



COMMERCIAL

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1,930± SF OFFICE / RETAIL CONDO | “MOVE-IN-READY” PRESERVE PLAZA | S. TAMiami TRAIL / US41



PROPERTY DESCRIPTION

- **Location:** 18070 S. Tamiami Trail, Unit 6, Fort Myers, FL 33908
- **S.T.R.A.P. #:** 18-46-25-27-00000.0106
- **Condo Size:** 1,930± SF
- **Zoning:** C1-A (Commercial) Lee County
- **Year Built:** 2005
- **Parking:** 113 Shared Surface Spaces
- **Overhead Door:** 1 (10' x 8')
- **Ceiling Height:** 10'9"

■ **Comments:** This newly updated and well maintained Neighborhood Center is looking for a new tenant. The space is 1,930± SF fully air conditioned and equipped with two A/C units. The layout consists of a large open showroom/reception area, and a large open workspace with overhead door for deliveries.

The C1-A zoning has many allowable uses including but not limited to the following: Administrative Offices, Auto Parts Store, Retail Clothing Store, Contractors and Builders (Group I), Health Care Facility (Group III), Household and Office Furnishings (Group I & II). Insurance Company, Medical Office, Personal Services (All Groups), Pet Services, Repair Shop (Group I & II), and Specialty Retail (All Groups).

The property is located on the west side of US41 with easy access via the lighted intersection of S. Tamiami Trail and Constitution Blvd. The Population within 33908 is 42,674± and the FDOT reported the AADT (Annual Average Daily Traffic) to be 52,500 Cars Per Day in 2024. Tenant pays water/sewer and electric. Trash is included in the rent.

LEASE RATE: \$3,457.92 Per Month

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