

# METRO PLAZA

2950 WINKLER AVENUE  
FORT MYERS, FL 33916

**Boback**  
**Commercial**  
**Group**

Sales • Leasing • Property Management

**IMMEDIATE OCCUPANCY**



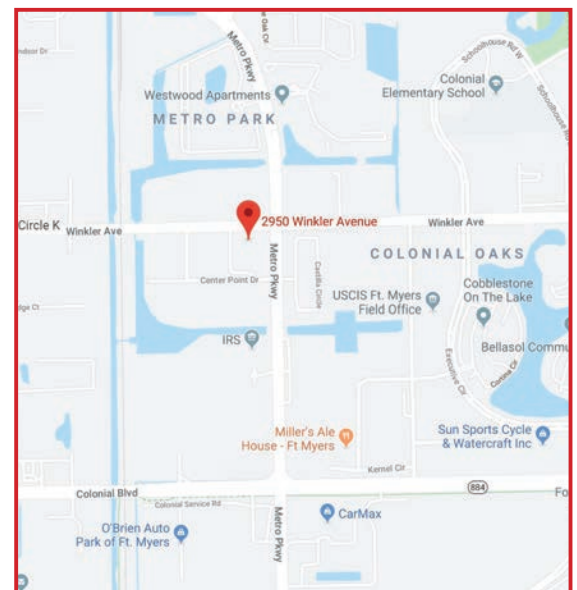
**FOR LEASE: \$10.00 PSF NNN**

## ABOUT THE PROPERTY

High traffic neighborhood strip plaza on the busy intersection of Metro Parkway and Winkler Avenue. Ideal for retail, office, restaurant and medical uses. Located minutes to downtown Fort Myers with easy access to US 41 and I-75. Great tenant mix with local and national businesses. Great visibility with pylon sign on signalized corner.

## PROPERTY FEATURES

- ▣ CAM: \$3.60 PSF
- ▣ Year Built: 2006
- ▣ Parking: 5/1,000 SF
- ▣ Zoning: Commercial Intensive (City of Fort Myers)
- ▣ Property ID: 31-44-25-P4-00400.006A
- ▣ Signalized corner of Metro Pkwy. and Winkler Ave.
- ▣ Heavy retail concentration in the surrounding area
- ▣ Utilities: Water & Sewer



**JIM BOBACK, CCIM**  
Broker/Owner

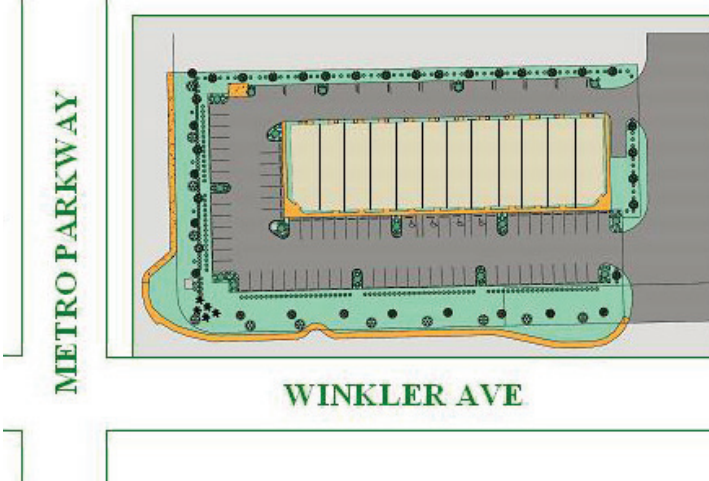
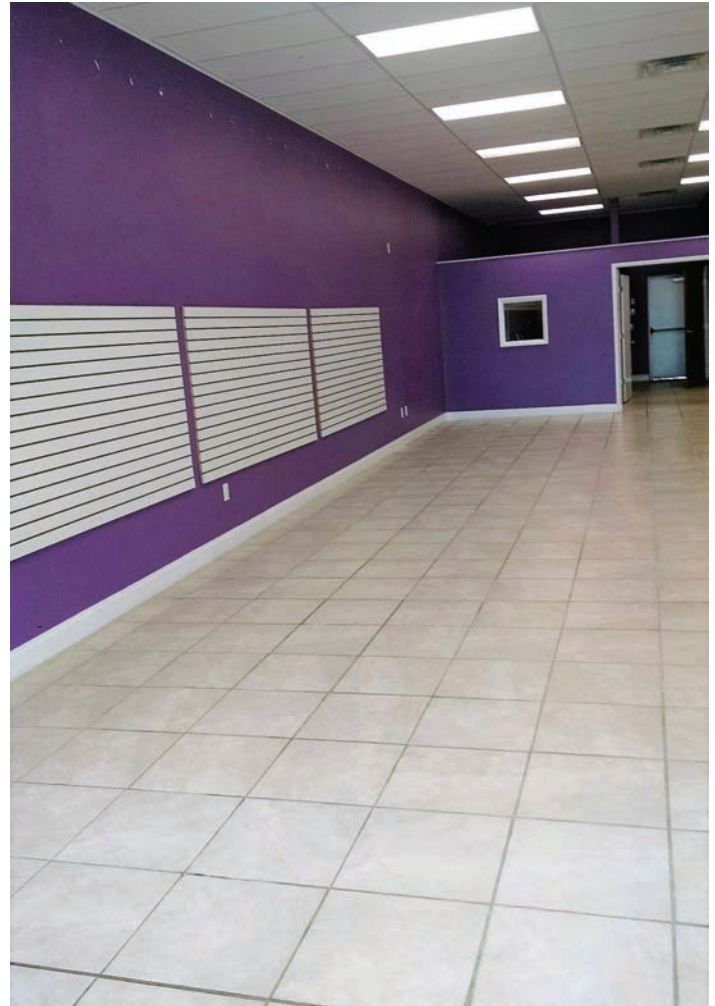
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## AVAILABLE UNITS

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	DESCRIPTION
301	1,380± SF	1,380± SF	Open Retail, Tile Floors & 1 Restroom



### 2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,462	64,783	139,872
# Households	4,168	26,503	59,621
Median HH Income	\$30,159	\$39,713	\$50,228
Median Age	31.3	37.4	41.7

### TRAFFIC COUNT (AADT 2019)

Metro Pkwy 25,700

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