

# Bottle Brush Center

3660 CENTRAL AVENUE, FORT MYERS, FL 33901

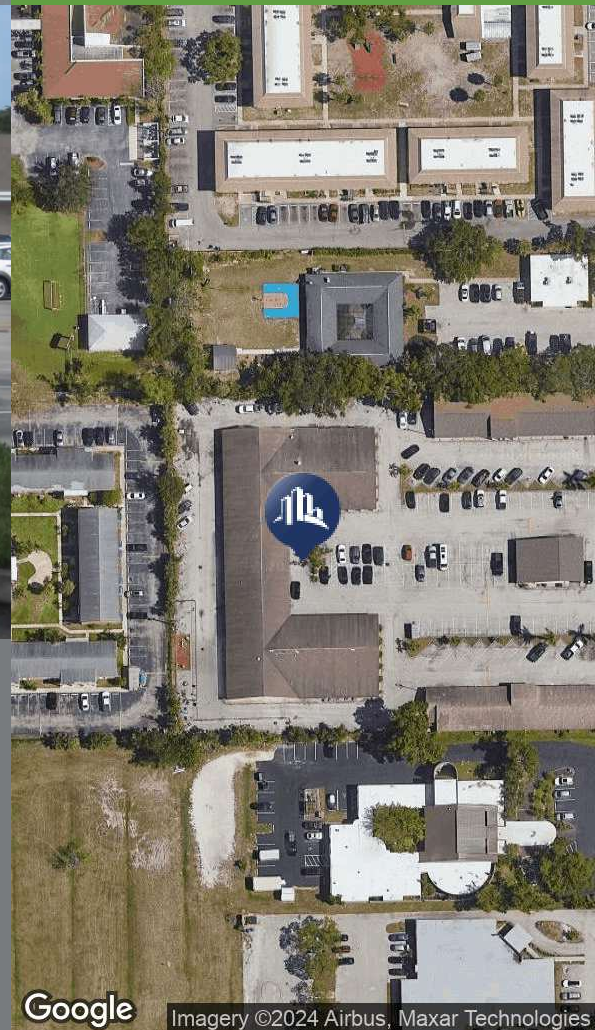
# FOR LEASE

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

Each office independently owned and operated.

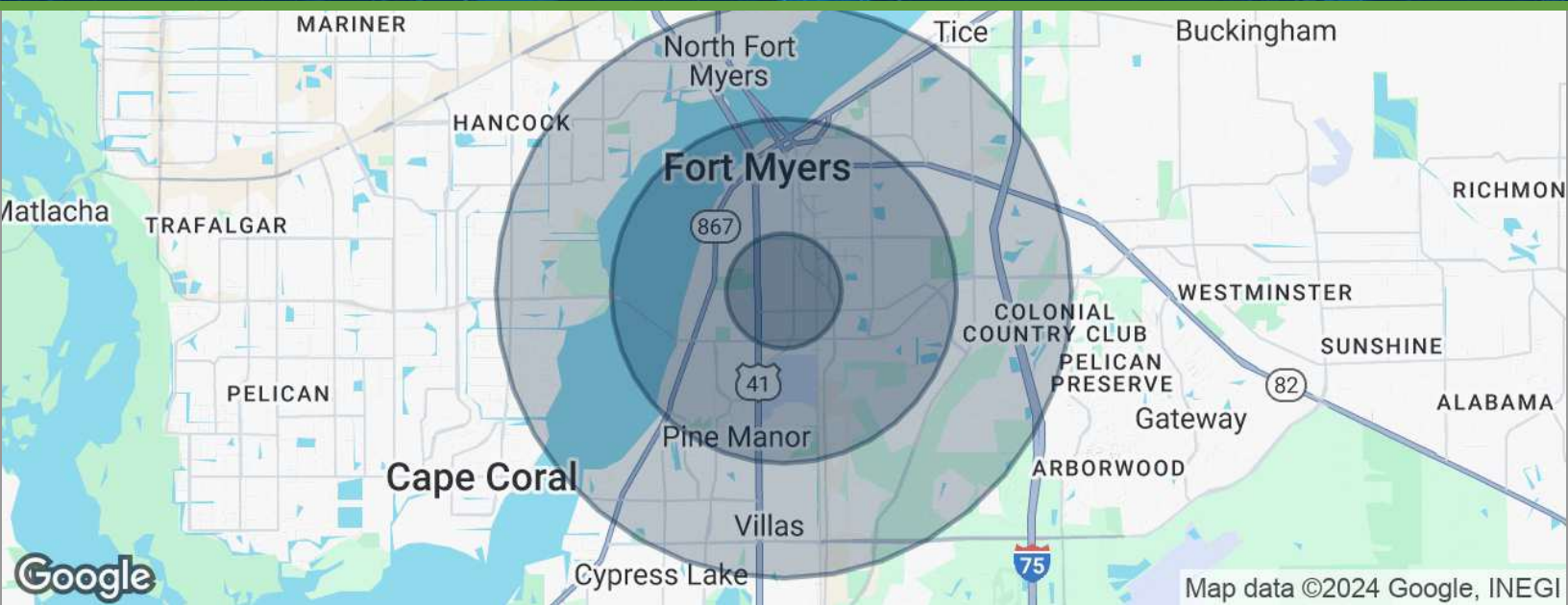
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,040	53,961	128,241
Median age	35.7	36.6	40.8
Median age (Male)	35.7	35.3	39.4
Median age (Female)	35.6	37.8	42.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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