

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: \$620.41/month
- Real Estate Taxes: \$4,980.00 (2020)
- Year Built: 2006
- Property ID: 14-45-24-52-00000-00B1
- Conveniently located between US 41 & Summerlin Rd. for easy access in all directions. Ideally situated in the College Parkway corridor.

Office or Medical Use



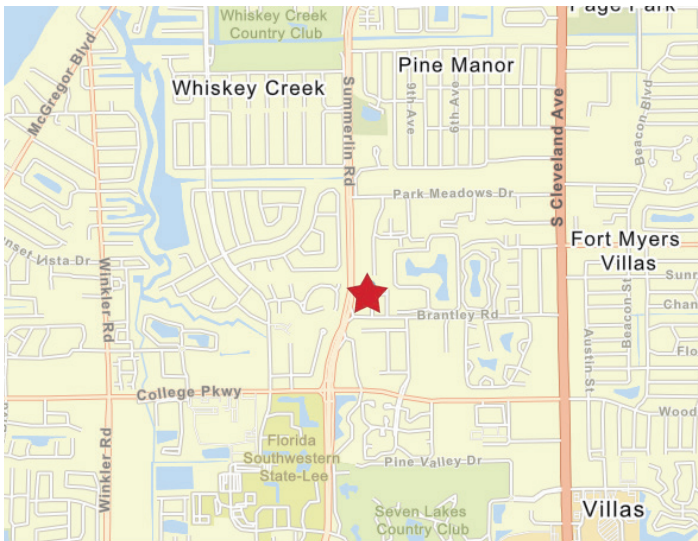
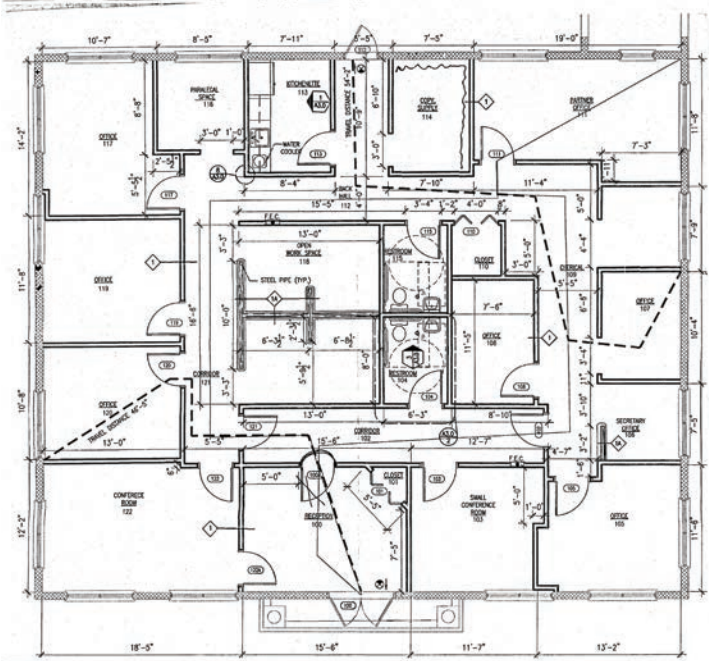
JIM BOBACK, CCIM
Broker/Owner

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

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FLOOR PLAN



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,729	65,148	154,271
# Households	6,481	31,273	71,151
Median HH Income	\$45,919	\$53,396	\$54,941
Median Age	44.4	48.9	50.5

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