

COLUMBUS SQUARE

3501-3567 FOWLER ST., FORT MYERS, FL 33901

Boback Commercial Group
Sales • Leasing • Property Management



FOR SALE: \$2,500,000 @ \$81.36 PSF

ABOUT THE PROPERTY

A 18-unit, value-add neighborhood shopping center with mix of national and local tenants. Located on a heavily travelled 4-lane arterial road just minutes to Downtown Fort Myers, US 41 and I -75.

PROPERTY FEATURES

- ▣ Building Size: 30,726± SF
- ▣ Lot Size: 2.86± Acres
- ▣ New facade in 2016
- ▣ Year Built: 1980
- ▣ Zoning: C-1 (City of Fort Myers)
- ▣ Real Estate Taxes (2018): \$40,856
- ▣ Occupancy: 85% (11/2018)
- ▣ Actual CAP Rate: 8.3% (2018)
- ▣ Proforma CAP Rate: 9.4% (2019)
- ▣ Parking Ratio: 6.1/1,000 SF (193 Spaces)
- ▣ STRAP# 25-44-24-P3-00100.0460



GOOD TENANT MIX

Subway • Little Caesar's • Metro PCS
Chiropractor • Bill's 1/2 Price Bedding
Gator Games • Grocery Market • 2 Restaurants

JIM BOBACK, CCIM
Broker/Owner

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EXCELLENT INVESTMENT OPPORTUNITY THAT OFFERS ESTABLISHED TENANT BASE AND UPSIDE POTENTIAL

18-UNIT NEIGHBORHOOD SHOPPING CENTER WITH NATIONAL & LOCAL TENANTS

CENTRALLY LOCATED ON 4-LANE ARTERIAL ROAD WITH HEAVY CONCENTRATION OF RETAIL ESTABLISHMENTS SURROUNDED BY RESIDENTIAL NEIGHBORHOODS

POSSIBLE EXPANSION OR OUTPARCEL(S) ADDITION



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,060	58,132	145,091
# Households	5,589	24,144	61,263
Median HH Income	\$28,946	\$37,891	\$44,669
Median Age	34.6	37.3	42.0

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