

PLAZA 41 and COMMONS

3323 N KEY DRIVE, NORTH FORT MYERS, FL 33903



FOR LEASE: \$13.50 PSF + NNN: \$5.00 PSF

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

- ▣ NNN: \$5.00 PSF (2024)
- ▣ Zoning: C-1A (Lee County)
- ▣ Ample parking
- ▣ National and local tenant presence
- ▣ Excellent signage and visibility
- ▣ Close to downtown Fort Myers
- ▣ Traffic Count: 43,000 AADT
- ▣ Strap #11-44-24-00-00017-3060



Permitted Uses



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

JIM BOBACK, CCIM
Broker/Owner - Boback Commercial Group

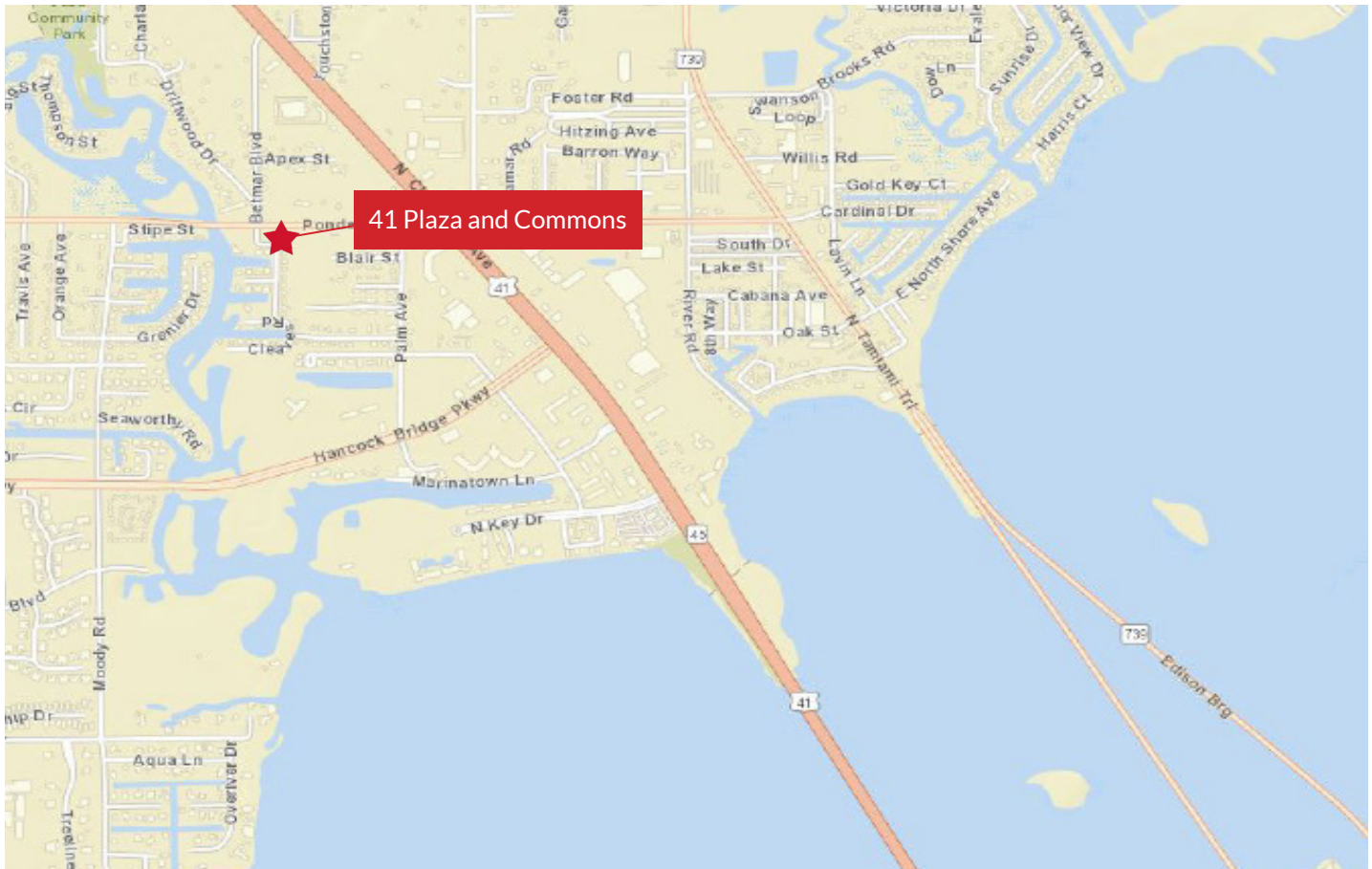
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AVAILABLE UNIT

SUITE	SF	RENT PSF	COMMENTS
D-7	1,000	\$13.50 + \$5.00 NNN	3323 N. Key Drive



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,030	52,157	149,171
# Households	1,680	23,463	61,657
Median HH Income	\$44,016	\$44,931	\$48,129
Median Age	59.9	51.8	44.5

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