

**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
- 2018 Property Taxes: \$2,338.80
- 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. The Tenant has a Triple Net Lease with an expiration date of October 31, 2020 and one five year Option to Renew. The current Annual NOI is \$19,200 and is being offered as a 5.7%± CAP Rate.

The property is located at the lighted intersection and southeast corner of Cypress Lake Drive and Learning Court and is ideally situated across from Rutenberg Community Park, which offers year round football and baseball activities, as well as tennis and handball courts. The property is also within walking distance of Cypress Lake Middle School and Cypress Lake High School. Per the 2017 FDOT Report, Cypress Lake Drive from McGregor Blvd has a high traffic volume with a Annual Average Daily Traffic Count of 28,500 cars per day. **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.



COMMERCIAL

For More Information Contact:

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Demographics Provided by CoStar 9211 Cypress Lake Drive, Fort Myers, FL 33919		radius quick stats		
Population	1 Mile	3 Mile	5 Mile	
2018 Total Population:	10,131	69,224	158,507	
2023 Population:	11,503	78,723	180,278	
Pop Growth 2018-2023:	13.54%	13.72%	13.74%	
Average Age:	52.30	47.90	48.60	
Households				
2018 Total Households:	5,320	33,031	75,081	
HH Growth 2018-2023:	12.56%	12.93%	13.01%	
Median Household Inc:	\$48,001	\$54,347	\$53,463	
Avg Household Size:	1.80	2.00	2.00	
2018 Avg HH Vehicles:	1.00	1.00	1.00	
Housing				
Median Home Value:	\$170,569	\$204,857	\$218,463	
Median Year Built:	1982	1986	1986	



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