

LEASE

Daniels Metro Park of Commerce

6350 TECHSTER BLVD., STE. 2

Ft. Myers, FL 33966

PRESENTED BY:

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PROPERTY SUMMARY



SPACE DESCRIPTION

Unit 2 is 4,050 SF, with approximately 1,500 SF of office and a 2,550 SF warehouse with an overhead door. The office area has two private offices, two restrooms, and a large conference room.

PROPERTY HIGHLIGHTS

- Lease Rate: \$16.00/SF NNN
- Landlord maintains HVAC
- Access to major transportation routes
- Landlord is open to modified gross lease terms
- Close to Gulf Coast Medical Center, Whole Foods & Publix Anchored Centers
- Two ADA-compliant restrooms, one with shower & hot water

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LOCATION DESCRIPTION

Daniels Metro Park of Commerce is a Business Park in the center of the thriving South Fort Myers sub-market. This area features many office parks which are clustered around the newly expanded Gulf Coast Medical Center, a new shopping complex anchored by Whole Foods, CenturyLink Sports Complex (Minnesota Twins Spring Training Baseball Stadium), and a Publix anchored shopping plaza. It's location is minutes from I-75 and US 41. Southwest Florida International Airport (RSW) is within a 15 minute drive.

LOCATION AERIAL MAP

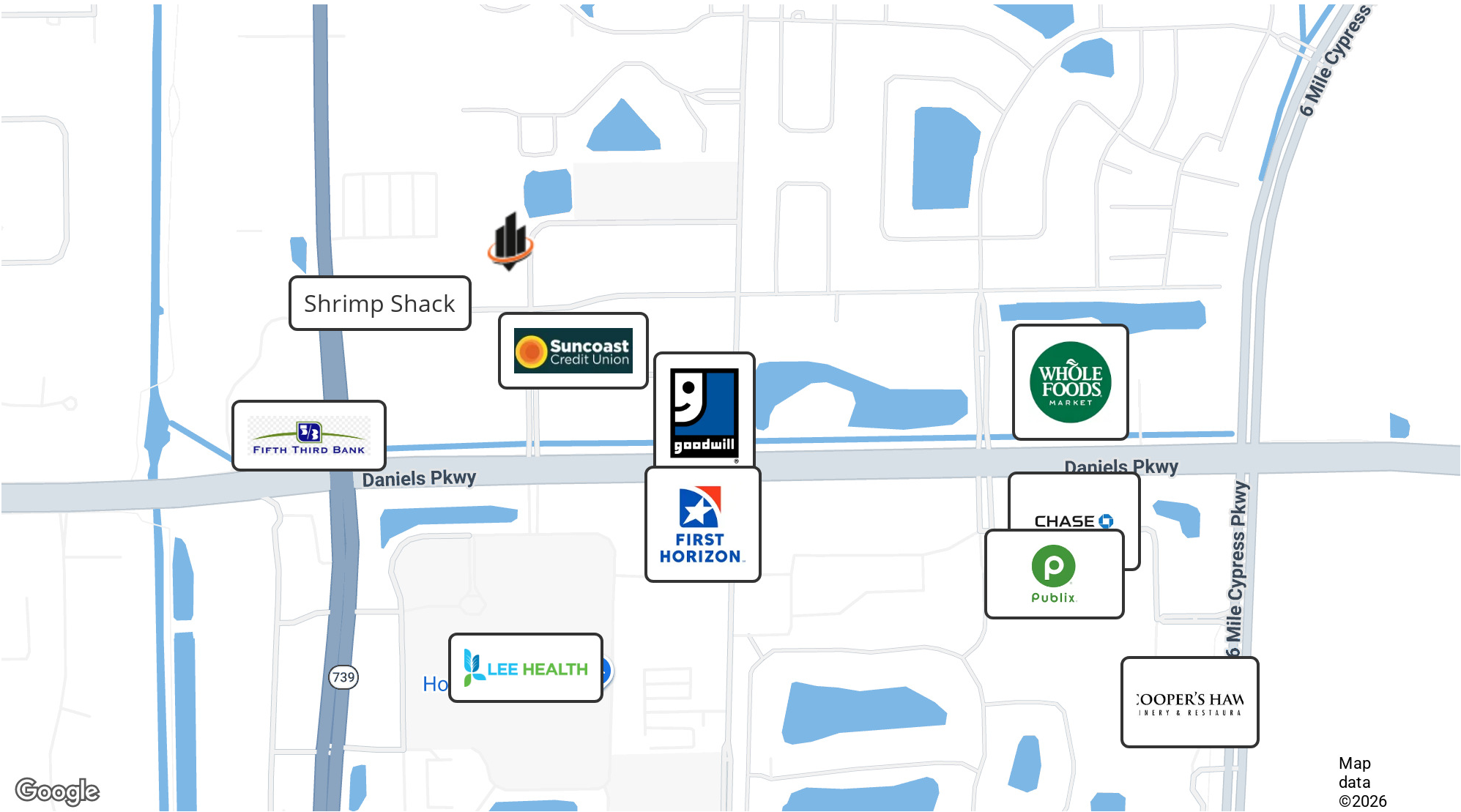


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SUBMARKET MAP



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INTERIOR PHOTOS



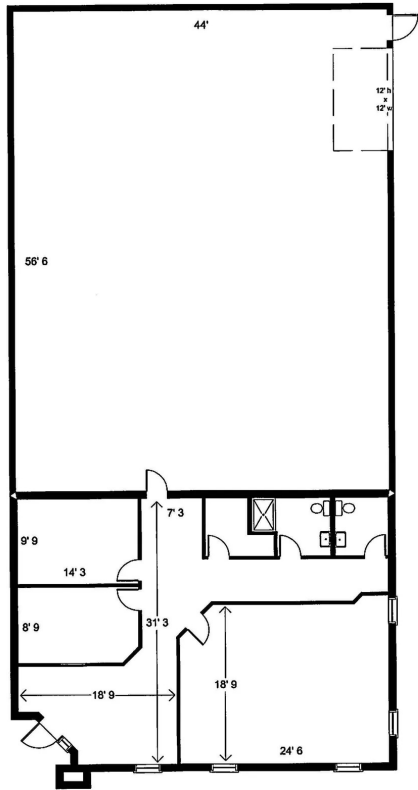
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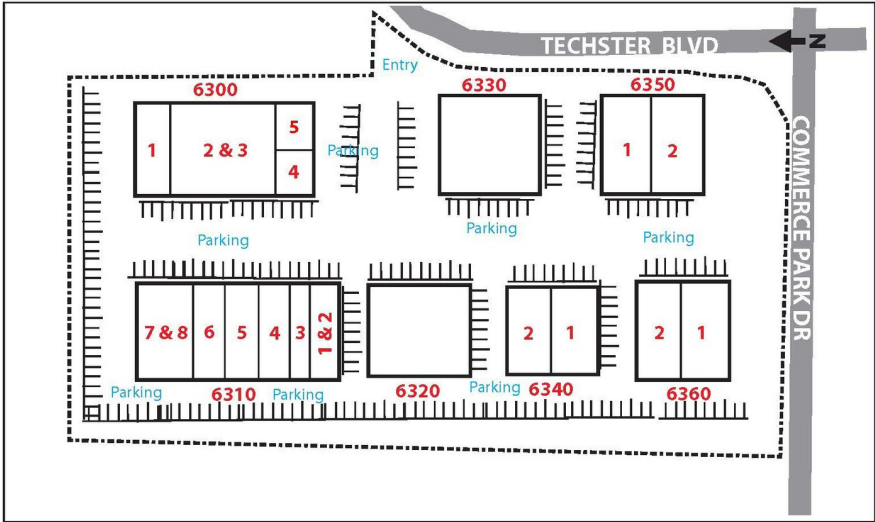
FLOOR & SITE PLANS

6350 TECHSTER BOULEVARD SUITE 2
FORT MYERS, FL



Office Area	1447 sq. ft.
Warehouse Area	2603 sq. ft.
TOTAL AREA	4050 sq. ft.

DANIELS: METRO PARK OF COMMERCE

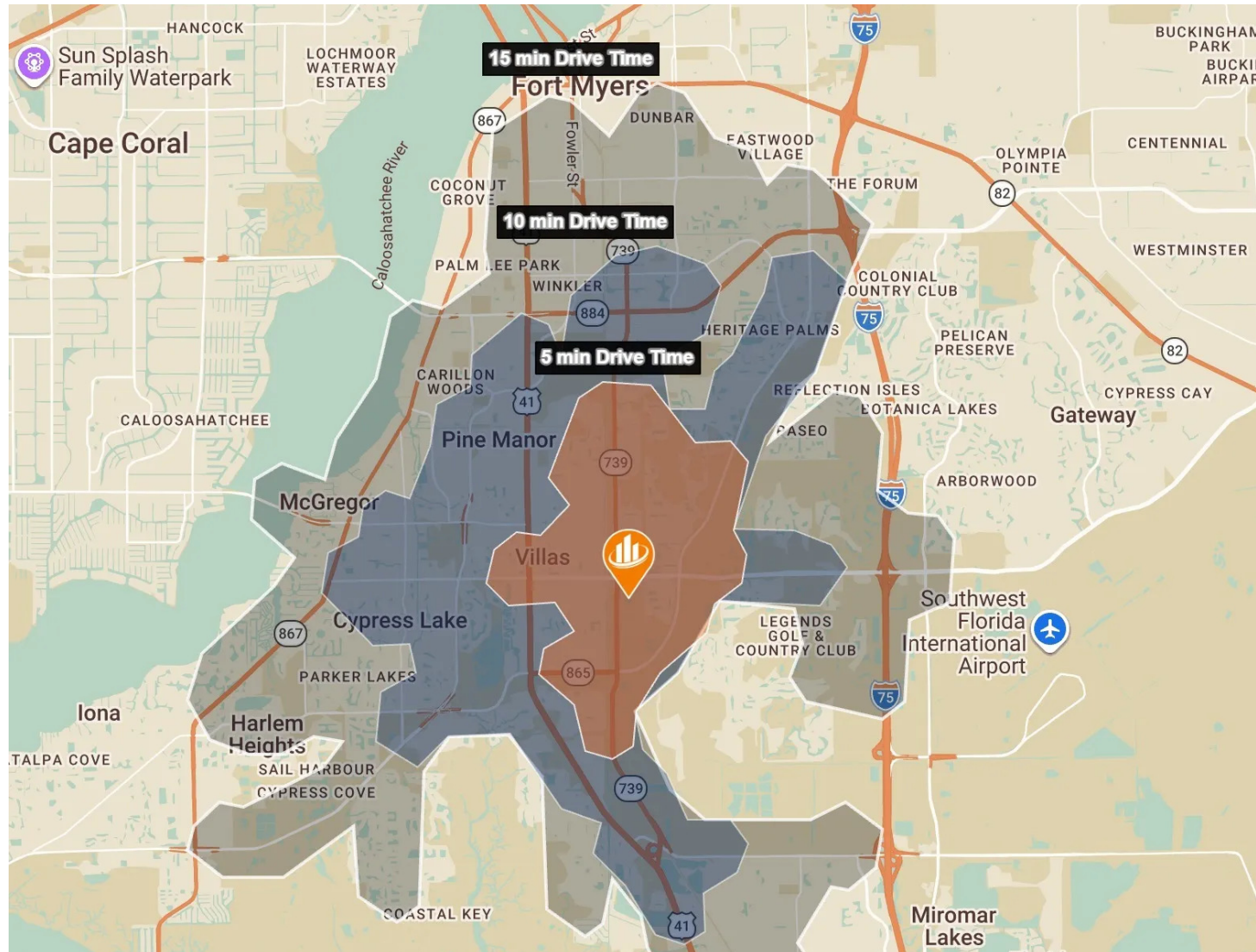


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DRIVE TIME MAP



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DEMOGRAPHICS MAP & REPORT

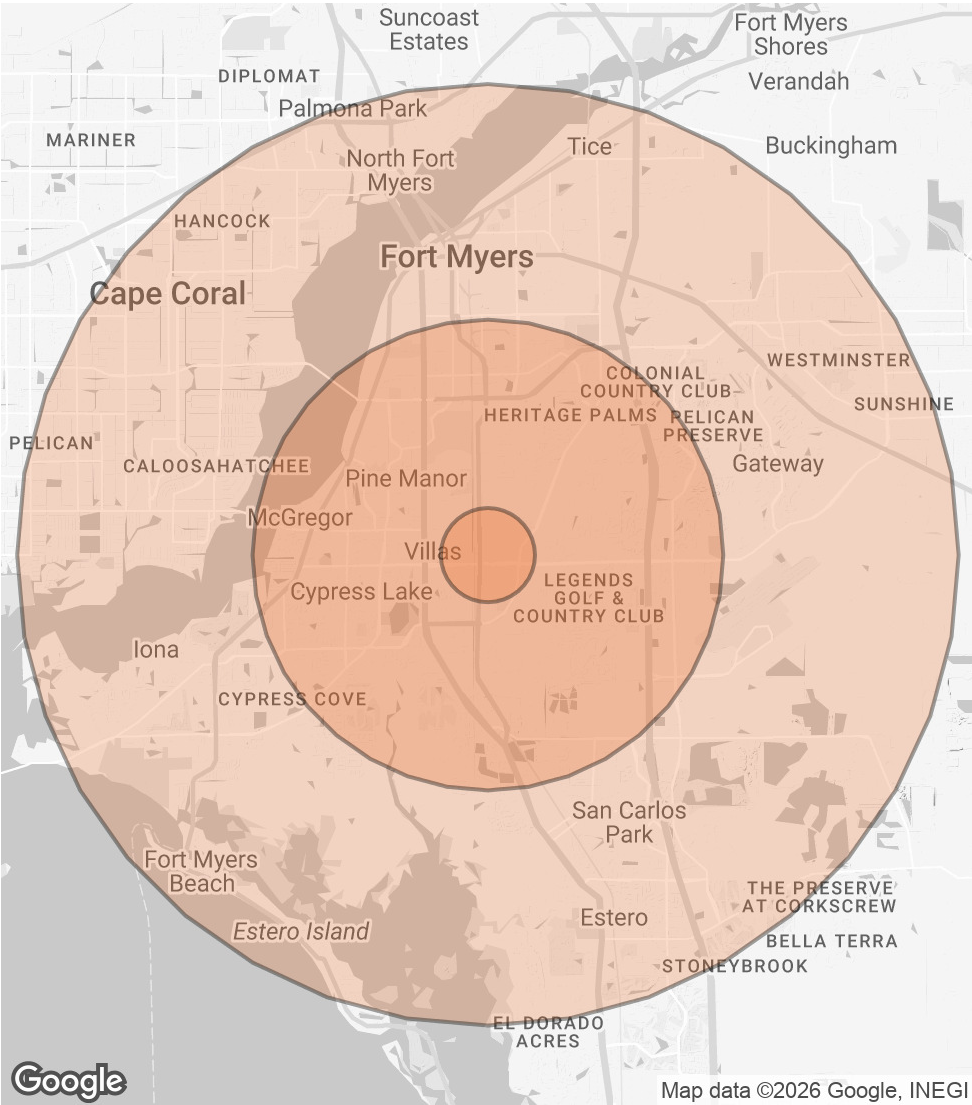
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,118	134,655	446,065
AVERAGE AGE	51.5	49.5	48.0
AVERAGE AGE (MALE)	49.3	48.7	47.6
AVERAGE AGE (FEMALE)	53.4	50.1	48.5

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,488	60,845	185,961
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$95,979	\$103,514	\$99,774
AVERAGE HOUSE VALUE	\$316,290	\$379,634	\$378,640

2023 American Community Survey (ACS)



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