

Freestanding Commercial Building

9705 COMMERCE CENTER COURT, FORT MYERS, FL 33908

FOR SALE
\$1,750,000
Professional Building



PROPERTY FEATURES

- 6k/SF +/-
- Half built out as a medical office and half is currently grey shell space
- Established office park proximal to HealthPark Medical Center
- Professional hub in one of the fastest growing commercial corridors
- Visibility on both Commerce Center Ct and Bass Road
- Access all of Ft. Myers via Summerlin Road, North and South
- Superior location for all medical and professional businesses



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.

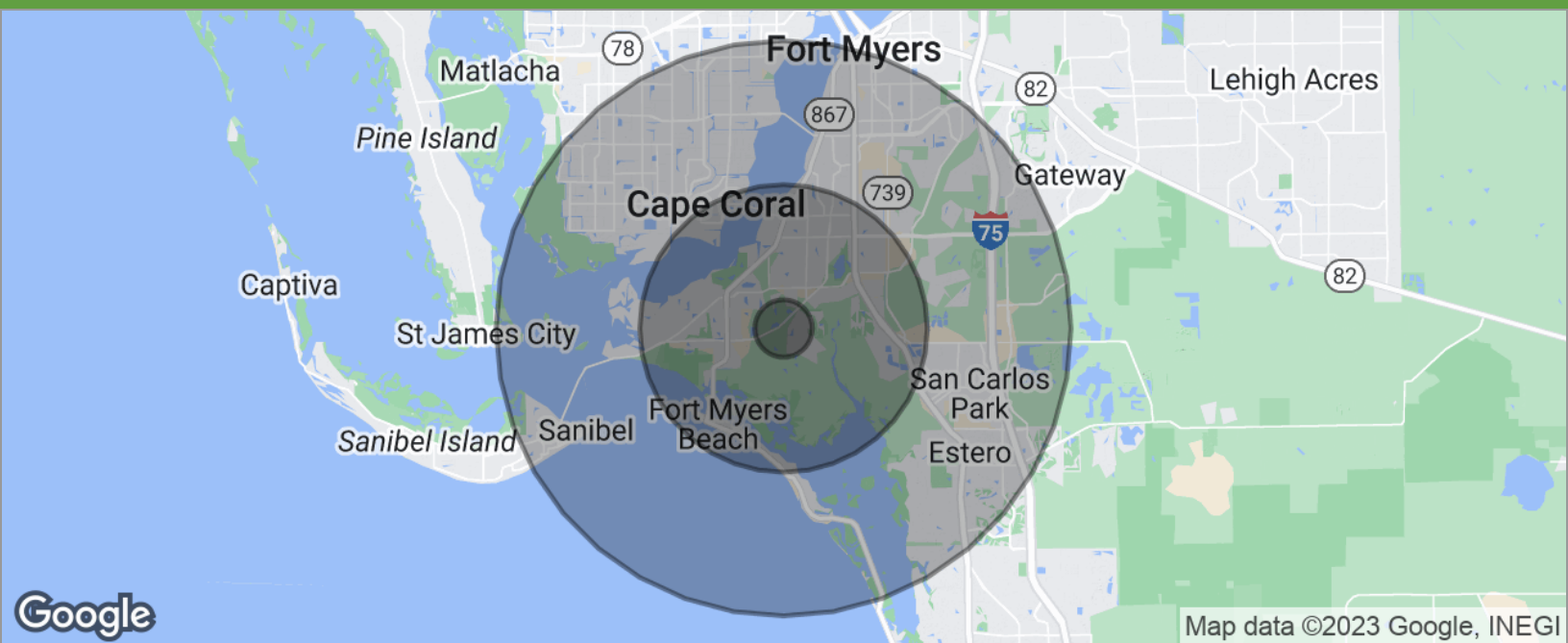
www.SperryCGA.com

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FOR SALE

Office Building



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,441	82,018	298,044
Median age	50.3	56.4	47.9
Median age (Male)	48.1	55.1	46.8
Median age (Female)	50.5	56.8	48.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,025	40,773	130,447
# of persons per HH	2.4	2.0	2.3
Average HH income	\$64,740	\$76,126	\$73,228
Average house value	\$264,210	\$261,372	\$273,744

* Demographic data derived from 2020 ACS - US Census



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