

# SOUTH TOWN CENTRE

16329 S. TAMIAMI TRAIL  
FORT MYERS, FL 33908

## Office/Retail/Medical Uses



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

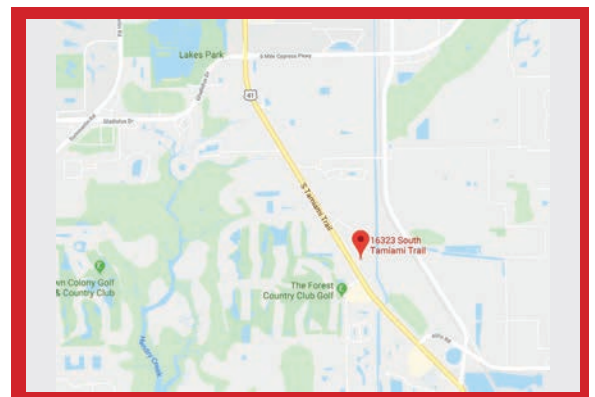
### ABOUT THE PROPERTY

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 16329:** 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: 35,400 AADT 2019 (N of Constitution Blvd.)
- ❑ Desirable South Fort Myers location
- ❑ Heavy retail concentration in the surrounding area



### JOSEPH HODGES

Associate

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### JIM BOBACK, CCIM

Broker/Owner

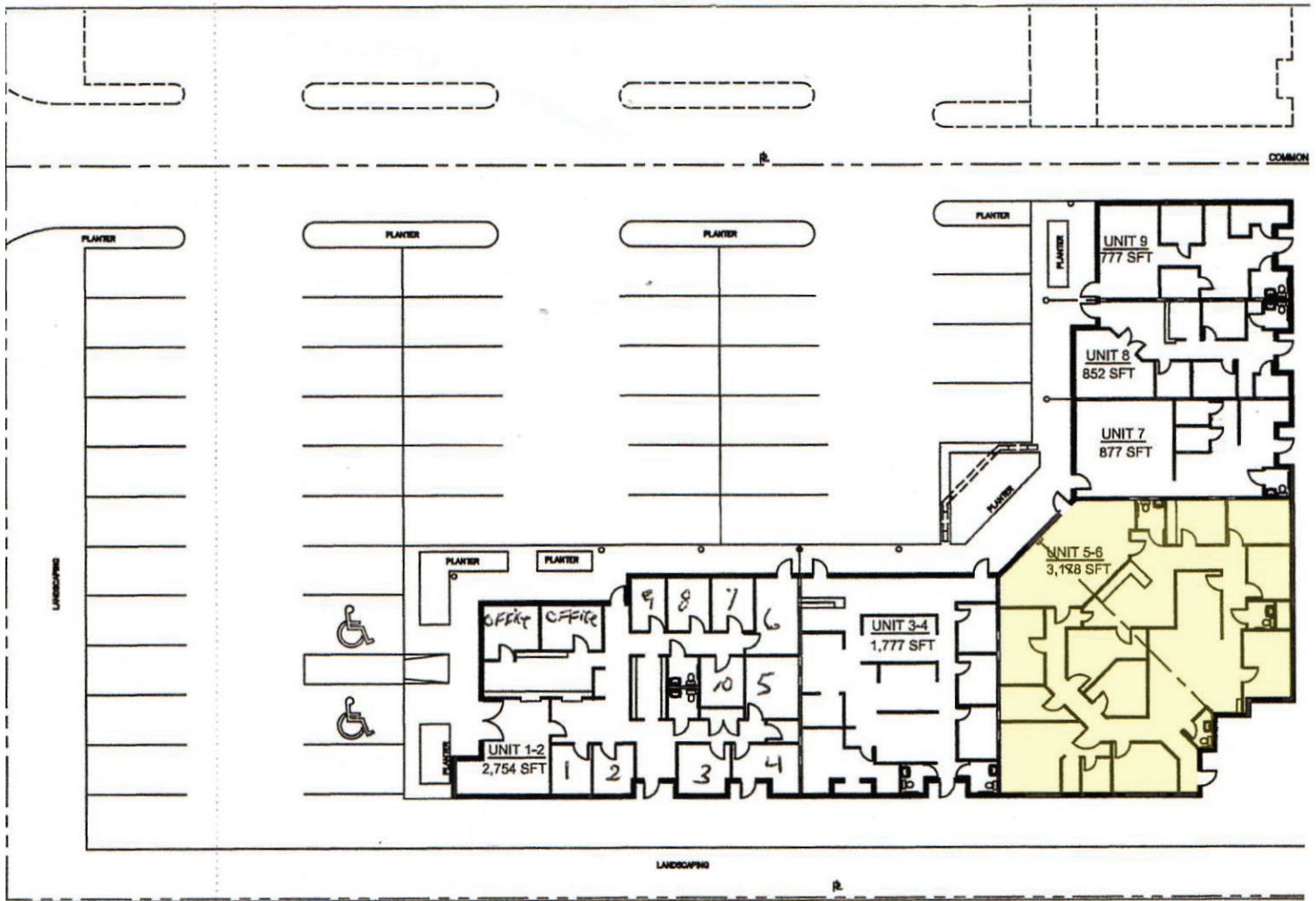
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## SITE PLAN



### 2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,722	31,843	114,763
# Households	1,894	14,709	52,013
Median HH Income	\$65,407	\$66,851	\$60,349
Median Age	63.3	56.0	51.6

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