

FOR SALE INDUSTRIAL SPACE

COASTAL
COMMERCIAL SOLUTIONS

RE/MAX
COMMERCIAL
RE/MAX REALTY GROUP

2946-2958 VAN BUREN ST FORT MYERS, FL 33916



ASSET DESCRIPTION:

- TOTAL OF 4 BUILDINGS
- 10,200 SQ FT EACH
- 1,200 SQ FT OFFICE SPACE
- FIRE SPRINKLERS
- 2 ROLL UP DOORS
- PRIVATE FENCED ENTRANCE
- 10,000 SQ FT FENCED OUTDOOR STORAGE
- EACH BUILDING SOLD SEPARATELY
- FANTASTIC LOCATION
- ONE STORY FACILITY

\$240/SQ FT
CAP RATE 7%



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FORT MYERS, FL 33916

Madison Valentine

(239) 264-6578

mvalentine@coastalcommercialsolutions.com

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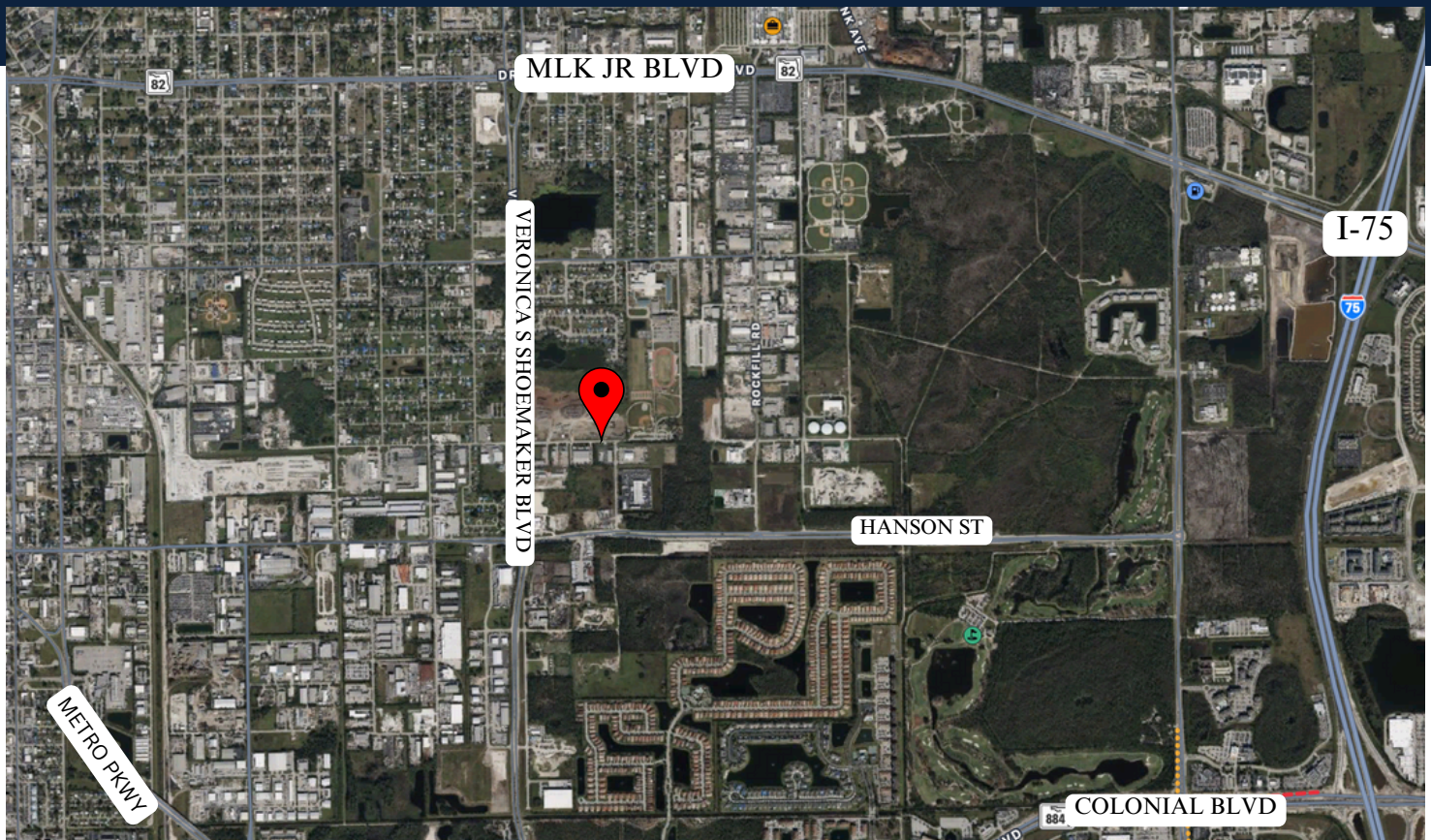


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- 3.8 miles to I-75
- 2.7 miles to US-41

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Demographics (2023)

Total Population: Total Households:

2 MILES: 29,925 10,615

5 MILES: 134,522 54,837

10 MILES: 451,399 188,905

Cross Traffic Report:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Veronica S. Shoemaker Boulevard	Veronica S Shoem N	11,551	2022	0.38 mi
Hanson Street	Work Dr W	6,873	2022	0.43 mi
Towles Street	Edison Ave S	6,783	2022	0.74 mi
Ford Street	Stella St N	6,073	2022	0.76 mi
Edison Ave	Rockfill Rd E	3,493	2022	0.81 mi
Edison Ave	Midway Ave W	3,492	2022	0.81 mi
Edison Avenue	Rockfill Rd E	3,500	2020	0.82 mi
Metro Pky	Walpear St S	17,876	2022	0.95 mi
Ford St	Willard St S	7,735	2018	0.95 mi
Hanson St	Metro Pky E	10,072	2022	1.01 mi

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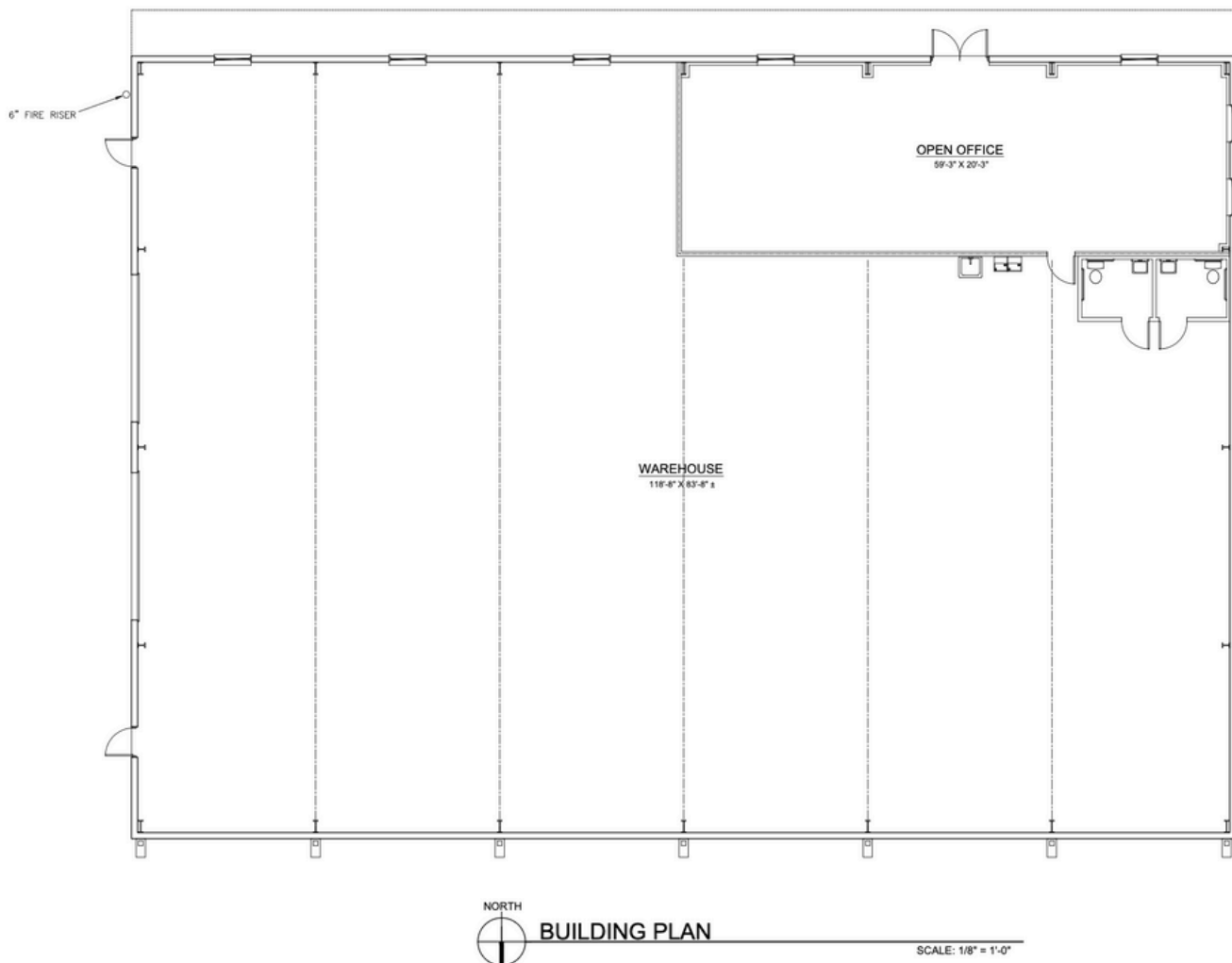


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