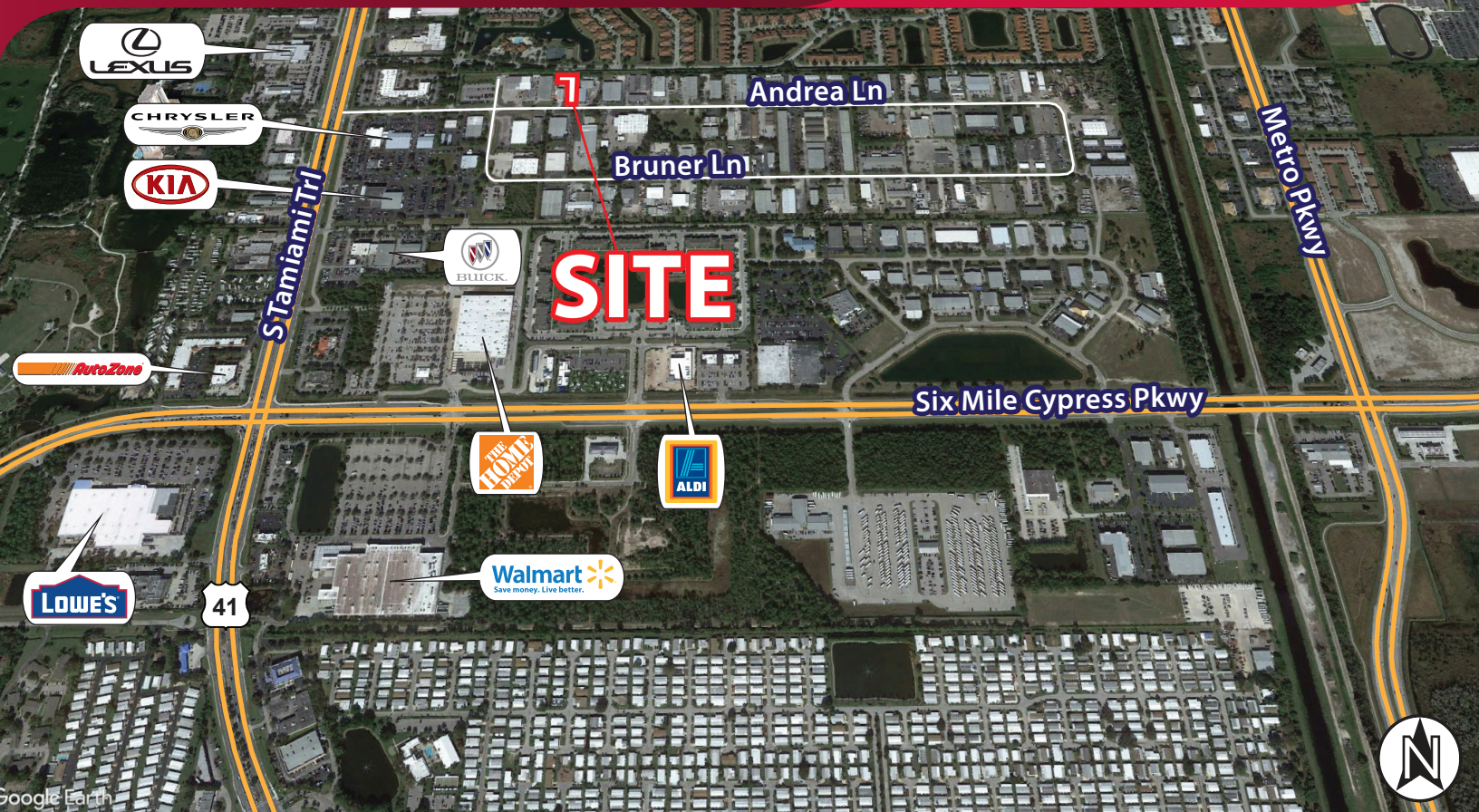
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