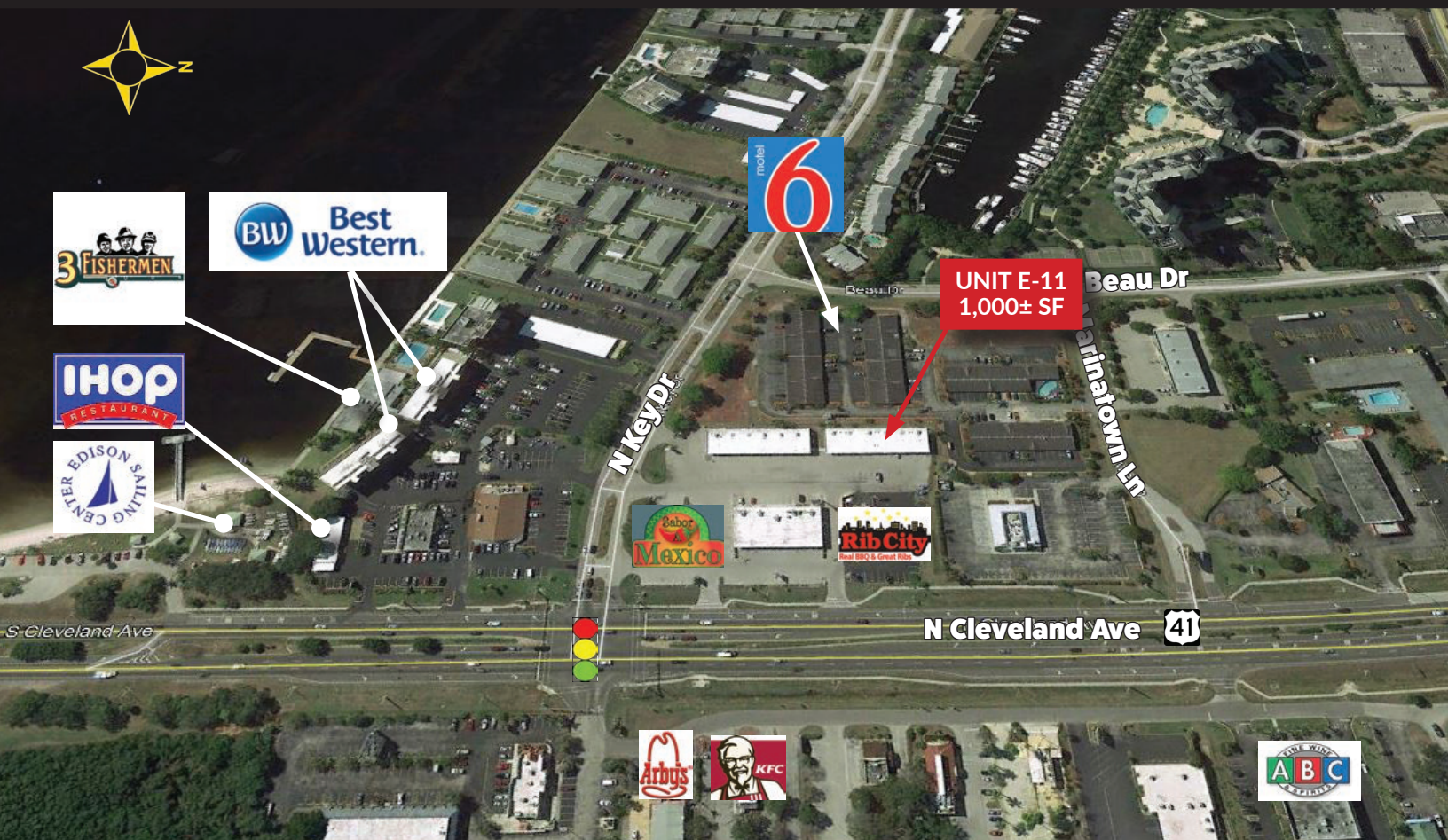


PLAZA 41 and COMMONS

NORTH FORT MYERS, FL 33903



Sales • Leasing • Property Management



FOR LEASE: From \$8.00 PSF NNN

ABOUT THE PROPERTY

Plaza 41 and Commons is a high visibility, 5-building complex on US 41 suitable for retail, restaurant, office and medical uses. Pylon and building signage opportunities available. Active Retail corridor with national and local tenant presence. Close to Downtown Fort Myers, Central Business District and related activities.

PROPERTY FEATURES

- Op Ex: \$4.00 PSF (2020)
- Zoning: C-1A (Lee County)
- Ample parking
- National and local tenant presence
- Excellent signage and visibility
- Close to downtown Fort Myers
- Traffic Count: 44,500 AADT (2019)
- Strap #11-44-24-00-00017-3060



Auto Parts • Laundry • Daycare • Hardware
Pharmacy • Package/Liquor Store • Schools
Food Stores • Pet Services and many more

JIM BOBACK, CCIM
Broker/Owner

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

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NORTH FORT MYERS, FL 33903

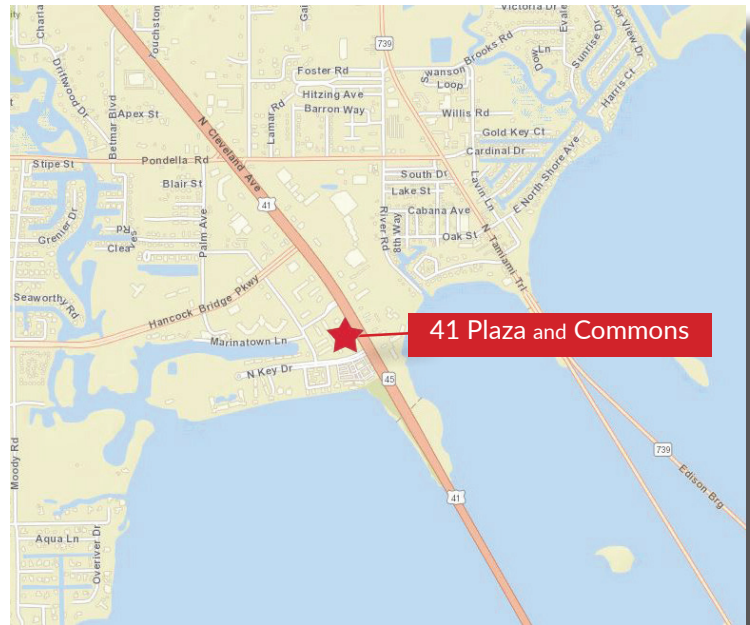


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AVAILABLE UNITS

SUITE	SF	BASE RENT PSF	COMMENTS
13121 N. CLEVELAND AVE			
LEASED			
13161 N. CLEVELAND AVE			
LEASED			
13181 N. CLEVELAND AVE			
LEASED			
3323 NORTH KEY DR.			
E-11	1,000	\$8.00	Recently remodeled with wood flooring.

Permitted uses: auto parts, laundry, daycare, retail, hardware, package/liquor store, office, restaurant, schools, food stores, medical office, pet services/store, pharmacy and many more.



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,042	50,665	146,104
# Households	1,673	22,790	60,172
Median HH Income	\$34,183	\$39,081	\$41,423
Median Age	59.0	51.4	44.0

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