



COLONIAL COURT COMMERCIAL OFFICE
FORT MYERS, FL

OFFERING MEMORANDUM | LSI COMPANIES, INC.

LSI
COMPANIES

OFFERING SUMMARY

Location: 3602 - 3618 Colonial Court
Fort Myers, FL 33913

County: Lee

Property Size: 1.47± Acres

Property Tye: Commercial Office

Building Size: 6,203± Sq. Ft.

Zoning: Commercial General

Future Land Use: Traditional Community

Year Built: 2004 | Remodeled in 2011

Utilities Available: Water, sewer, and electricity in place

Parcel ID: 34-44-25-P1-00100.0110

2022 Taxes: \$22,815.46

LIST PRICE:
\$1,695,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



William Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM
Sales Agent

William Rollins | wrollins@lsicompanies.com
Hunter Ward | hward@lsicompanies.com
(239) 489-4066



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.

LSI Companies is pleased to present the Colonial Court Commercial Office, a premium Fort Myers property immediately available for purchase.

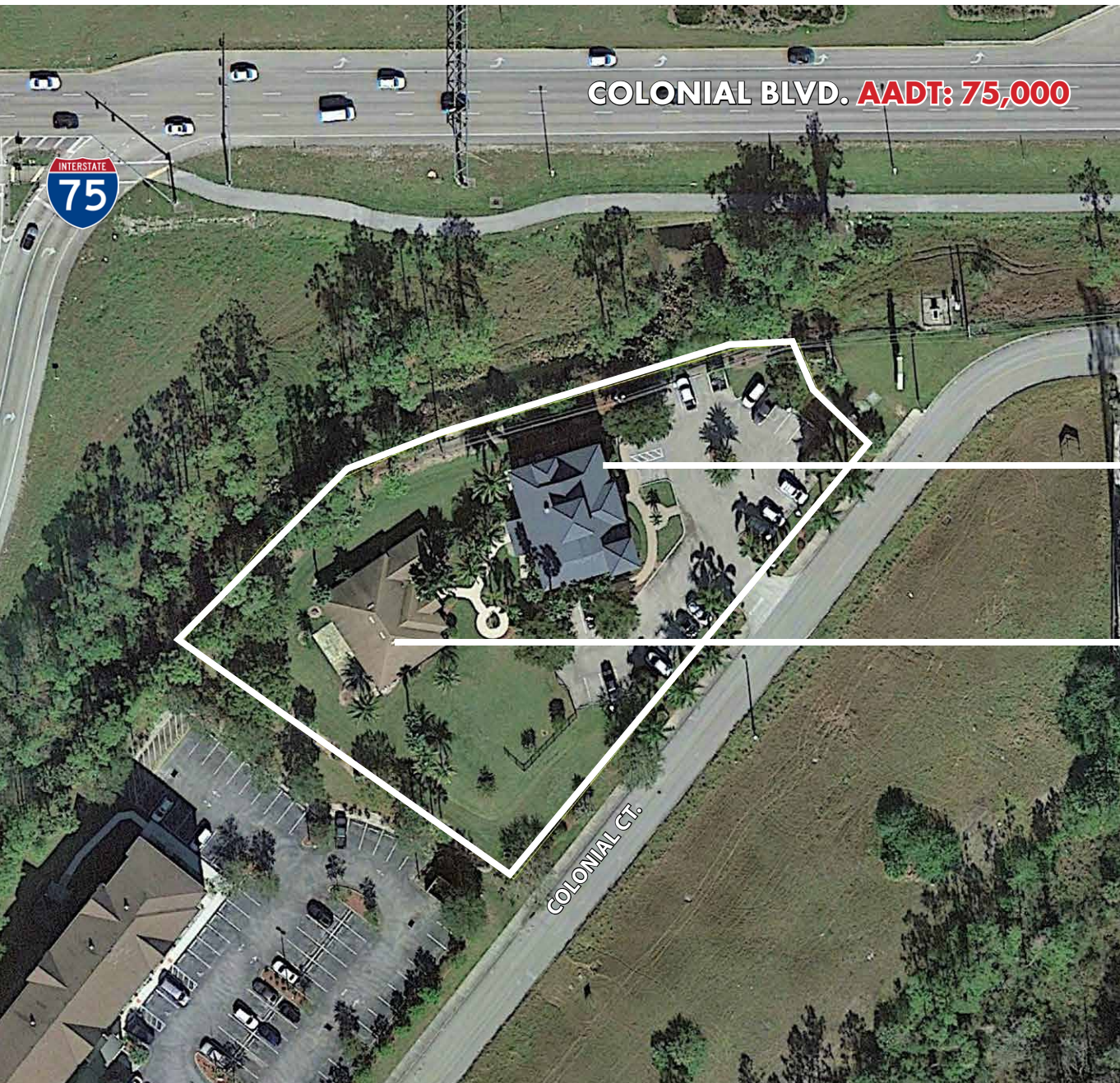
The office building is conveniently located along I-75 and Colonial Blvd., one of the most traveled intersections in all SWFL. This Building was originally built in 2004 by Centex Homes and doubled as their main office and showroom model home. It was later sold to various groups until it ultimately was acquired by a national private company and used as their headquarters for all Southwest Florida Operations.

The property features two buildings on site, a vacant, two-story office building and a vacant model home. This unique property could be utilized for several different uses. Potential buyers have the option to utilize the property as office space as currently designed. The site could be converted into a medical office or similar uses. Likewise, a home builder could convert the property to a sales center and a model home lot. Additionally, this site offers great potential for investors under a purchase and lease scenario.

This is a premium investment property in a prestigious location. The site is an excellent opportunity to start the next chapter of your financial journey.



PROPERTY OVERVIEW



COLONIAL BLVD. AADT: 75,000

COLONIAL CT.

MAIN OFFICE

Address	3602 Colonial Court
Building Type	Office - Low Rise
Building Use/Build-Out	Professional Office
Year Built	2004
Construction Type	Concrete Block W/ Stucco
Roof Type	Wood Truss
Roof Cover	Clay Tile
Rentable Floor Area	6,083
Height	2-Story
Parking	24
Parking Ratio	4 Per 1,000 SF
Private Office	13
Conference Room	2
Bathroom	4
Kitchen	2

MODEL HOME - DRY

Address	3606 Colonial Court
Building Type	SFR - Ranch
Building Use/Build-Out	Model Home - No Utilities
Year Built	2004
Construction Type	Concrete Block W/ Stucco
Roof Type	Irregular
Roof Cover	Clay Tile
Rentable Floor Area	2,400
Parking	4 Spaces

The office building features 6,203± square feet of office space split between two floors. Constructed in 2004 and then remodeled in 2011, the feeling upon entry is prestige. On the first floor, guests are invited into a spacious lobby with a receiving area, a private conference room, a kitchen, 5 private offices, Private restrooms, elevators, and even an electric fireplace.

The office building has several premium upgrades that elevate the look and feel of the property. All windows have been upgraded to impact glass or have roll-down shutters in place. In addition, all fire resistance equipment is in place, with sprinklers running throughout the building. Another nice touch is the entry/exit system of the first floor. Each employee has a key fob to enter the building with automatic locking doors and a state-of-the-art security system.



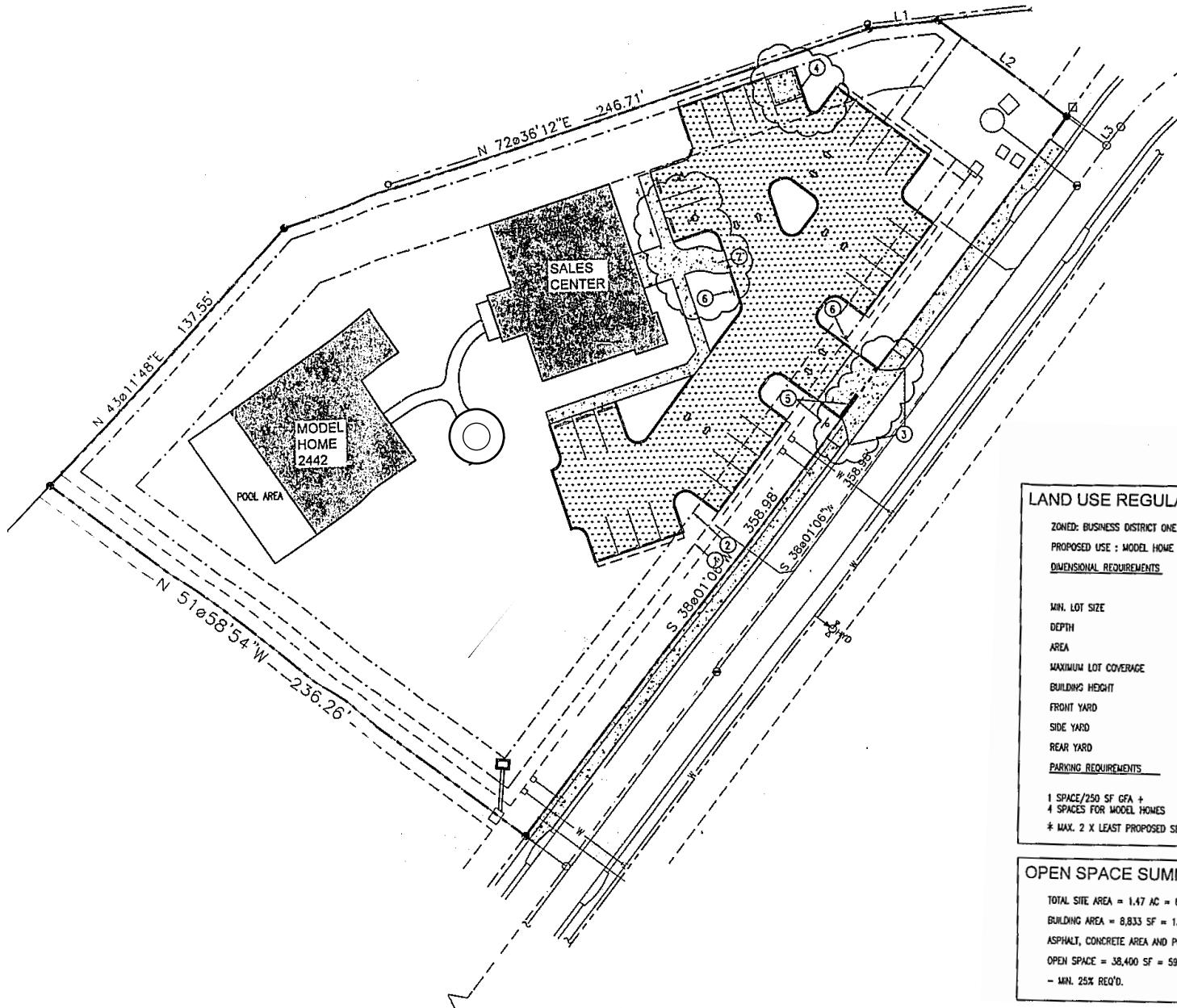
FIRST FLOOR	UNITS
Conference Room	1
Bathroom	2
Private Offices	5
Kitchen	1
Elevator	1
Screened in Lanai	1





SECOND FLOOR	UNITS
Conference Room	1
Restroom/Showers	2
Private Office	8
Kitchen	1
Elevator	1
Copy Room	2
Storage	1
IT/ Equipment Room	1





LAND USE REGULATIONS

ZONED: BUSINESS DISTRICT ONE (B-1)
 PROPOSED USE : MODEL HOME / SALES OFFICE (PERMITTED)

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT SIZE	100'	360'
DEPTH	100'	220'
AREA	10,000 SF	64,144 SF
MAXIMUM LOT COVERAGE	45%	14%
BUILDING HEIGHT	NO LIMIT*	40'
FRONT YARD	25'	25.1'
SIDE YARD	20' (1/2 BLDG HT.)	20.1'
REAR YARD	N/A	N/A

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
1 SPACE/250 SF GFA +		
4 SPACES FOR MODEL HOMES	28	28

* MAX. 2 X LEAST PROPOSED SETBACK = 20.1' X 2 = 40.2'

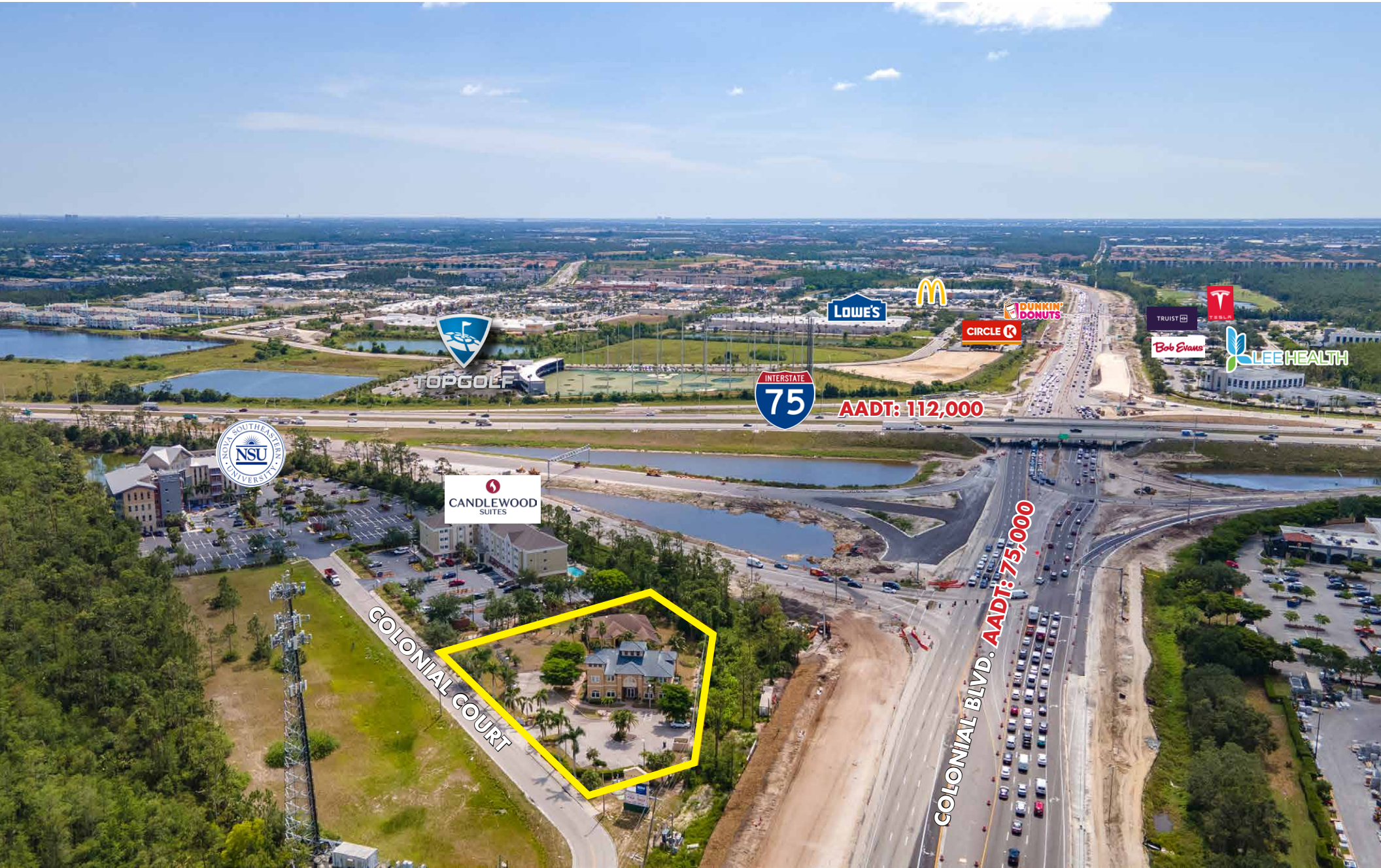
OPEN SPACE SUMMARY

TOTAL SITE AREA = 1.47 AC = 64,144 SF
 BUILDING AREA = 8,833 SF = 13.8%
 ASPHALT, CONCRETE AREA AND POOL AREA = 16,911 SF = 26.4%
 OPEN SPACE = 38,400 SF = 59.8%
 - MIN. 25% REQ'D.

The Model Home is a 2,400-square-foot single-family ranch-style model home constructed by Centex Homes in 2004. The Model served as a sales center where customers could view the builder's craftsmanship and select optional upgrades while designing their future home.

The existing model home is a "Dry Model," meaning utilities (water and sewer) were never connected. Instead, clients utilized the space as a visual aid throughout the planning process of home construction.









LOCATION HIGHLIGHTS
<ul style="list-style-type: none">• Less than 1/2 mile from I-75• Less than 1/2 mile from the Omni Shopping Center• 5.5± miles from Downtown Fort Myers• 7± miles to SW. Florida International Airport (RSW)• 7.5± miles from City of Cape Coral• 8.9± miles to Gulf Coast Town Center



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

LSI

COMPANIES

6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066