

# INVESTMENT INCOME PROPERTY 8% CAP RATE

4750 BAYLINE DR, N. FORT MYERS, FL 33917



FRONT EXTERIOR



REAR EXTERIOR



## FOR SALE: \$1,160,000

### ABOUT THE PROPERTY

Fully leased, 5-unit income property. This freestanding retail, medical, office/showroom-warehouse building is great for an owner/user, investor or a combination of both. Use some space, rent some space. 4 retail or office suites and 1 office/warehouse space. Suites have separate restrooms. A new TPO roof and 7 new air conditioners were completed in February 2022.

### PROPERTY FEATURES

- ❑ Building Size: 9,325± SF
- ❑ Land Size: 1.42± Acres includes 1/2-acre excess land for future development or additional parking.
- ❑ 2022 Proforma NOI: \$92,897 | CAP Rate: 8%
- ❑ Zoning: C-1A (Lee County)
- ❑ Year Built: 1976
- ❑ 40 Parking Spaces
- ❑ Dock high warehouse space with 9 bay doors.
- ❑ Pylon Signage
- ❑ 2021 Traffic Count: 29,200 AADT
- ❑ Property Taxes: \$7997.16 (2021)
- ❑ Frontage on Bayshore Road
- ❑ Strap #02-44-01-00013.0010



Many Possible Uses

Fronting Bayshore Road with easy access to I-75 (Exit 143) and US 41, just east of Business 41.

### JIM BOBACK, CCIM

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### TAMMY DANE

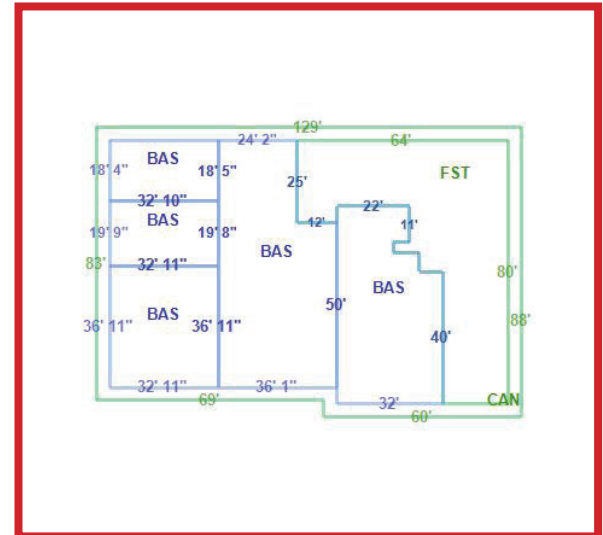
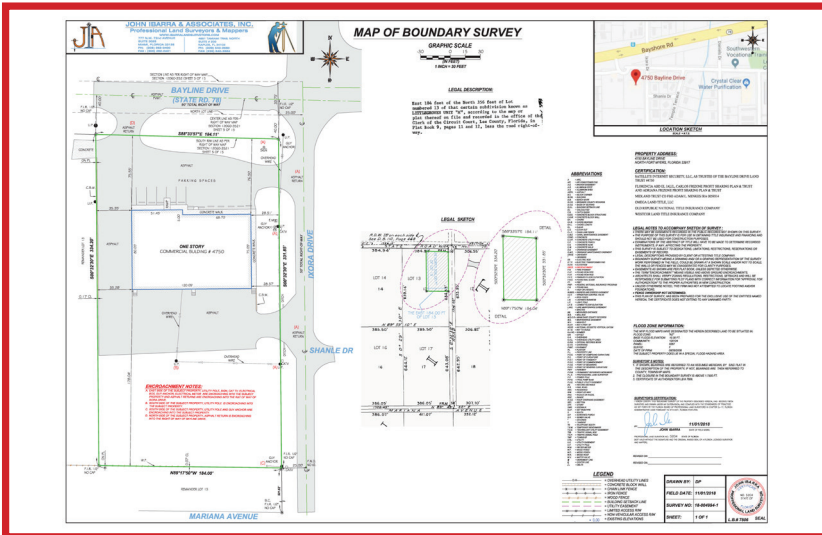
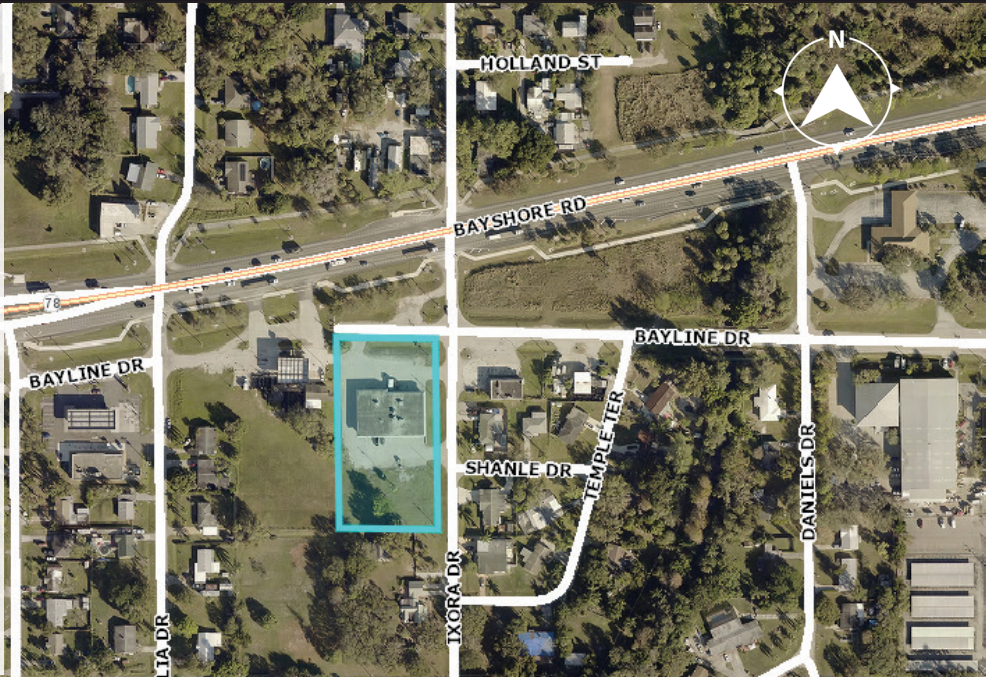
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## Approved Zoning Uses (Partial List)

- Place of Worship
- Daycare/Adult Care
- Funeral Home/without cremation
- Contractors, Trades (no outside storage)
- Food Stores
- Furniture new, used or rental, appliances, flooring
- Pawn Shop
- Business Services
- General Retail
- Used Merchandise
- Fitness Studio
- Health Care, Home Health
- Social Services
- Repair, no automotive
- Auto Parts
- Office
- Call Center
- Restaurant
- School



## 2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,078	41,685	123,020
# Households	3,634	19,933	50,422
Median HH Income	\$39,345	\$45,377	\$47,468
Median Age	62.4	57.1	47.4

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