

SOUTH TOWN CENTRE

16323-16339 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Office/Retail/Medical Uses



FOR LEASE: \$9.00 - \$12.00 PSF Gross (1st Year)

ABOUT THE PROPERTY

10,000± SF well kept, high visibility, high traffic, multi-tenant neighborhood strip plaza on busy South US 41. Pylon signage available. Ample parking.

Unit 16323: \$12.00 PSF Gross - 800± SF open retail space, corner unit, wood floors, new paint and 1 restroom. (Unit 9 on the attached floor plan).

Unit 16329: \$9.00 PSF Gross - 3,200± SF former medical space, lobby/reception, 5 wet exam rooms, doctor's office, x-ray room, other procedure/nurse areas and 3 restrooms. (Unit 5-6 on attached floorplan).

PROPERTY FEATURES

- ❑ Zoning: Commercial Intensive (Lee County)
- ❑ Property ID: 01-46-24-01-0000A.0200
- ❑ Utilities: Water & Septic
- ❑ Traffic Count: 43,600 AADT 2018
- ❑ Desirable South Fort Myers location
- ❑ Heavy retail concentration in the surrounding area



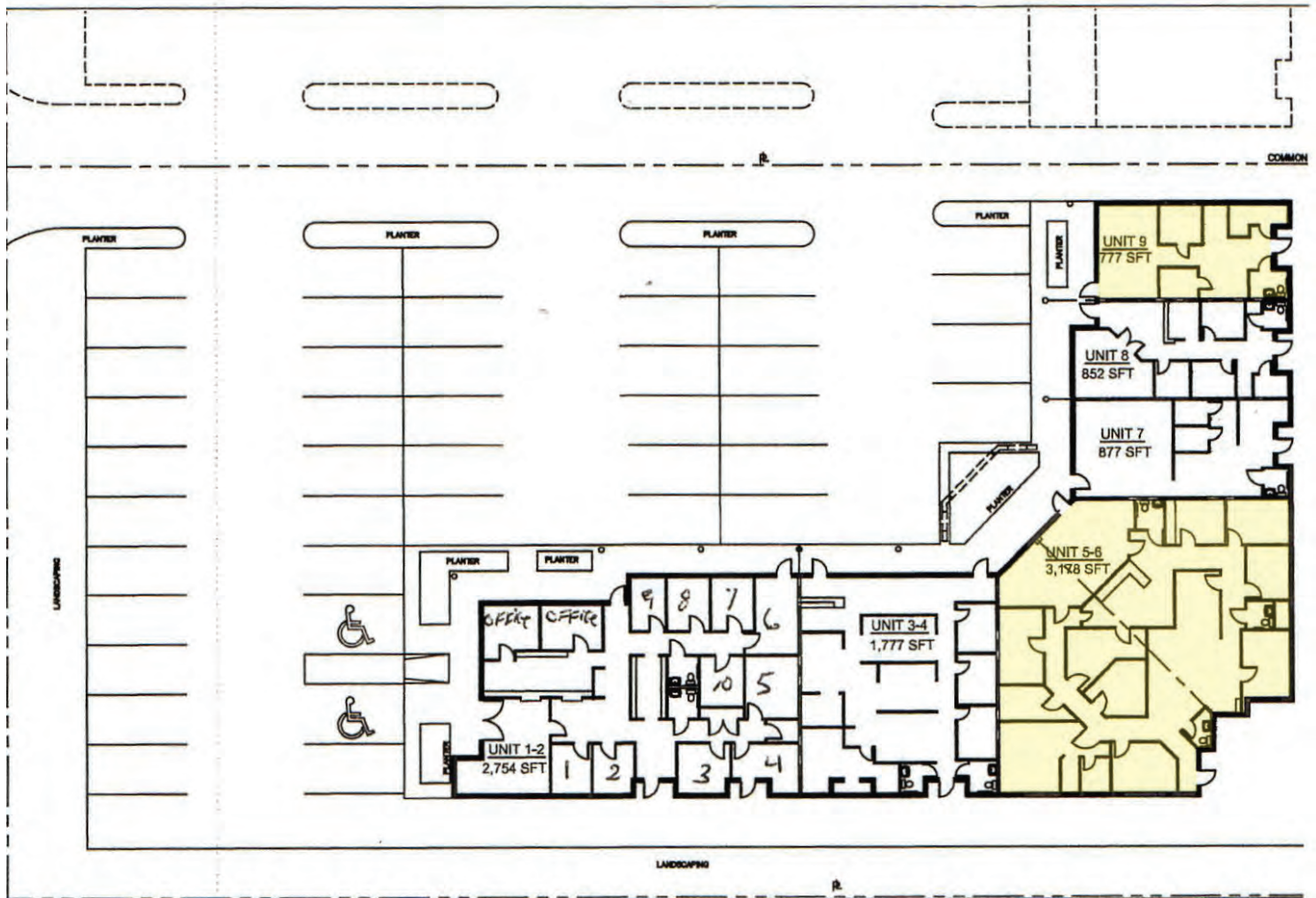
JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

SOUTH TOWN CENTRE

16323-16339 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

FLOOR PLAN



2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,269	31,582	110,918
# Households	1,609	14,545	50,269
Median HH Income	\$72,675	\$65,070	\$58,674
Median Age	60.7	55.7	51.8

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com