

SALE

7128-7132 Estero Blvd. Office Building

7128-7138 ESTERO BOULEVARD

Fort Myers Beach, FL 33931

PRESENTED BY:

LAURI ALBION

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,650,000
BUILDING SIZE:	7,709 SF
AVAILABLE SF:	7,709 SF
LOT SIZE:	0.67 Acres
PRICE / SF:	\$473.47
YEAR BUILT:	1979
ZONING:	CO
MARKET:	Southwest Florida
SUBMARKET:	S Ft Myers/San Carlos

PROPERTY OVERVIEW

The building was evaluated by the engineer and found to be structurally sound.

The building is under the 50% rule, allowing for substantial rebuilding. Contractor estimates high-end rebuilding cost at \$155.00 psf.

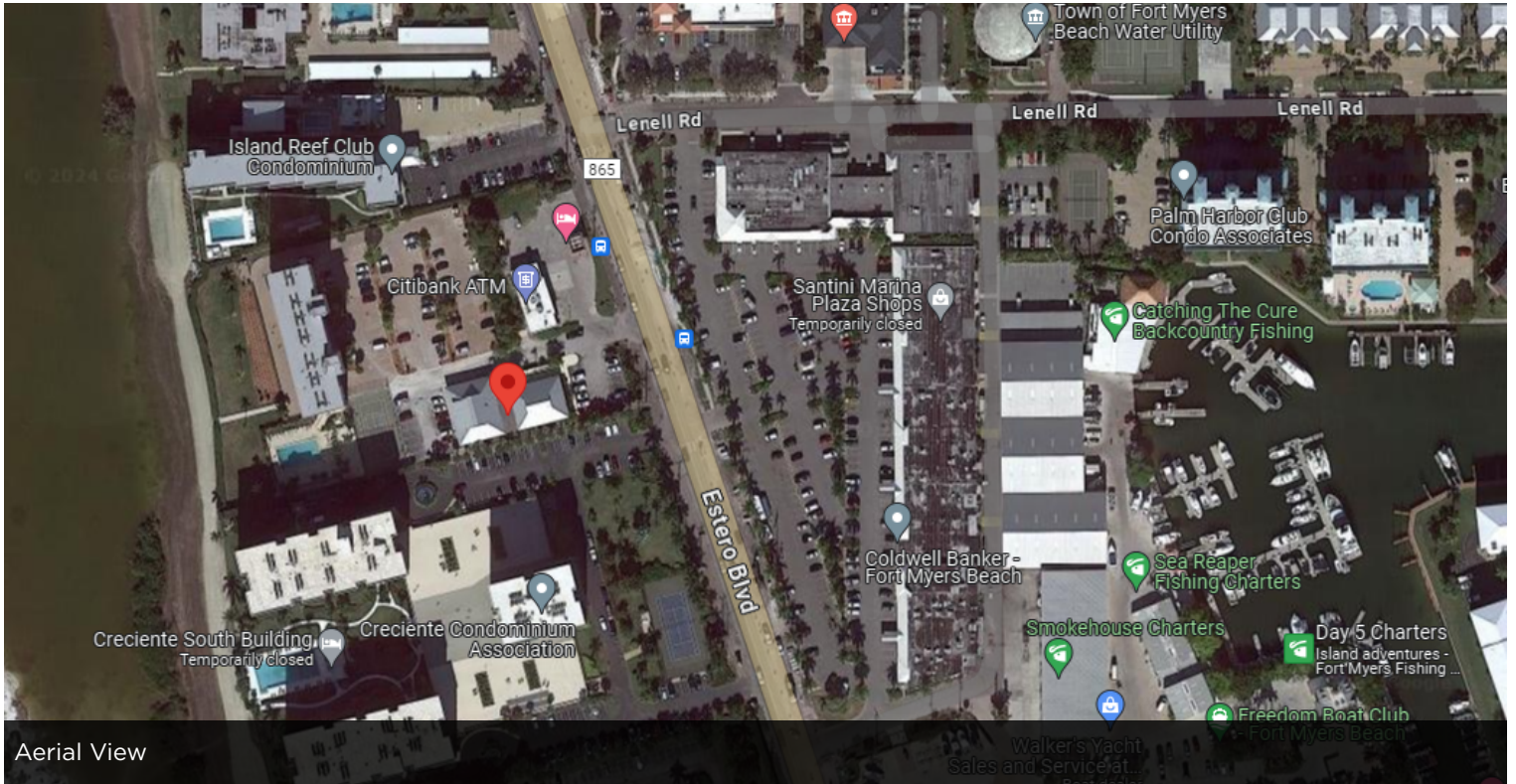
PROPERTY HIGHLIGHTS

- Busy Island Location Directly Across The Street From Santini Plaza
- Surrounded By High-rise Condos and High-end Retail.
- Amazing Retail Hub for Fort Myers Beach
- First Area Of Fort Myers Beach To Recover

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ADDITIONAL PHOTOS



Aerial View



Property View

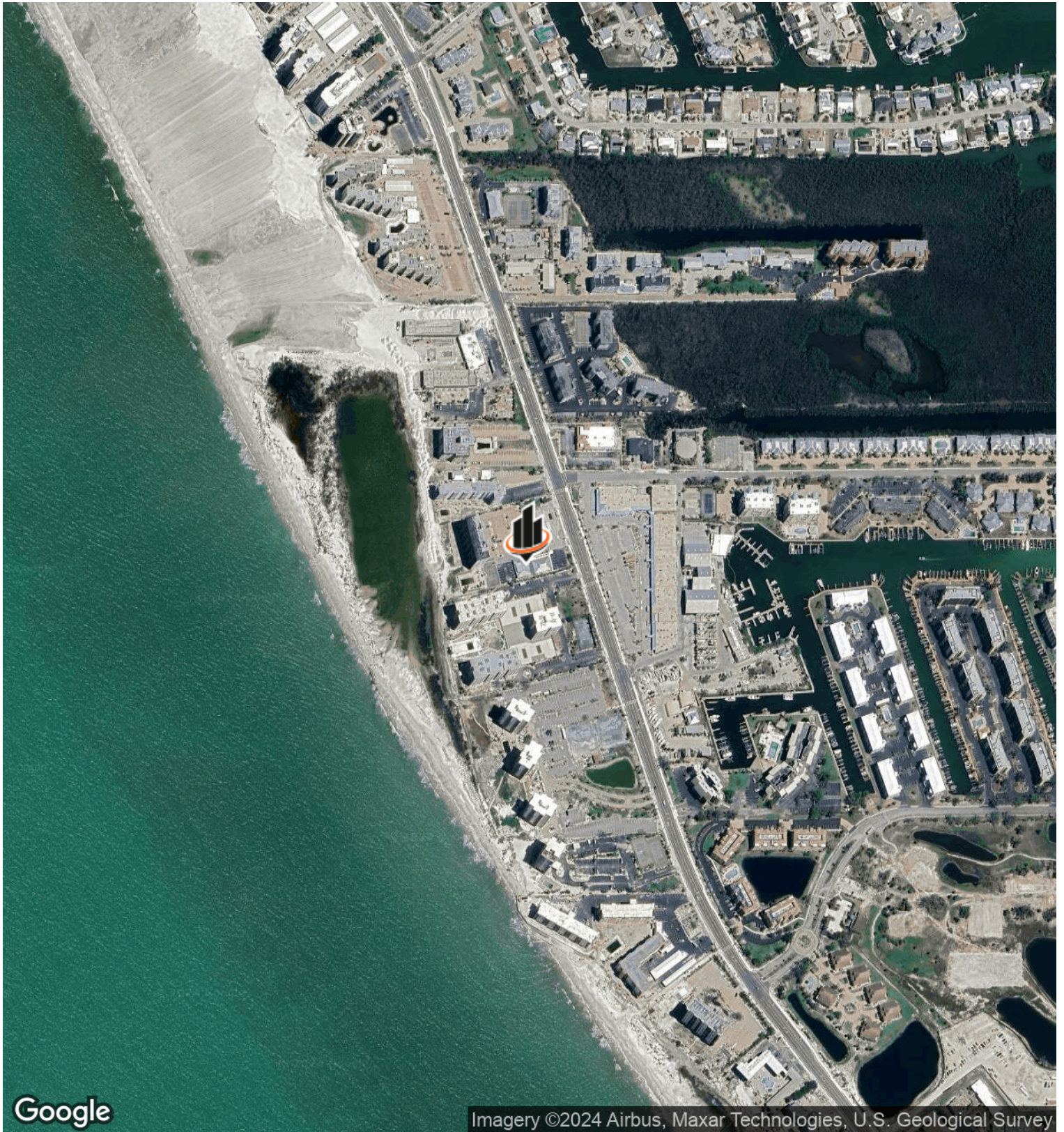


View from behind the building looking out to the beach.

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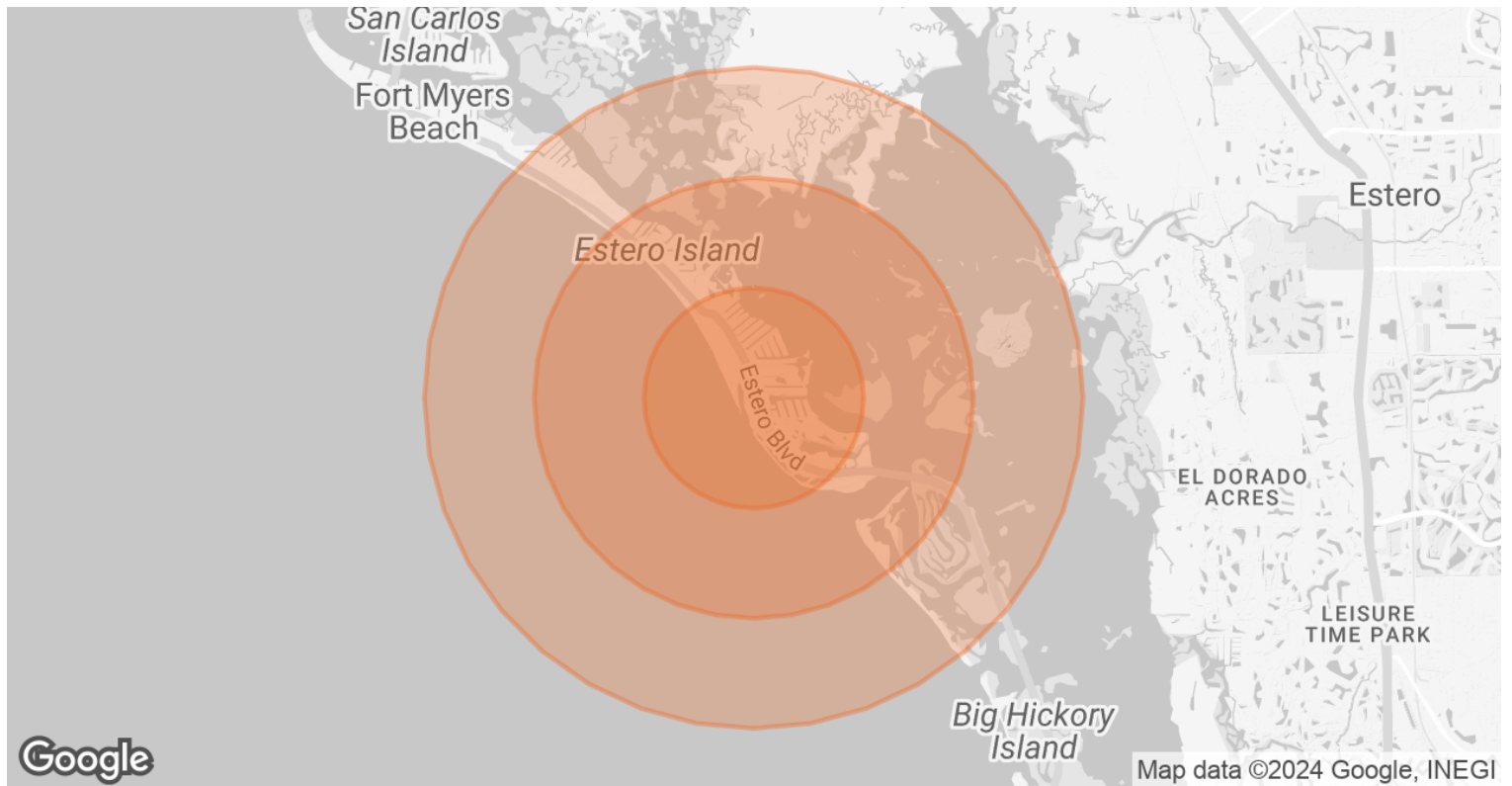
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,183	4,363	6,308
AVERAGE AGE	69.4	69.0	68.7
AVERAGE AGE (MALE)	70.6	70.3	70.0
AVERAGE AGE (FEMALE)	68.2	67.3	67.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,157	7,453	9,470
# OF PERSONS PER HH	0.5	0.6	0.7
AVERAGE HH INCOME	\$33,955	\$34,784	\$39,895
AVERAGE HOUSE VALUE	\$469,655	\$499,008	\$518,016

* Demographic data derived from 2020 ACS - US Census

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