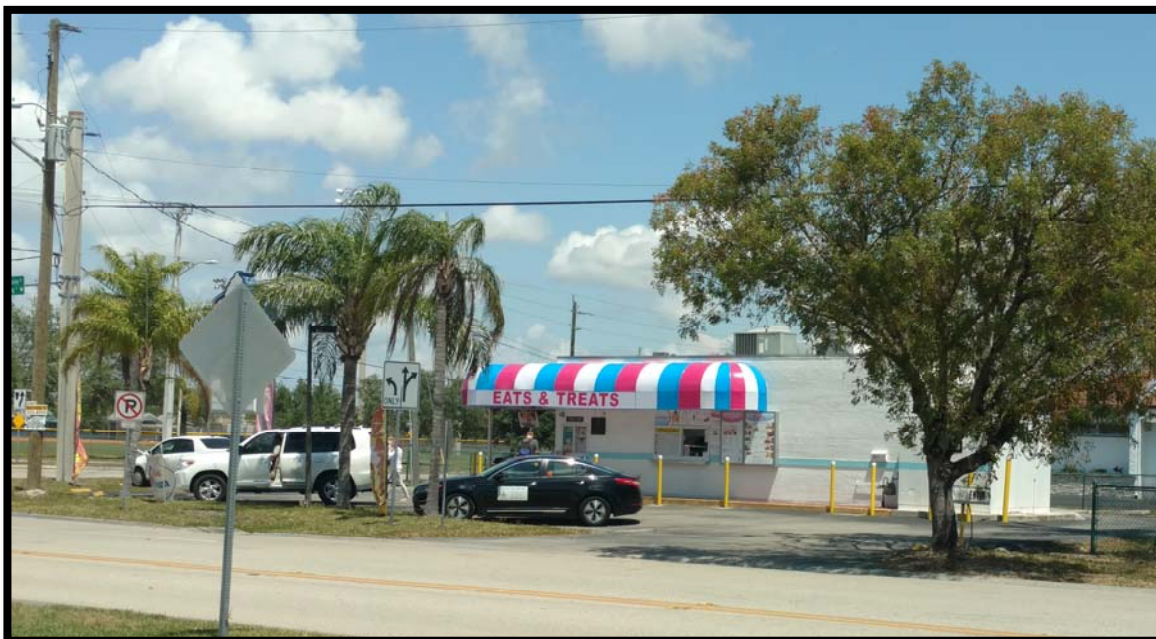


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**FULLY LEASED | SINGLE TENANT | INVESTMENT PROPERTY
AVAILABLE FOR SALE | 5.7%± CAP RATE**



PROPERTY DESCRIPTION

- Location: 9211 Cypress Lake Drive, Fort Myers, FL 33919
- S.T.R.A.P. #'s: 21-45-24-00-00015.0020
- Year Built: 1993
- Total Building Size: 722± SF
- Land Size: 8,044.78± SF
- Zoning: C-1A (Commercial) within Lee County
- 2017 Property Taxes: \$2,157
- Parking: 9 Surfaces Spaces
- Signage: Pylon

Comments: Available for sale as an investment property, this former Dairy Queen location has long been one of Lee Counties favorite ice cream shops and take out locations and is currently known as Eats and Treats. Located at the lighted intersection and southeast corner of Cypress Lake Drive and Learning Court, the property is ideally situated across from Rutenberg Community Park, which offers year round football and baseball activities, as well as tennis and handball courts, and is just west of Cypress Lake Middle School and Cypress Lake High School. The current Tenant has a Triple Net Lease with an expiration date of October 31, 2020. The current Annual NOI is \$19,200 and is being offered at a 5.7%± CAP Rate. **Showings by Appointment Only! Please do not disturb the Tenant or the Patrons.**

SALE PRICE REDUCED! \$335,000

Confidentiality Agreement & Proof of Funds required for additional information.

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**



COMMERCIAL

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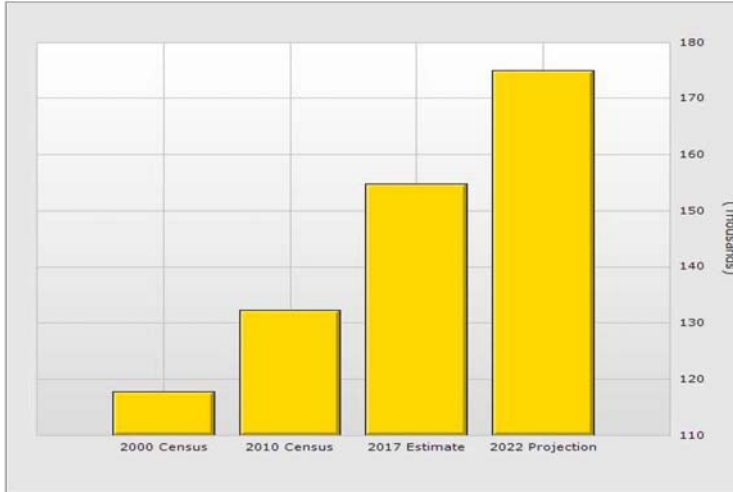
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Population for 5 Mile Radius
 9211 Cypress Lake Dr, Fort Myers, FL 33919

Demographics Provided by CoStar



| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2017 Total Population: | 9,926 | 67,231 | 154,828 |
| 2022 Population: | 11,210 | 76,002 | 175,066 |
| Pop Growth 2017-2022: | 12.94% | 13.05% | 13.07% |
| Average Age: | 52.50 | 48.00 | 48.60 |
| Households | | | |
| 2017 Total Households: | 5,250 | 32,316 | 73,809 |
| HH Growth 2017-2022: | 12.36% | 12.66% | 12.75% |
| Median Household Inc: | \$49,310 | \$51,821 | \$51,331 |
| Avg Household Size: | 1.80 | 2.00 | 2.00 |
| 2017 Avg HH Vehicles: | 1.00 | 1.00 | 1.00 |
| Housing | | | |
| Median Home Value: | \$169,133 | \$188,381 | \$193,930 |
| Median Year Built: | 1982 | 1985 | 1986 |



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4/10/2018



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