

Laurel Center On Central **FOR LEASE**

3677 CENTRAL AVENUE, FORT MYERS, FL 33901

Ste H - 2,484/SF



CALL THERESA TODAY

- \$12/SF NNN
- Commercial Intensive Zoning - City of Ft Myers
- Professional/Medical Office Space
- Just off Winkler Ave before Victory Layne Chevrolet and next to the Waterman Broadcasting building, near the Edison Mall.
- Manicured and well managed
- Call Theresa Today
- !Habla Espanol!



CALL THERESA TODAY

Ste H - 2,484/SF - Two means of entry/exit. Lobby/reception areas. Two restrooms and conference room. Five offices - kitchen break room area - Large receptionist area and lots of storage spaces throughout. Competitive lease rate. Easy to show. Call Theresa Today!



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

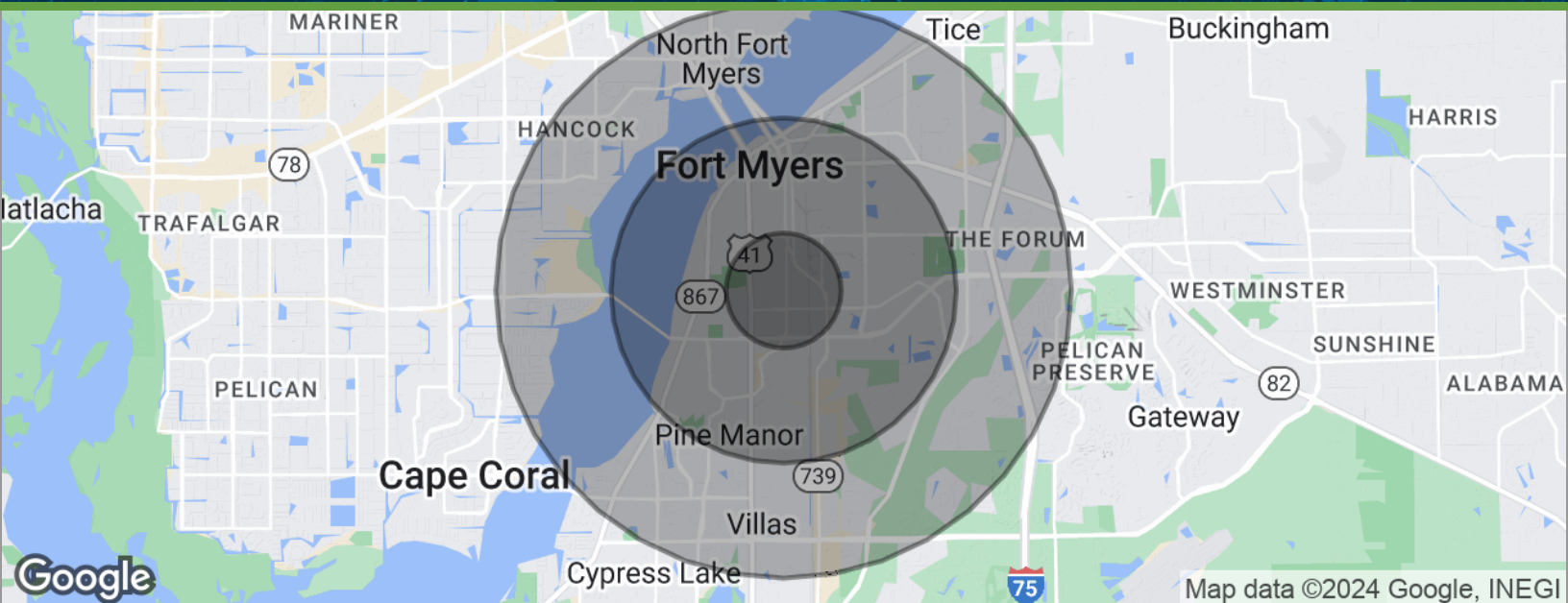
Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Office Building



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,801	52,297	123,801
Median age	46.1	41.2	43.8
Median age (Male)	43.5	38.9	41.8
Median age (Female)	48.2	43.7	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,921	24,204	63,331
# of persons per HH	2.2	2.2	2.0
Average HH income	\$45,834	\$58,269	\$56,903
Average house value	\$198,385	\$231,799	\$257,238

* Demographic data derived from 2020 ACS - US Census



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