

FREESTANDING OFFICE BUILDING

12486 BRANTLEY COMMONS CT.
FORT MYERS, FL 33907

**EXISTING TENANT MAY REMAIN AT
AN ATTRACTIVE CAP RATE FOR AN
INVESTOR PURCHASE**



FOR SALE: \$599,000

ABOUT THE PROPERTY

This 3,000± SF freestanding office building is located within an upscale office park of medical and professional offices and boasts numerous custom finishes and ample parking. The current floor plan is designed to accommodate a legal practice consisting of 6 partner/associate offices, space to accommodate 5 support staff, 2 conference rooms, a kitchen and a full reception area with lobby. Additional attic storage is also provided.

PROPERTY FEATURES

- Size: 3,000± SF
- Zoning: CS-1 (Lee County)
- Association Fees: \$568.04/month
- Real Estate Taxes: \$4,469.26 (2019)
- Year Built: 2006
- Property ID: 14-45-24-52-99999-00B1
- Conveniently located between US 41 & Summerlin Rd. for easy access in all directions. Ideally situated in the College Parkway corridor.

Office or Medical Use



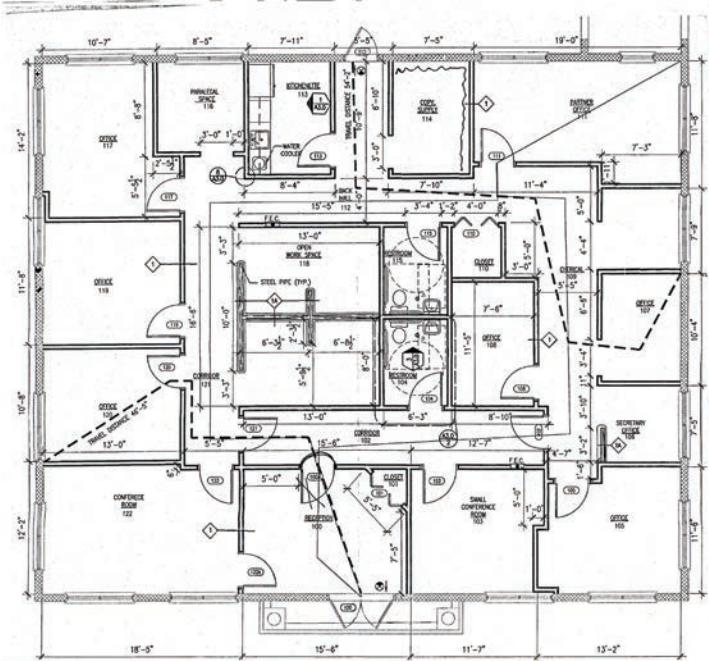
JIM BOBACK, CCIM
Broker/Owner

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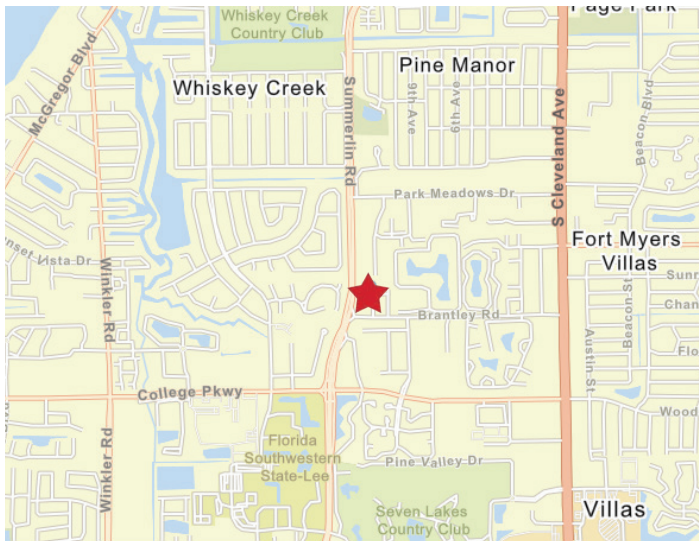
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FLOOR PLAN



SITE PLAN



2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,765	64,589	150,601
# Households	6,614	31,032	69,501
Median HH Income	\$44,074	\$52,621	\$54,335
Median Age	46.0	49.1	50.7

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