

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



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1,833 - 6,733 ± SF RETAIL | OFFICE | SHOWROOM AVAILABLE FOR LEASE | US41/S. TAMIAMI TRAIL



PROPERTY DESCRIPTION

Location:

- 15881 S. Tamiami Trail, Fort Myers, FL 33908
- 36-45-24-00-00011.0130 S.T.R.A.P. #'s:
- 12,642± SF Per Lee County Property Appraiser **Building Size:**
- Available Space: (2) 2,450± SF & (1)1,833± SF Units -
 - Land Size: $1.1 \pm \text{Acres} (47.916 \pm \text{SF})$ 1990
- Year Built:
- CC (Community Commercial) Lee County Zoning:
- **35** Free Surface Spaces **Parking:**
 - Utilities: All Utilities are available to the site with county water and septic

Comments: Lighthouse Plaza is a well maintained Community Shopping Center located on US41, just south of the Jaguar and Land Rover dealership and just north of Sky King Fireworks and Youngquist Road. This is a great location on US41 with a current household population of 126,358 within a 5 mile radius. The current CC zoning allows for such businesses as Medical Office, Animal Clinic, Pet Services, Maintenance Services, Medical Office, House Hold Furnishings Groups I & II to name a few. There are currently (3) contiguous units available. All units have an open layout with (2) handicap restrooms per space. The building has excellent visibility with a traffic count of 59,500 cars per day in 2018, per the FDOT. Come join long term tenants Koons Locksmith, and At Home Blinds & Décor.

Unit #	Size PSF	Price PSF	Monthly Rent	Sales Tax 6.2%	Total with Sales Tax
4	2,450±	\$12.00	\$2,450.00	\$151.90	\$2,601.90
5	2,450±	\$12.00	\$2,450.00	\$151.90	\$2,601.90
6	1,833±	\$12.00	\$1,833.00	\$113.65	\$1,946.65
Combined	6,733±	\$12.00	\$6,733.00	\$417.45	\$7,150.45

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

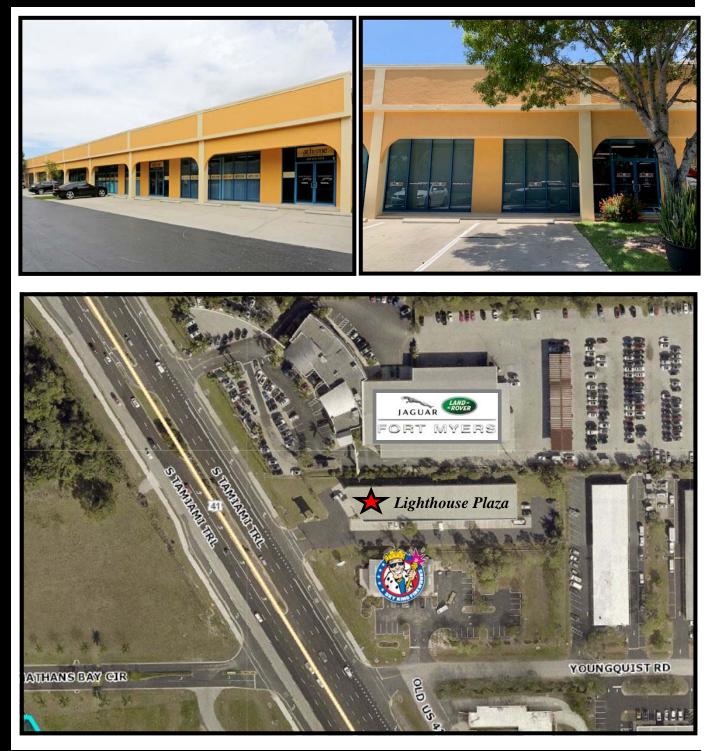




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