

# Stand Alone Commercial Building

# FOR LEASE

12437 BRANTLEY COMMONS COURT, FORT MYERS, FL 33907

Professional Building



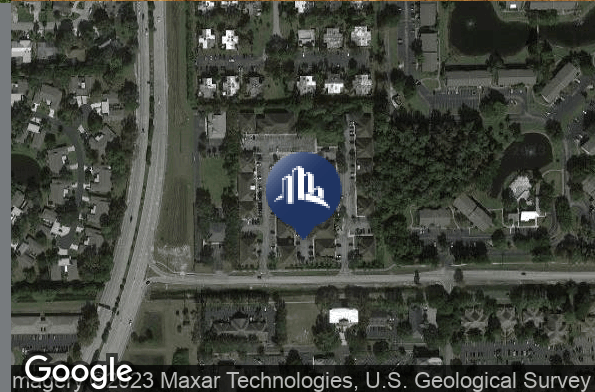
## CALL THERESA TODAY

- 2,500/SF
- \$17.95/SF - NNN
- Zoning CS-1 - Special Commercial Office
- Ideal for businesses that require an upscale and safe atmosphere such as,
- Financial
- Medical
- Governmental
- Institutional
- Legal
- Insurance
- Call Today For A Tour!



## PROPERTY FEATURES

Stand Alone Commercial Building. Build out includes lobby, receptionist area, 5 offices, kitchen, large open area, and a restroom with a shower. First-rate, professional office park located in central Ft Myers. Great access from Summerlin Blvd, US 41 and College Pkwy. Call Today For a Tour!



**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.

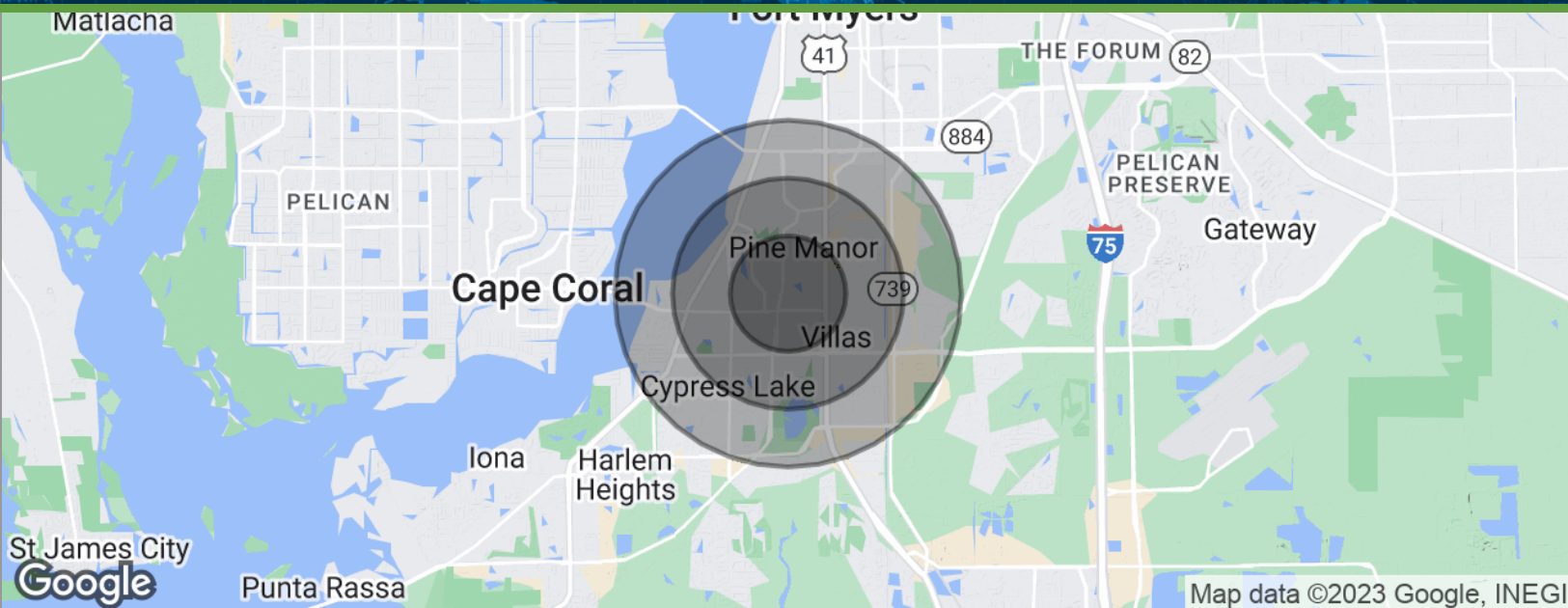
[www.SperryCGA.com](http://www.SperryCGA.com)

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Office Building



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 10,648        | 33,579         | 61,428         |
| Median age                     | 44.4          | 45.4           | 47.4           |
| Median age (Male)              | 41.7          | 42.8           | 45.3           |
| Median age (Female)            | 46.3          | 47.5           | 49.0           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
| Total households               | 4,739         | 15,569         | 28,711         |
| # of persons per HH            | 2.2           | 2.2            | 2.1            |
| Average HH income              | \$59,780      | \$63,455       | \$68,043       |
| Average house value            | \$232,442     | \$231,820      | \$246,734      |

\* Demographic data derived from 2020 ACS - US Census



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