

FOR SALE or LEASE



RETAIL SHOWROOM SOUTH US-41

16850 S. Tamiami Trail | Fort Myers, FL 33908

FOR SALE OR LEASE

PRICE: Sale: \$2,200,000

Lease: \$15,000 + CAM

SIZE: Building: 7,900 SF Land 1.12 acres

AMENITIES & DETAILS:

- Strap#: 06-46-25-00-00011.0010
- Zoning: CC
- Year Built: 1998
- Parking: 19 spaces
- O/H Doors: 1-12'x14' & 1-8'x10'
- Traffic Counts: 53,400 AADT on US-41 and 21,700 on Alico Rd.
- Free standing retail/showroom location with unparalleled visibility. Former Carl's Patio prime real estate at Alico Rd. And US-41, fully air conditioned, with truckwell.
- Located at a signalized intersection
- Possible assemblage of additional adjacent property
- Currently over 75,000 cars daily at the convergence of the intersection
- Pole Sign
- Adjacent to Publix Plaza



For more information please call:

Jim Boback, CCIM
Executive Managing Partner/Broker
Office: 239-466-7770
Ph: 239-565-2616
jlb@bobackcommercialgroup.com



PRIME REAL ESTATE AT ALICO RD. AND US-41

2017 DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION	5,904	51,458	143,546
# HOUSEHOLDS	2,675	22,406	64,107
MEDIAN HH INCOME	\$59,359	\$64,242	\$61,201
MEDIAN AGE	51.1	48.8	51.3



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