



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**

Broker & Commercial Advisor

(239) 470-5582

[LSands@viprealty.com](mailto:LSands@viprealty.com)

[vipcommercial.com](http://vipcommercial.com)



## 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
- **S.T.R.A.P. #'s:** 36-45-24-00-00011.0130
- **Building Size:** 12,642± SF Per Lee County Property Appraiser
- **Available Space:** (2) 2,450± SF & (1) 1,833± SF Units
- **Land Size:** 1.1± Acres (47,916± SF)
- **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 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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