

RIDER INSURANCE GROUP



SALE

9180 Estero Park Commons Blvd. Unit #9

9180 ESTERO PARK COMMONS BLVD. UNIT #9

Estero, FL 33928

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
UNIT SIZE:	1,367 SF
POSITION:	Endcap
PLACEMENT:	Fronts Corkscrew Rd.
YEAR BUILT:	2005
STRAP #	34-46-25-E1-14001.0009
ZONING	CPD

PROPERTY DESCRIPTION

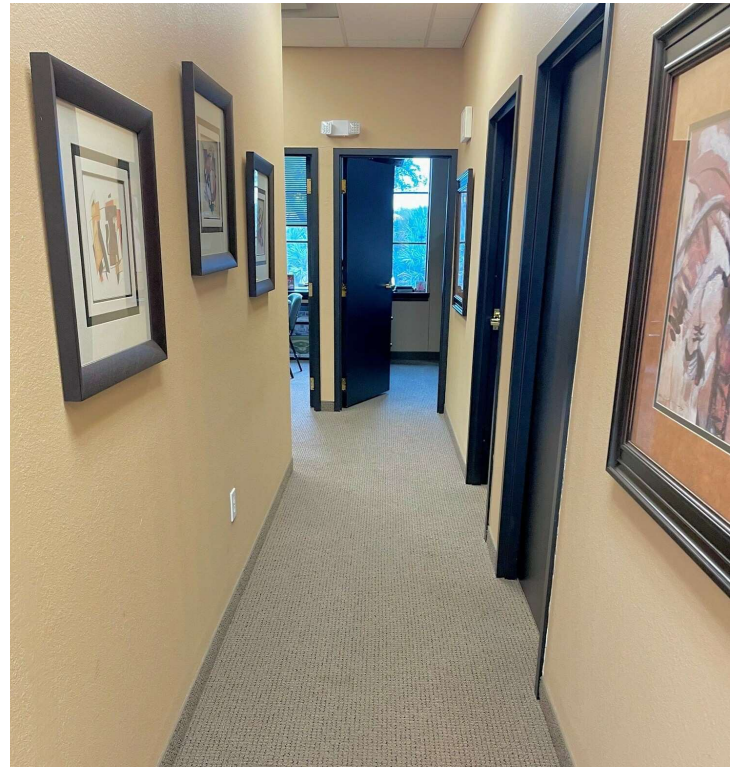
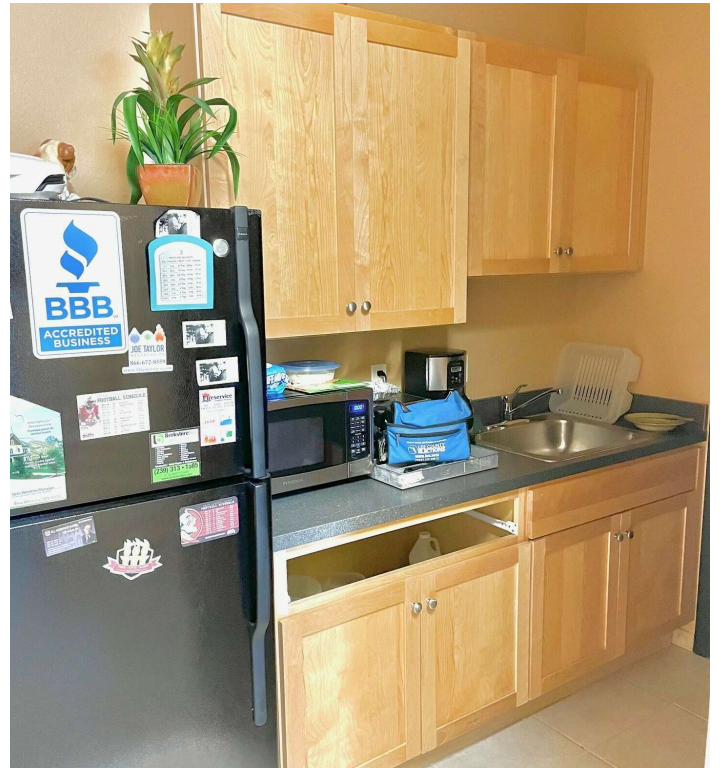
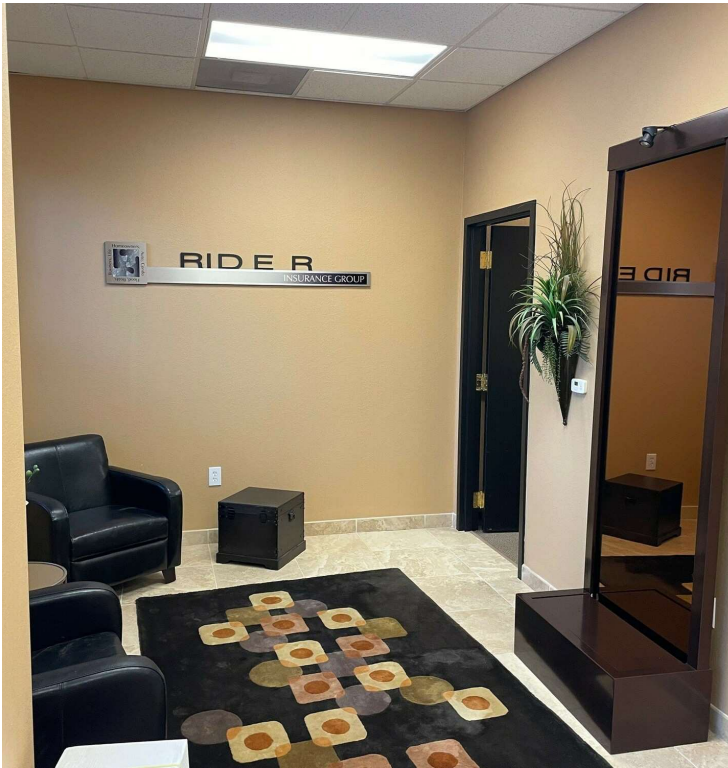
Rare opportunity to buy an office with frontage on Corkscrew Rd. This office boasts four offices, conference room, a storage/copy room, kitchen, waiting area, and restroom with shower.

PROPERTY HIGHLIGHTS

- Rare endcap unit directly fronting Corkscrew Rd.
- In the Estero Park Commons office park, directly adjacent to Estero Park.
- Estero Park Commons is halfway between US41 and I-75.
- Unit is right at the main entrance to the office park.
- Estero Park is Lee County's largest public park, with a 30,000 SF Recreation building plus amphitheatre, soccer fields, dog park, etc.
- The unit consists of four offices, conference room, a storage/copy room, kitchen, waiting area, and restroom with shower.

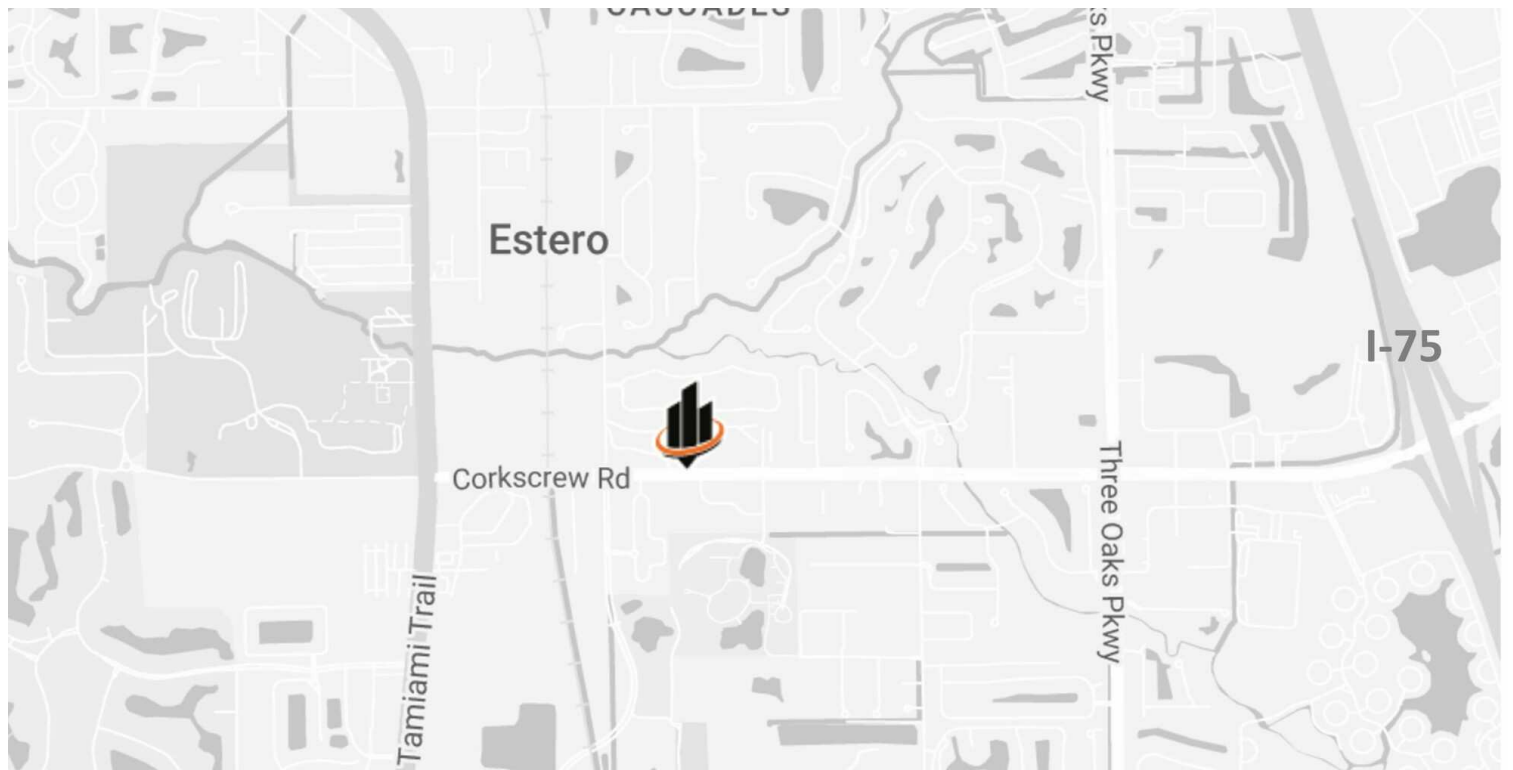
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ADDITIONAL PHOTOS



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LOCATION INFORMATION



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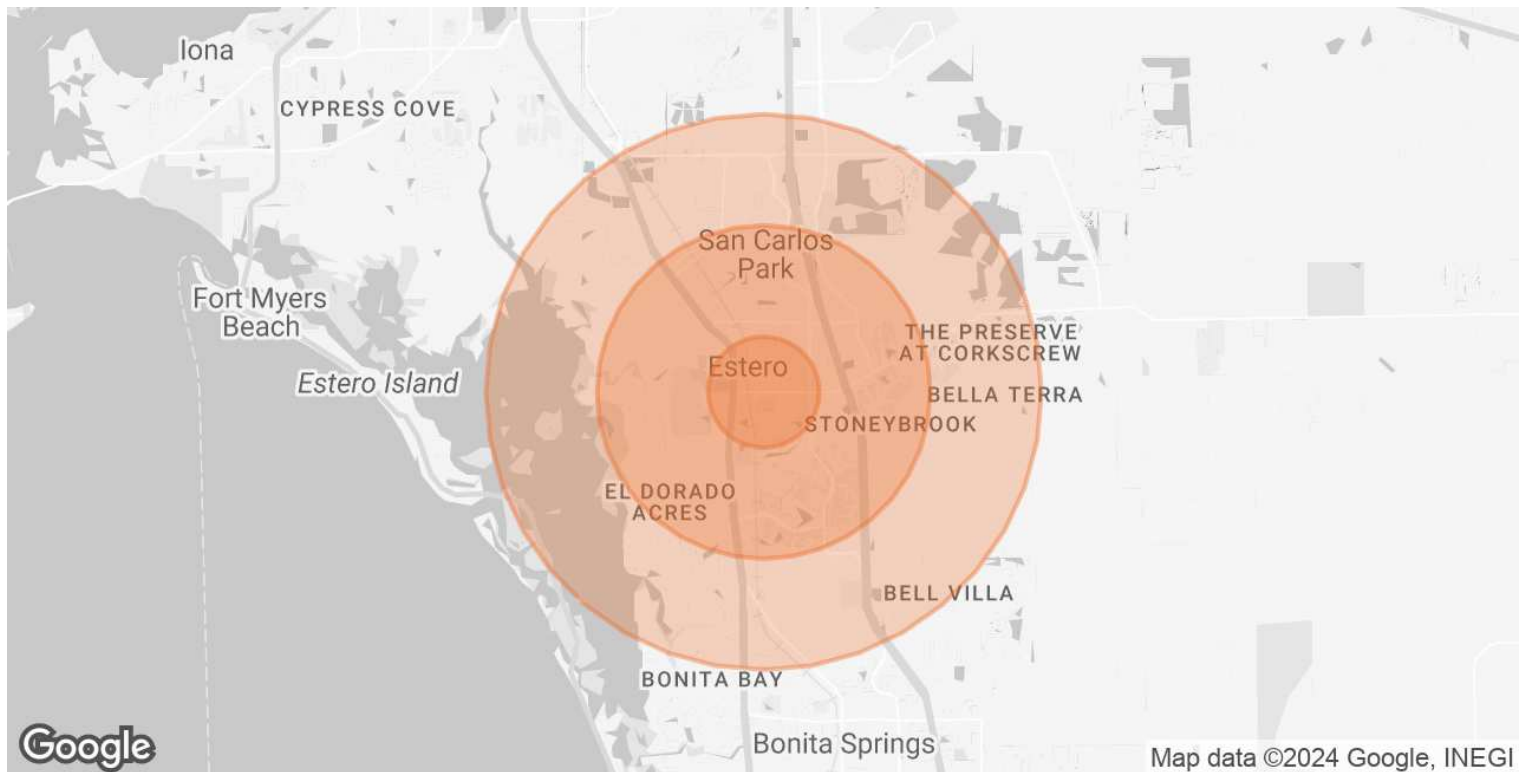
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,053	50,840	88,111
AVERAGE AGE	57	51	50
AVERAGE AGE (MALE)	57	51	49
AVERAGE AGE (FEMALE)	58	51	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,319	22,233	37,834
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$126,703	\$119,785	\$124,874
AVERAGE HOUSE VALUE	\$458,855	\$492,644	\$512,932

Demographics data derived from AlphaMap

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