

EAST WAY PLAZA

100% OCCUPIED RETAIL BUILDING

LSI
COMPANIES

DOWNTOWN
FORT MYERS

Caloosahatchee River



NEW YORK DR.



TICE STREET

PALM BEACH BVD.

JOHNSON AVE.

AAADT: 24,500

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 4515 Palm Beach Blvd.
Fort Myers, FL

County: Lee

Property Size (Acres): 0.42± Acres

Building Size: 5,208± Sq. Ft.

Year Built: 1979

Zoning: C-1 (Lee County)

Future Land Use: Intensive Development

Utilities Available: Central Services (Lee County)

Strap Number: 04-44-25-21-0000B.0330

Tax Information: \$4,911 (2022)

LIST PRICE
\$825,000 | \$158 PSF

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Christi Pritchett, CCIM
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Christi Pritchett - cpritchett@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

EXECUTIVE SUMMARY



THE OPPORTUNITY

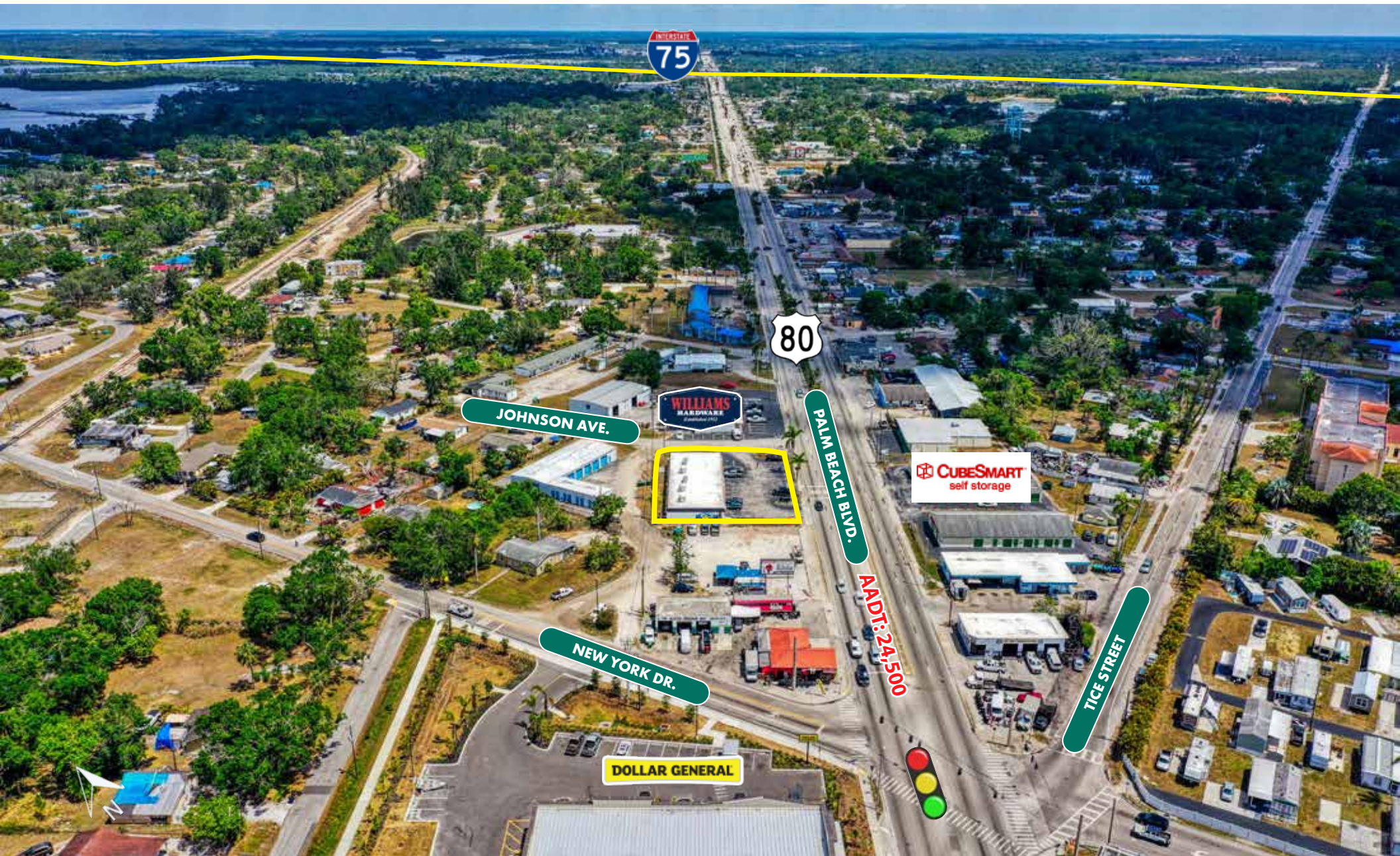
- East Way Plaza is a 100% occupied investment opportunity in unincorporated Lee County.
- The property is located along Palm Beach Blvd. between New York Drive and Johnson Avenue. The corner lot with dual access points is well positioned with quick access to Downtown Fort Myers and I-75.
- The 5,208± Sq. Ft. retail building has three long-term tenants, all of whom are responsible for the maintenance and upkeep of their respective units.
- A new roof was installed in 2017. Each unit is metered separately for electric and have independent HVAC systems. The parking lot features 21 surface spaces.
- Existing tenants provide \$40,000+ in annual rental revenue.



PALM BEACH BLVD.

AAADT: 24,500

PROPERTY AERIAL



PROPERTY AERIAL



TICE STREET



DOLLAR GENERAL

AAADT: 24,500

NEW YORK DR.

PALM BEACH BLVD.



JOHNSON AVE.



PROPERTY AERIAL



Caloosahatchee River

WALTER STREET

NEW YORK DR.

DOLLAR GENERAL

WILLIAMS
HARDWARE

80

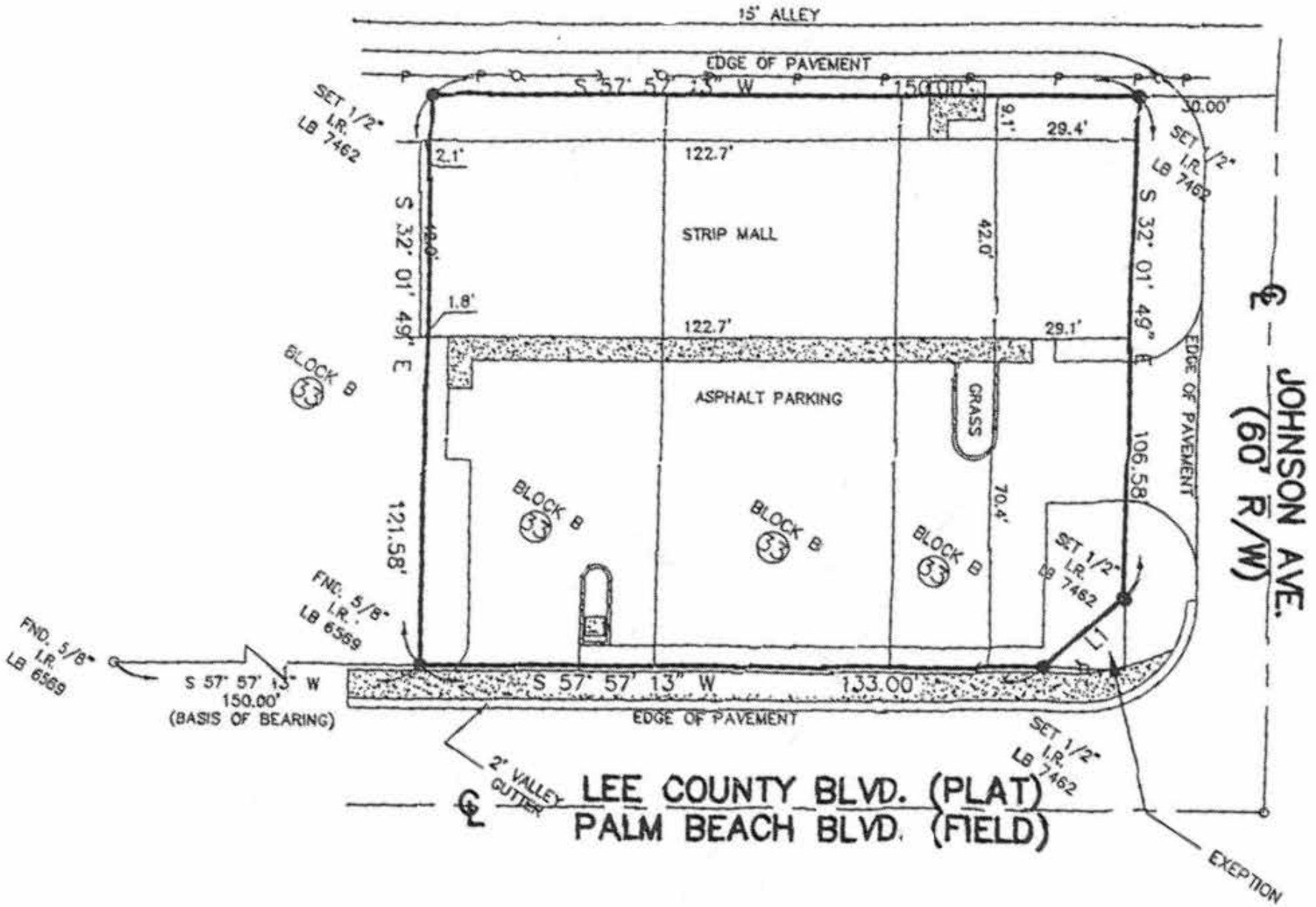
PALM BEACH BLVD.

AADT: 24,500

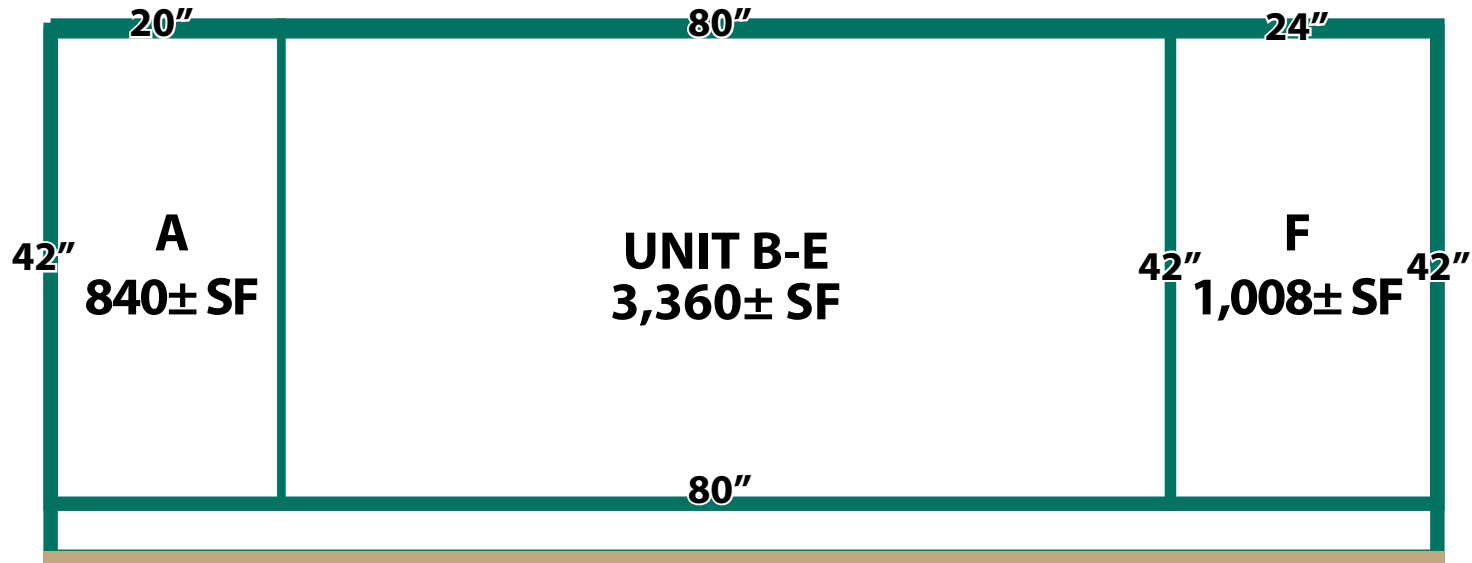
CUBESMART
self storage

TICE STREET

SURVEY



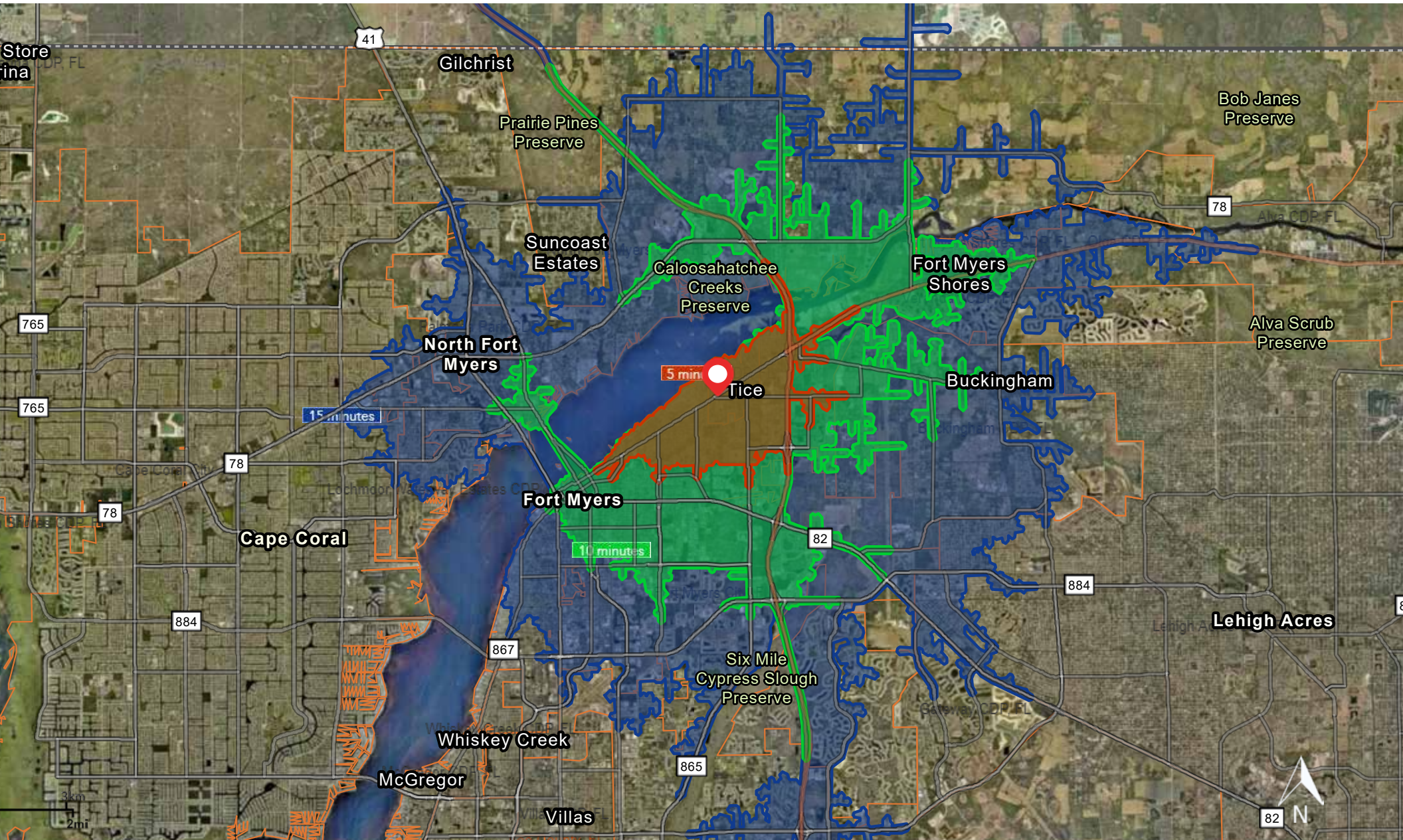
BUILDING LAYOUT



UNIT	SF	TENANT	LEASE START	END DATE	RENEWAL
A	840 SF	Tienda Cultural De Guatemala	1/1/2005	12/31/2023	Annually
B-E	3,360 SF	Perky Pup Pet Shop	7/10/1986	6/20/2023	Annually
F	1,008 SF	Gene And Gerald's Barber Shop	9/30/1996	9/30/2023	Annually
TOTAL	5,208 SF				

DRIVE TIME MAP

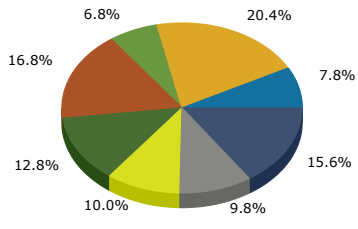
15-MIN RADIUS



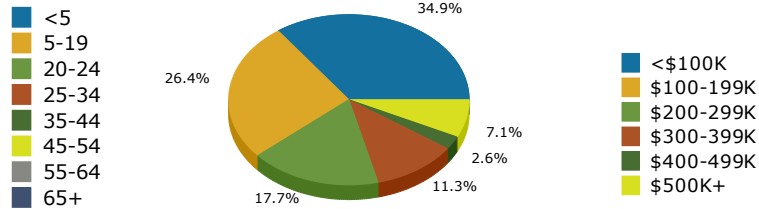
DEMOGRAPHIC PROFILE

15-MIN RADIUS

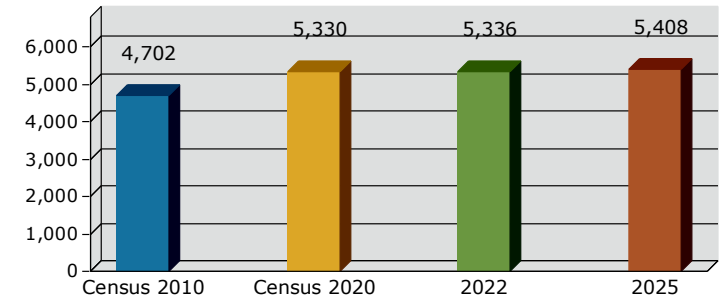
2022 Population by Age



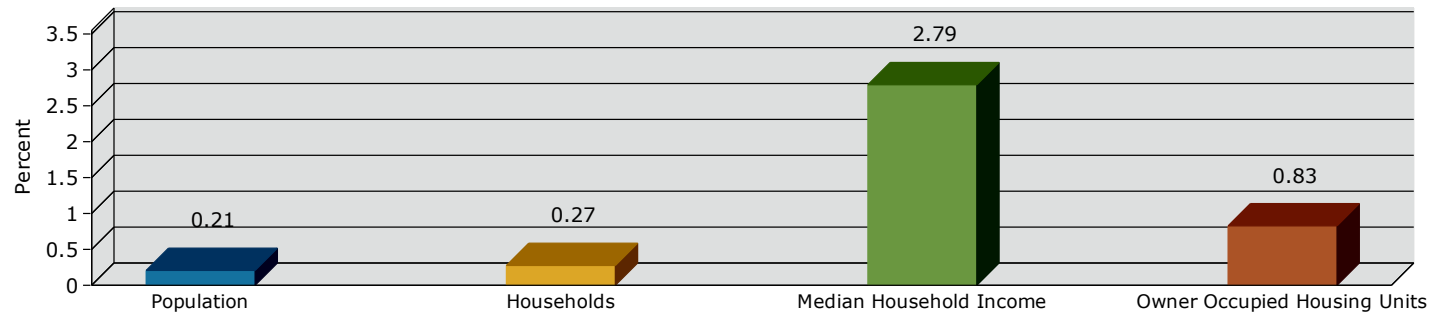
2022 Home Value



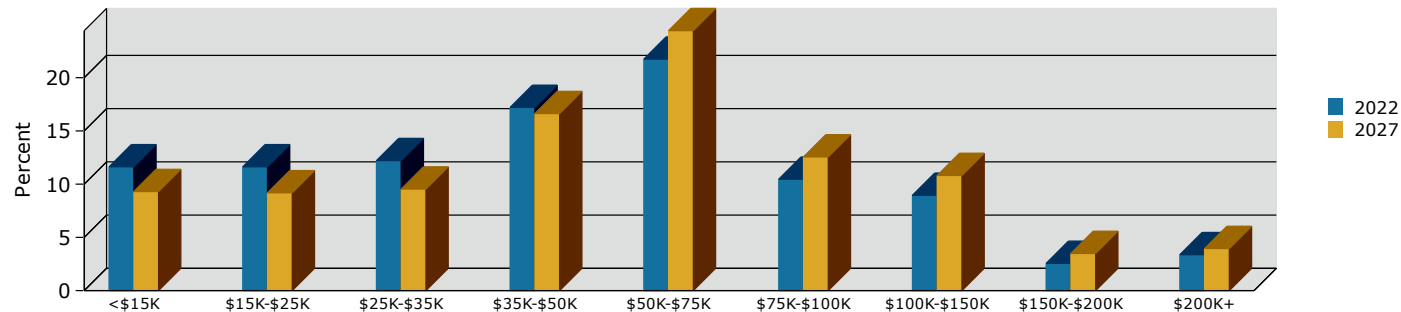
Households



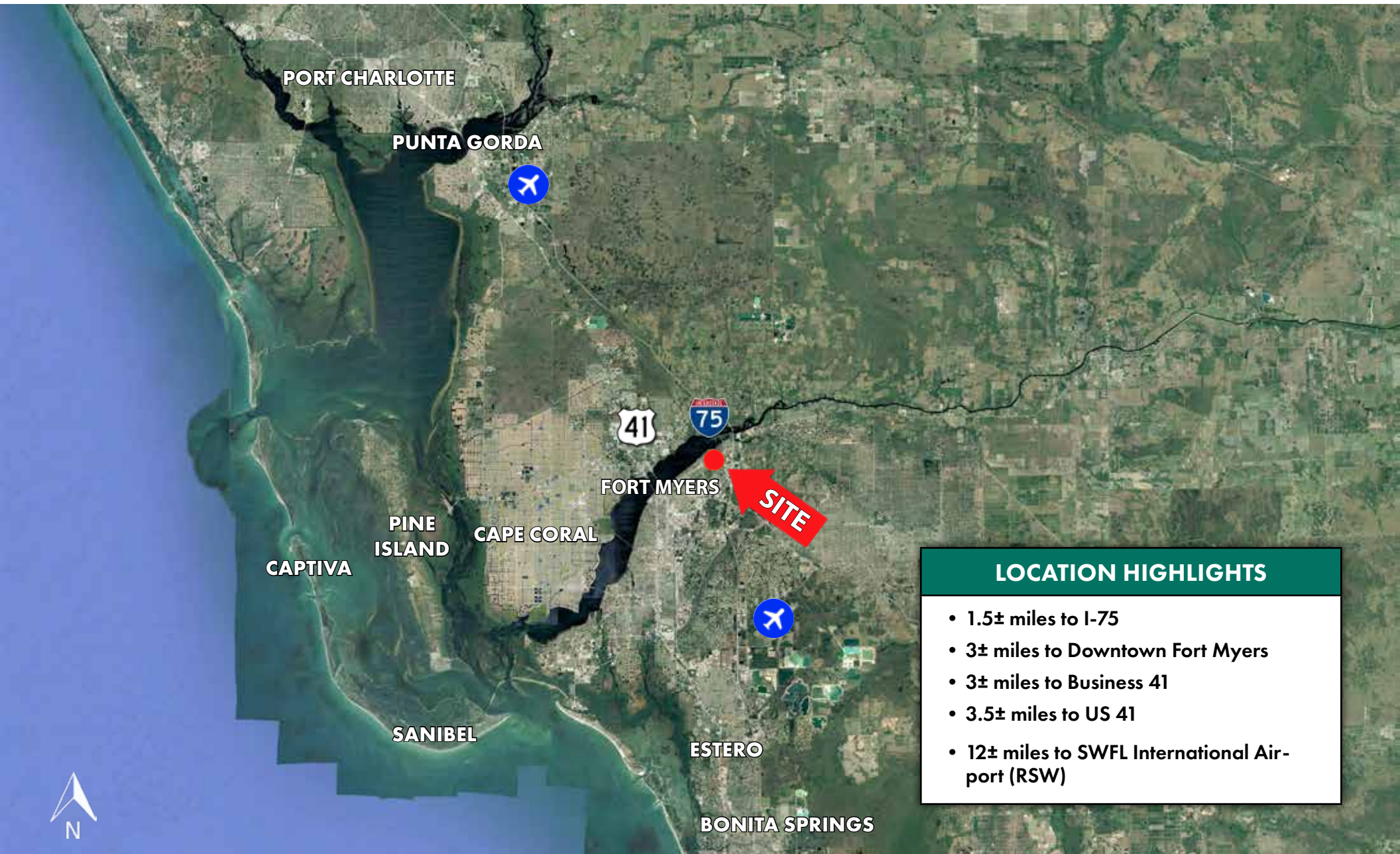
2022-2027 Annual Growth Rate



Household Income



LOCATION MAP



LOCATION HIGHLIGHTS
<ul style="list-style-type: none">• 1.5± miles to I-75• 3± miles to Downtown Fort Myers• 3± miles to Business 41• 3.5± miles to US 41• 12± miles to SWFL International Airport (RSW)



LSI COMPANIES

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