

SOUTH TOWN CENTRE

16329-16335 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Office/Retail/Medical Uses



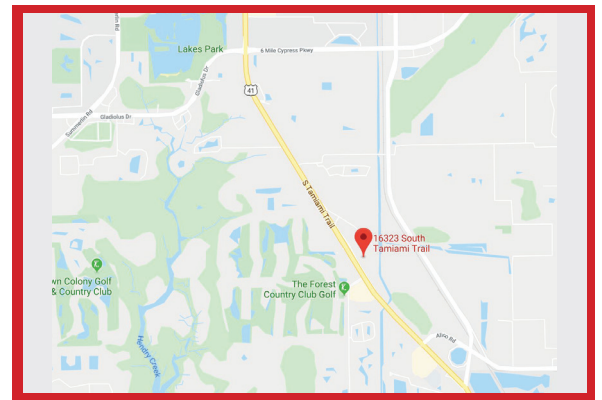
FOR LEASE: \$14.00 NNN \$6.00 est

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. US 41 exposure with great signage opportunities. Former office /medical space being used for retail. Unit 16329-3,178 sf (space 5-6) & Unit 16335-1,777sf (space 3-4) Currently combined for 4,955 sf but can easily be split. 16329 has multiple offices surrounding an open plan, conference room, lobby and two restrooms. 16335 has three offices, reception, full kitchen and two restrooms.

PROPERTY FEATURES

- ▣ Zoning: Commercial Intensive (Lee County)
- ▣ Property ID: 01-46-24-01-0000A.0200
- ▣ Utilities: Water & Septic
- ▣ Traffic Count: 56,500 AADT 2024 (S of Jamaica Bay)
- ▣ Desirable South Fort Myers location
- ▣ Heavy retail concentration in the surrounding area



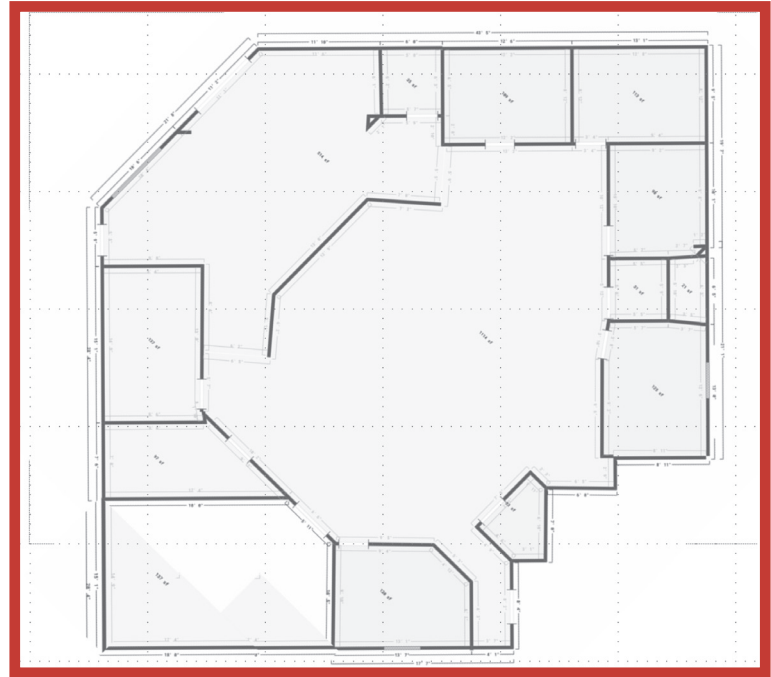
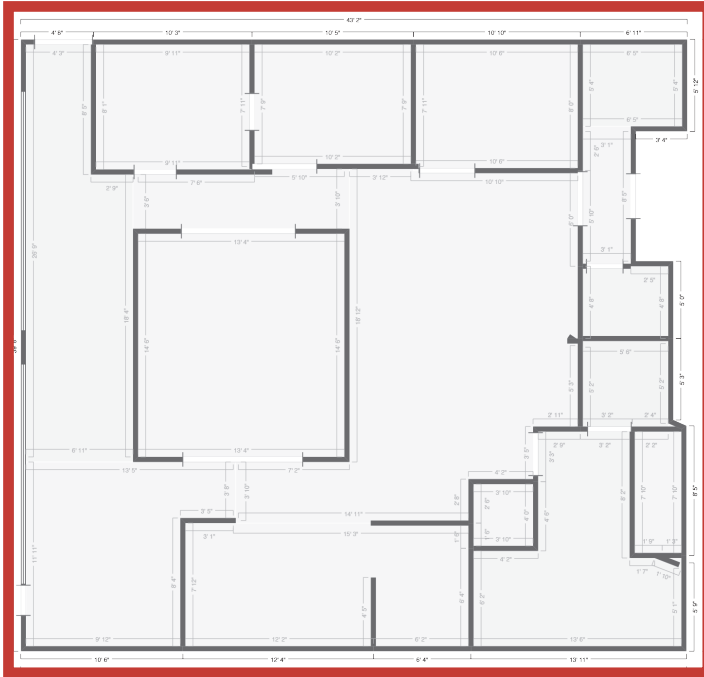
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SITE PLAN - UNITS 3&4, 5&6



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