

FOR SALE – 100% LEASED

1681/1687 Benchmark Ave., Fort Myers, FL 33966

PRICE: \$3,240,000 (\$180/PSF) **CAP RATE: 5.3%**

Size: 18,000± SF

Year Built: 1997 & 2007 (Remodeled 2018)

Zoned: IL (Light Industrial)

Parking Spaces: 75

Strap #: 16-44-25-P4-00400.0030

Location: From I-75, Go West on SR 82, approx. 1 mile to Benchmark Corporate Park, Turn Right/North Side of the road, travel North, the property is on the right.



PROPERTY DESCRIPTION:

- Great investor find in Benchmark Corporate Park
- Immaculately maintained – Updated with electrical, plumbing, landscaping, flooring, bathroom fixtures, warehouse sinks in 2018 and new well for irrigation.
- (3) units - 1,500± SF
- (3) units - 3,000± SF
- (1) unit - 3,670± SF with a unit that is 830± SF for the owner/landlord



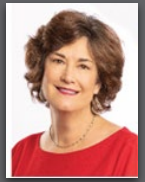
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RE/MAX[®]
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DEMOGRAPHICS

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	2 MILES	5 MILES	10 MILES
2022 TOTAL POPULATION	23,669	112,247	407,094
2022 MEDIAN AGES	35.6	43.4	46.6
2022 HOUSEHOLDS	7,404	44,884	166,417
AADT (2021)	49,000 Dr Martin Luther King Jr Blvd (From Michigan Ave. to Ortiz Ave.)		



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