



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**

Broker & Commercial Advisor

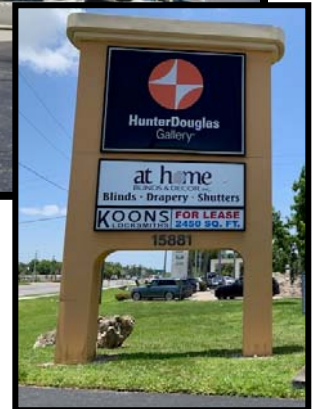
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## INVESTMENT PROPERTY FOR SALE WITH UPSIDE POTENTIAL | US41 / S. TAMAMIAMI TRAIL



### PROPERTY DESCRIPTION

- **Location:** 15881 S. Tamiami Trail, Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 36-45-24-00-00011.0130
- **Building Size:** 12,642± SF Per Lee County Property Appraiser
- **Land Size:** 1.1± Acres (47,916± SF)
- **Property Taxes:** \$13,819.92 (2018)
- **Year Built:** 1990
- **Zoning:** CC (Community Commercial) Lee County
- **Parking:** 35 Free Surface Spaces
- **Utilities:** All Utilities are available to the site, with County water and septic

**Comments:** Lighthouse Plaza is a well maintained Community Shopping Center with great upside potential. The property is being offered with a current CAP Rate of 3.5% and \$42,582 Annual NOI. The building is currently 60% occupied and has two 2,450± SF units available for lease. The property is located on US41, just south of the Jaguar and Land Rover dealership and just north of Youngquist Road. The building has excellent signage and visibility along US41/S. Tamiami Trail and offers a designated ingress and egress. The current tenants include Koons Locksmith, a long term tenant, At Home Blinds & Decor, and Harvey House Furniture. The FDOT reported 59,500 cars per day in 2018.

**FOR SALE: \$1,200,000 (\$94.92 SF)**

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303



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