

SHOWROOM/OFFICE/WAREHOUSE - FOR SALE OR LEASE

16080-16090 S. Tamiami Trail (US 41) | Fort Myers, FL 33908

Highly Visible Southwest Florida Owner-User or Lease Opportunity



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



SALE: CALL FOR PRICE
LEASE: \$16.00 PSF



14,304± TOTAL SF GLA
BLDG 1: 6,300 SF | BLDG 2: 4,000 SF



1.49 AC
ZONED C-1 COMMERCIAL

- Dual-building showroom/warehouse for sale or lease in Fort Myers, FL.
- Dense, in-fill area with established, annual business/residential traffic.
- Building I: 6,300 SF Showroom | Building II: 4,000 SF Warehouse.
- 150' US 41 frontage with pylon signage (62,000+ cars per day).
- Versatile uses, including retail, service, distribution, or trade operations.
- Over \$600,000 invested, including \$40,000 80KW generator.



5-MILE POPULATION
119,115



5-MILE HH INCOME
\$115,157



5-MILE EMPLOYEES
69,463



5-MILE EXPENDITURES
\$5.5M

[PROPERTIES.LQCRE.COM/FORT-MYERS-SHOWROOM-WAREHOUSE](https://properties.lqcre.com/fort-myers-showroom-warehouse)



Naples, FL 34105
3555 Kraft Rd #260
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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PROJECT SUMMARY

SHOWROOM/OFFICE/WAREHOUSE

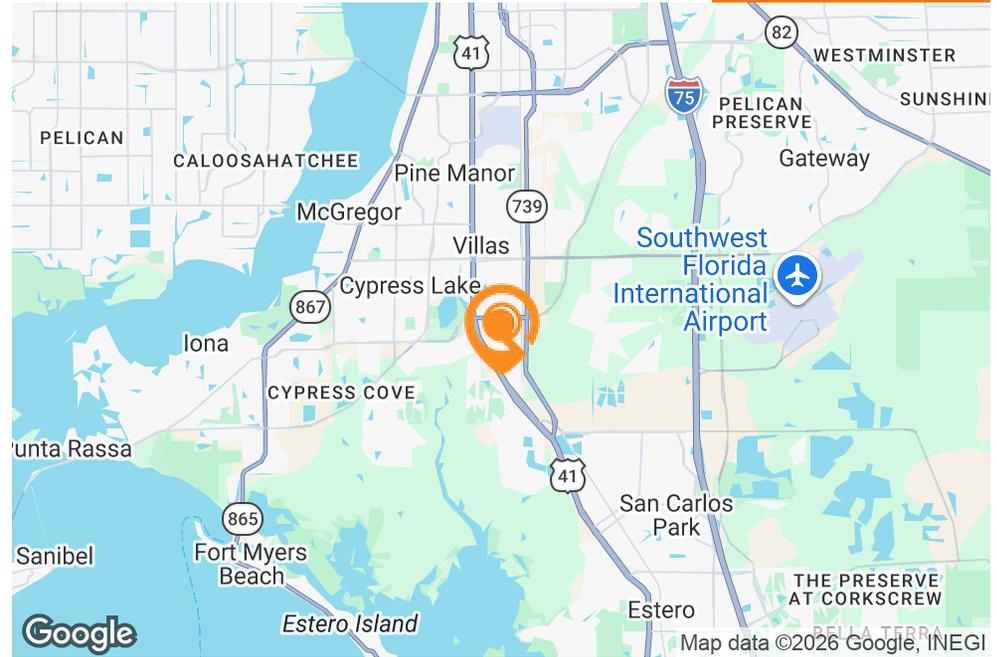
Rare, dual-building showroom/office/warehouse for sale or lease at 16080 S. Tamiami Trail (US 41) in Fort Myers, Florida.

At a collective 14,304 square feet, a future user would benefit from a highly visible location with versatile occupancy options, including: retail, service, distribution, or trade operations.

Built in 2007, these buildings are in excellent (recently improved) condition, with over \$600,000 invested in the building! Recently tenanted as an HVAC, plumbing, and electrical service provider.

Inherit prominent signage, an easily configured layout, 150' of US 41 frontage, and favorable North/South traffic of 62,000+ cars per day.

Additional traffic generators include national retail surroundings, numerous automotive dealerships, medical facilities, and dense residential communities. All contribute to a strong customer flow and long-term value.



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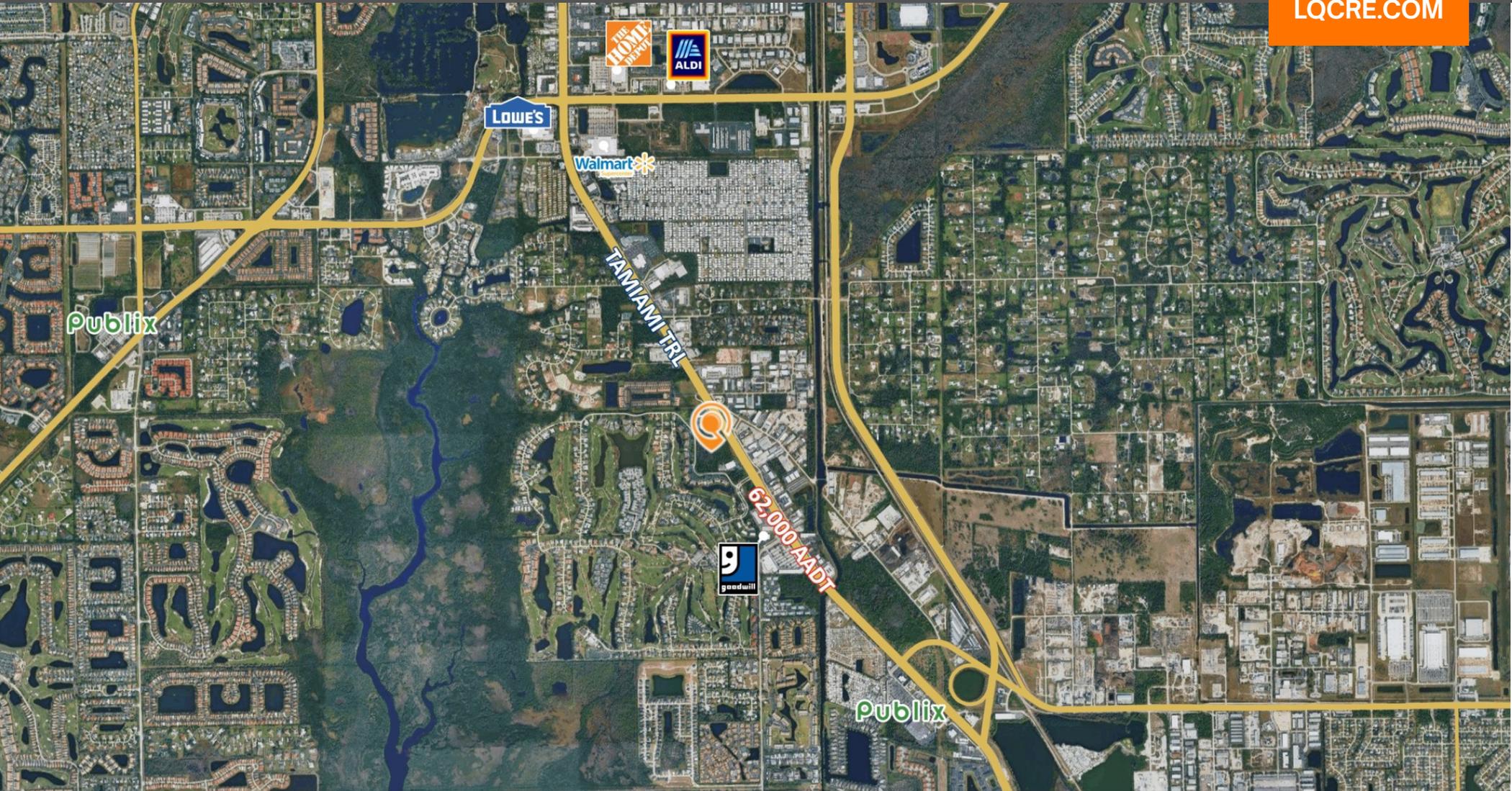
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