

Bottle Brush Center

3660 CENTRAL AVENUE, FORT MYERS, FL 33901

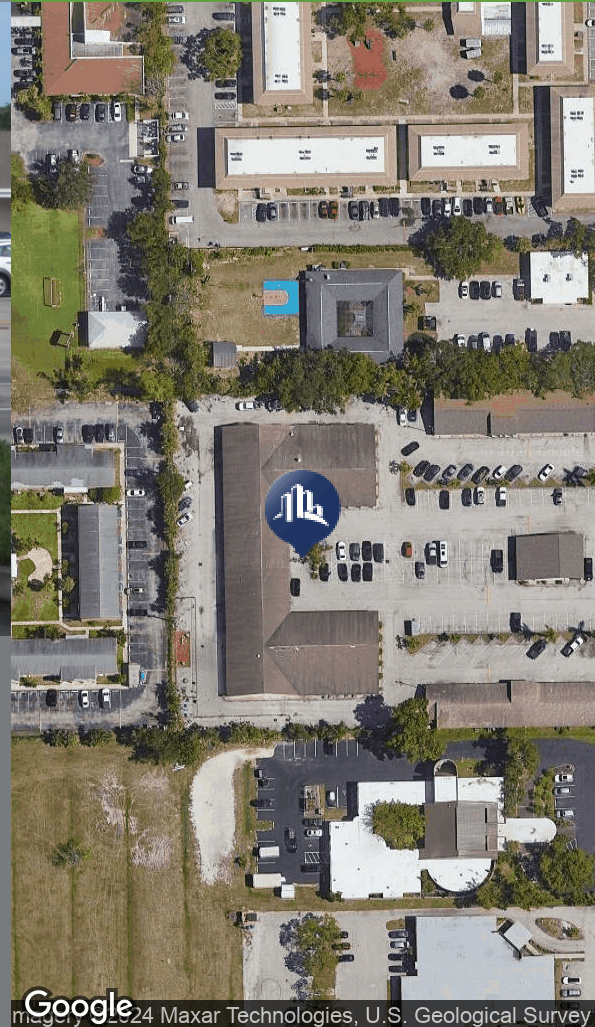
FOR LEASE

Office Building



AVAILABLE NOW

- Suite 14 - 1,880/SF - \$10/SF NNN - traditional office layout
- Suite 15 - 2,150/SF - \$13/SF NNN - can be build to suit
- Plenty of parking
- Drive around access
- Habla Espanol
- Call Theresa Today



PROPERTY FEATURES

Maintained professional business complex in the heart of Fort Myers
Available for immediate occupancy
Professional or medical office spaces with multiple layouts
Central location provides easy access
Property is convenient to all the main arteries of Fort Myers: US-41, Colonial Blvd. and Winkler Ave
Call Theresa Today
Habla Espanol

Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944



www.SperryCGA.com

Each office independently owned and operated.

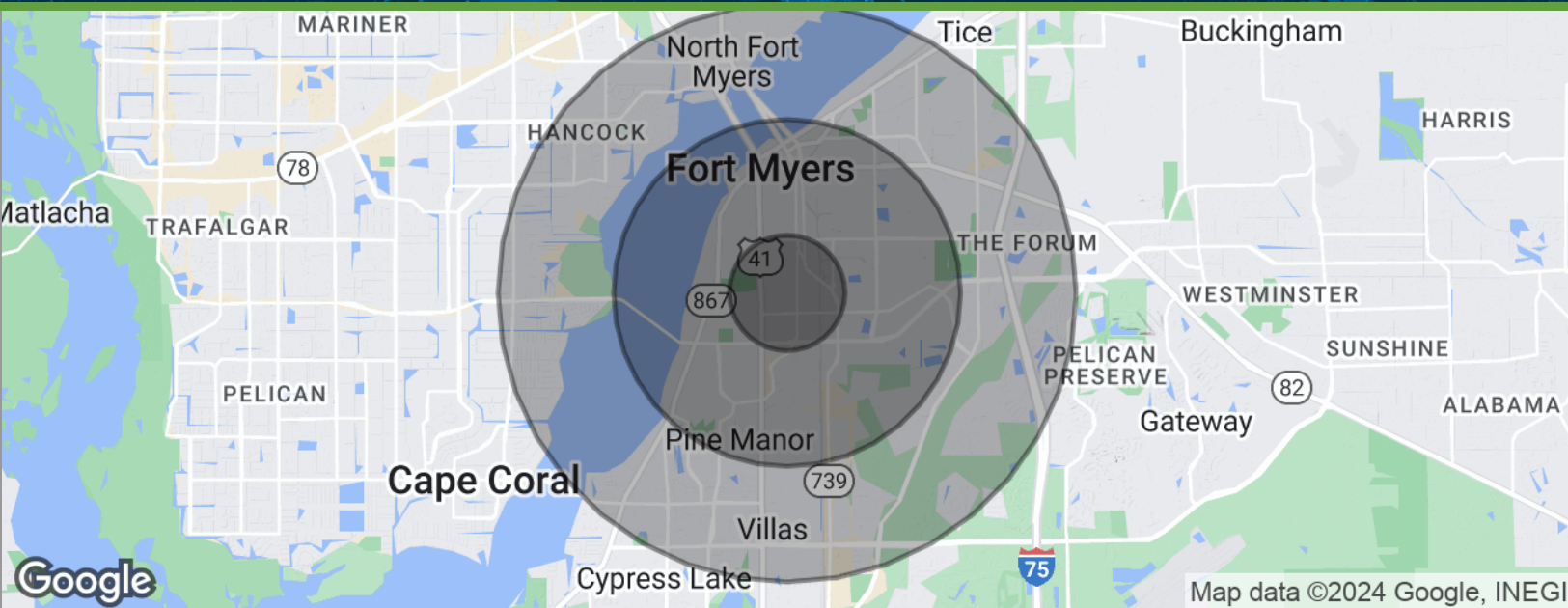
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,040	53,961	128,241
Median age	35.7	36.6	40.8
Median age (Male)	35.7	35.3	39.4
Median age (Female)	35.6	37.8	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,019	21,832	53,192
# of persons per HH	2.2	2.5	2.4
Average HH income	\$41,542	\$58,744	\$61,231
Average house value	\$131,035	\$255,260	\$243,396

* Demographic data derived from 2020 ACS - US Census



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