

METRO COMMERCE CENTER FLEX SPACE

FOR LEASE

11220-11270 METRO PARKWAY, FORT MYERS, FL



BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	MONTHLY SALES TAX	MONTHLY TOTAL	COMMENTS
South	3	2,000	\$16.00	\$2,666.67	\$66.67	\$2,733.33	100% Air-Conditioned Climate Controlled

LEASE RATE: \$16.00 PSF Gross

SIZE: 2,000± SF

LOCATION: Metro Parkway frontage, at the corner of Danley Drive

YEAR BUILT: 1986

ZONING: IPD - Industrial Planned Development (Lee County)

UTILITIES: Lee County Water & Sewer

METRO COMMERCE CENTER

Metro Commerce Center offers tenants a functional space configuration suitable for a wide range of uses. Tenants benefit from a professionally managed, move-in ready unit located on the desirable Metro Parkway Corridor.

CONTACT

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Founding Partner

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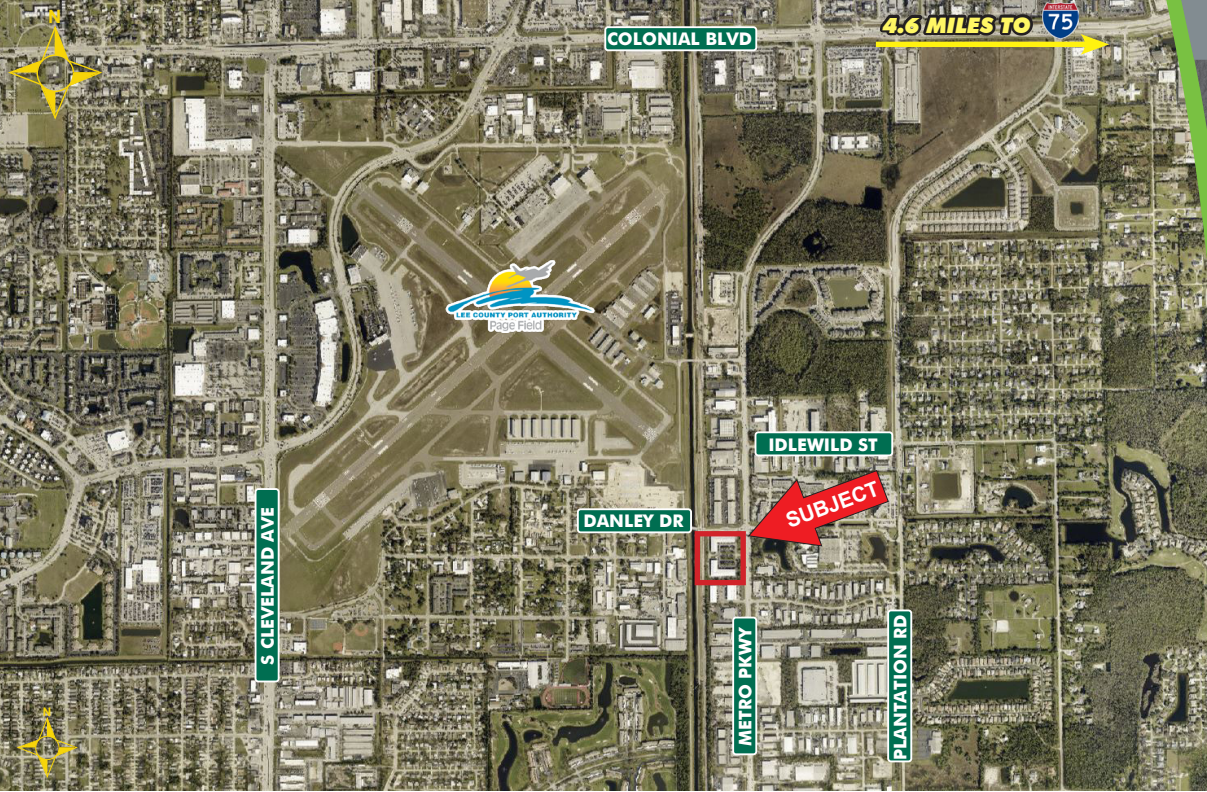
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HIGHLIGHTS

- Metro Parkway frontage
- Grade level overhead doors
- Ample parking
- Professionally managed
- Approved for a wide range of uses including distribution, office, showroom and warehouse
- Central Fort Myers location with optimal connectivity via I-75 and US 41



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,128	72,485	156,172
EST. HOUSEHOLDS	1,262	32,979	71,554
EST. MEDIAN HOUSEHOLD INCOME	\$67,816	\$63,138	\$67,470
TRAFFIC COUNTS (2023)	34,500 AADT (Metro Parkway) 8,700 AADT (Danley Drive)		

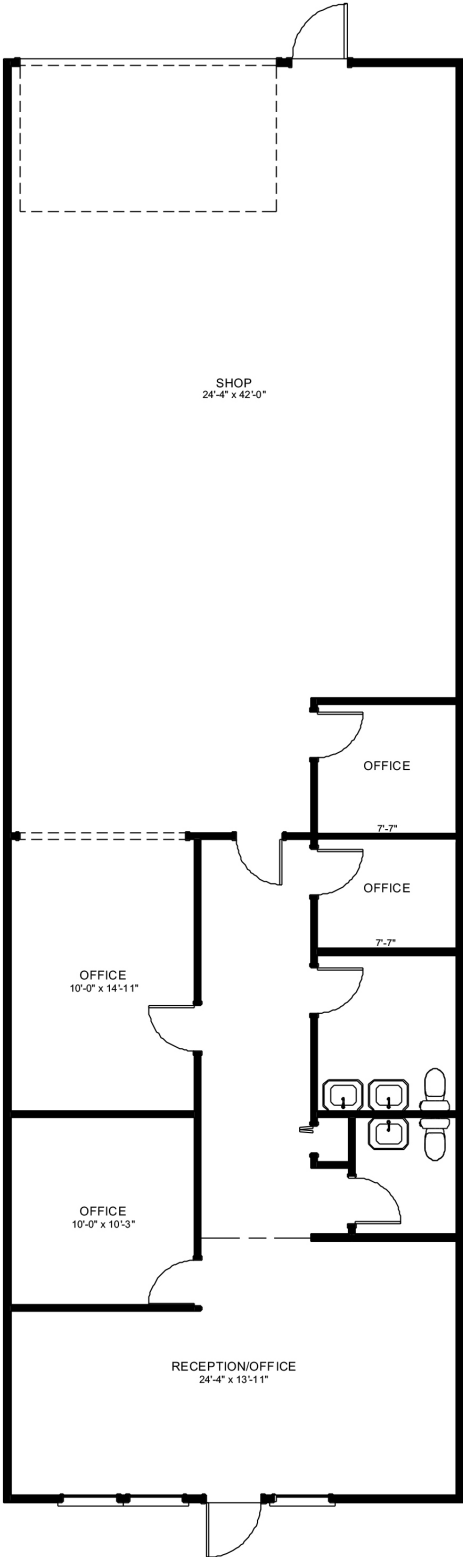
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UNIT 3
2,000± SF



**100% AIR-CONDITIONED
CLIMATE CONTROLLED**

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