

## For More Information Contact: Lisa Farrell-Sands Broker & Commercial Advisor (239) 470-5582 LSands@viprealty.com vipcommercialgroup.com

## FOR LEASE 600± SF OFFICE/WAREHOUSE SPACE ACROSS FROM EDISON MALL



Location: 39 Mildred Drive Fort Myers, FL 33901

Across from Edison Mall, near the intersection of Colonial Blvd. & US41.

■ S.T.R.A.P. # 35-44-24-P3-02100.0250

■ Zoning: CI (Commercial Intensive) within the City of Fort Myers.

■ Utilities: All Available to Site

■ Space Size: 600± SF

■ Office/Reception Area

Private Office with Private Restroom

■ Small Garage with 8' x 8' Electronic Overhead Door and Service Entrance

■ Great location across from Edison Mall, near the intersection of Colonial Blvd. & US41 allowing easy access to US41 and I-75.

Demographics provided by CoStar Group

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	9,026	57,042	151,373
2022 Population:	10,118	63,954	170,524
Pop Growth 2017-2022:	12.10%	12.12%	12.65%
Average Age:	38.50	39.20	43.20
Households			
2017 Total Households:	4,022	24,224	66,031
HH Growth 2017-2022:	11.74%	11.71%	12.37%
Median Household Inc:	\$35,340	\$37,221	\$46,356
Avg Household Size:	2.10	2.30	2.20
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$122,820	\$160,403	\$183,726
Median Year Built:	1981	1981	1983

Lease Rate: \$800 Per Month Plus Sales Tax

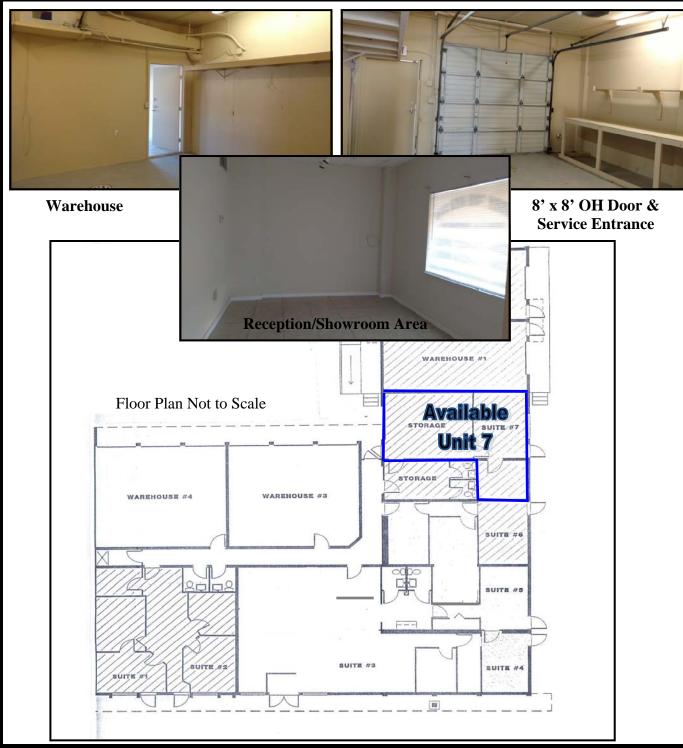


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