

PRESIDENTIAL COURT 2

6314-6315 Presidential Ct | Fort Myers, FL 33919

Office Condos for Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$16.00
PSF



FULLY
LEASED



7,880 SF
RBA

FULLY LEASED

- South of College Parkway and directly off Summerlin Road, one of Fort Myers' busiest north-south arteries.
- Less than 2 miles to US-41 (Cleveland Avenue), the region's primary commercial corridor.
- Within 1 mile of Florida SouthWestern State College and the Barbara B. Mann Performing Arts Hall.
- Near a mix of professional offices, medical services, and financial institutions such as Wells Fargo, Charles Schwab, and Regions Bank.
- Access to the Cape Coral Bridge.
- Affluent residential neighborhoods and



PROPERTIES.LQCRE.COM/PRESIDENTIAL-CT-OFFICE



TOTAL POPULATION
156,505



5-MI EMPLOYEES
99,886



AVERAGE HH INCOME
\$112,058

 **LQ Commercial**
REAL ESTATE SERVICES
3555 Kraft Rd #260
Naples, FL 34105
LQCRE.COM

Mike Concilla
Principal
D: 239.275.4922 x405
C: 239.823.9882
mconcilla@lqcre.com

Nick Matson
Associate
D: 239.275.4922 x408
C: 239.351.0137
nmatson@lqcre.com

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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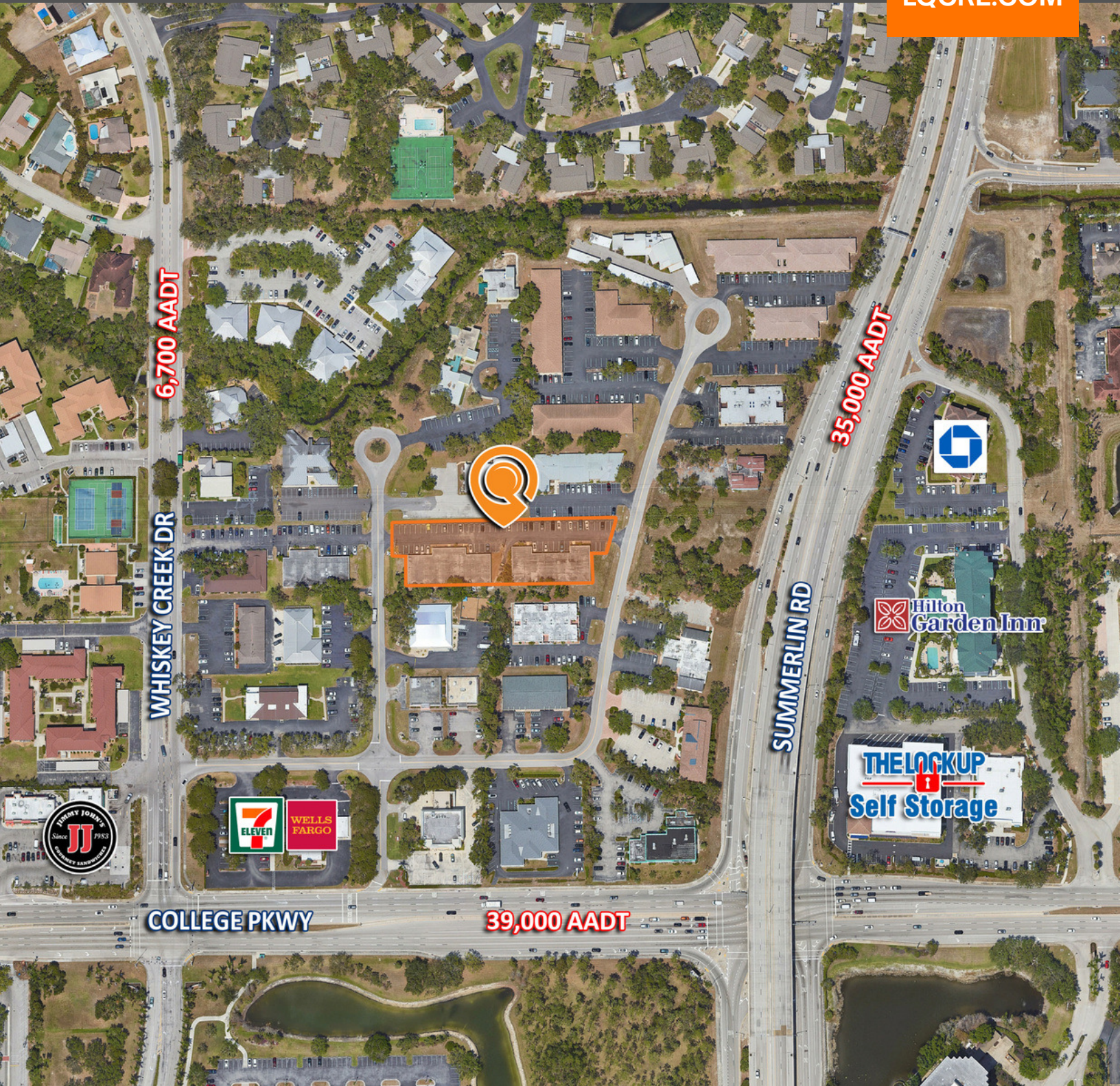
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6315 Presidential Ct Fort Myers, FL 33919	3 mi radius	5 mi radius	10 mi radius
Population			
2025 Estimated Population	64,025	156,505	495,295
2030 Projected Population	59,407	149,183	493,723
2020 Census Population	67,023	152,699	459,907
2010 Census Population	58,115	132,156	379,158
Projected Annual Growth 2025 to 2030	-1.4%	-0.9%	-
Historical Annual Growth 2010 to 2025	0.7%	1.2%	2.0%
2025 Median Age	49.3	50.3	48.3
Households			
2025 Estimated Households	31,338	73,586	217,874
2030 Projected Households	29,286	70,425	217,701
2020 Census Households	32,128	71,562	198,204
2010 Census Households	28,232	61,688	163,216
Projected Annual Growth 2025 to 2030	-1.3%	-0.9%	-
Historical Annual Growth 2010 to 2025	0.7%	1.3%	2.2%
Race and Ethnicity			
2025 Estimated White	73.2%	72.6%	71.3%
2025 Estimated Black or African American	7.9%	9.1%	9.2%
2025 Estimated Asian or Pacific Islander	2.9%	2.7%	2.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2025 Estimated Other Races	15.6%	15.2%	16.8%
2025 Estimated Hispanic	21.2%	20.5%	22.8%
Income			
2025 Estimated Average Household Income	\$99,500	\$112,058	\$110,734
2025 Estimated Median Household Income	\$72,524	\$80,512	\$80,353
2025 Estimated Per Capita Income	\$48,858	\$52,849	\$48,853
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.1%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.9%	4.7%
2025 Estimated High School Graduate	26.5%	27.8%	29.3%
2025 Estimated Some College	19.5%	18.4%	19.6%
2025 Estimated Associates Degree Only	10.5%	9.9%	9.7%
2025 Estimated Bachelors Degree Only	20.9%	21.8%	20.0%
2025 Estimated Graduate Degree	15.4%	15.1%	13.1%
Business			
2025 Estimated Total Businesses	7,507	15,367	35,052
2025 Estimated Total Employees	51,980	99,886	213,017
2025 Estimated Employee Population per Business	6.9	6.5	6.1
2025 Estimated Residential Population per Business	8.5	10.2	14.1



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