

FOR LEASE

RETAIL / MEDICAL OFFICE / INDUSTRIAL FLEX SPACE

1750 N TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903



- **AVAILABLE:** 5,000 SF to 15,192 SF
- **LAND SIZE:** 2.23 AC
- **LEASE RATE:** Call for Pricing

PROPERTY FEATURES

- New Roof, HVAC, & Electrical Panels in 2025!
- 15,192 SF Freestanding Commercial Building
- Excellent Location with Visibility to Over 35,500 Vehicles Per Day Along US 41
- Situated on 2.23 Acres
- One (1) Canopy Covered Dock-High Door
- Approximately 70 Parking Spaces
- Zoned C-1 (Commercial)



Please Contact:

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Vice President

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YOUR LOCAL MARKET **EXPERT**

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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,605	45,705	133,115
Est. Households	3,813	23,418	57,510
Est. Average HH Income	\$77,224	\$87,519	\$92,777

TRAFFIC COUNTS

N Tamiami Trail (US 41)	35,500
Pine Island Rd	33,000
Bayshore Rd	41,500



**Large Monument Sign
with Digital Screen
Visible from US 41!**



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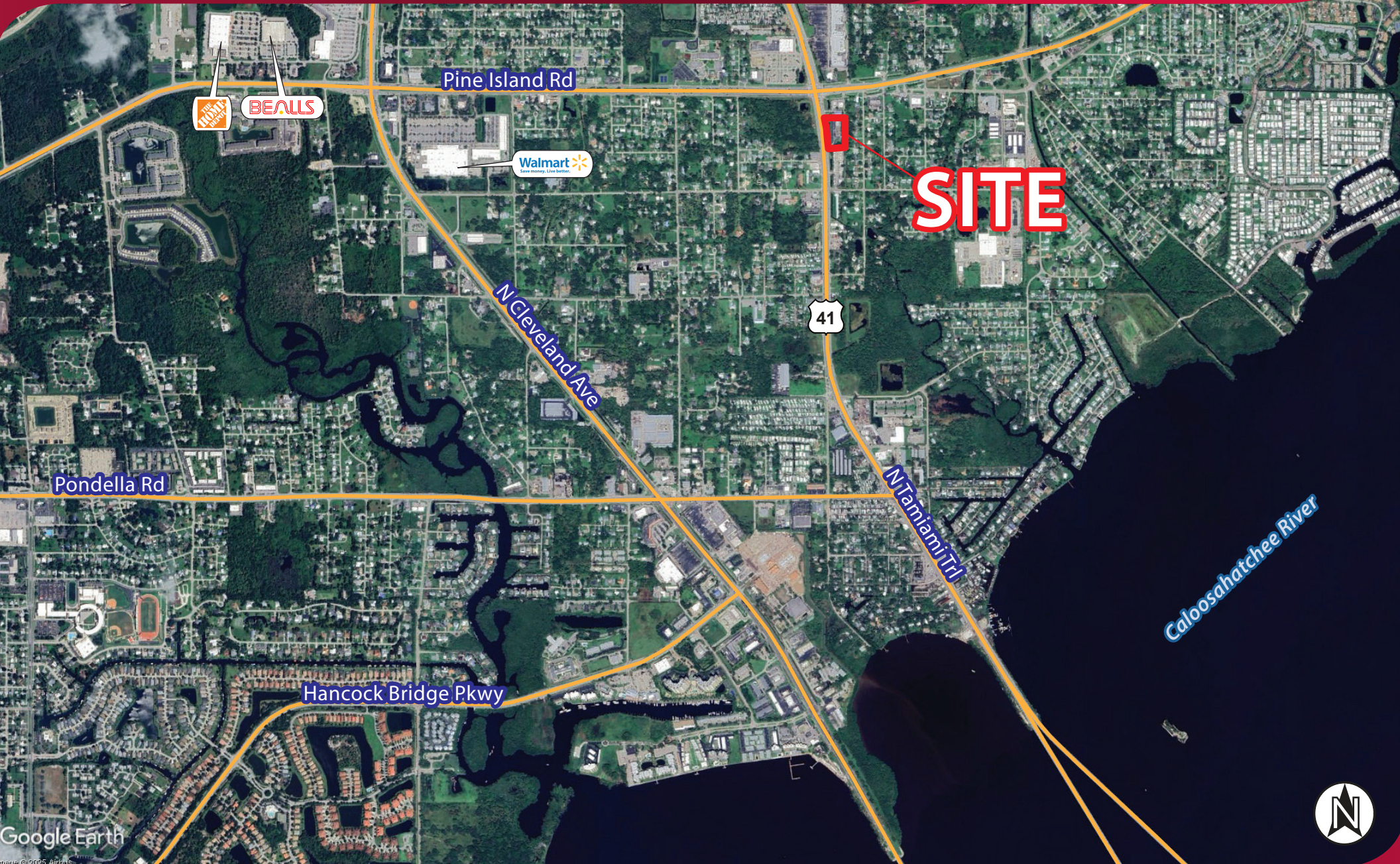
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