

FOR LEASE – OFFICE/SALON SUITES

Landmark Building

3949 Evans Ave., #404 | Fort Myers, FL 33901

Location: Property is located on the corner of Evans Ave. & Winkler Ave.

Zoned: CI-Commercial Intensive

Office Condo Size: 1,400± SF

Year Built: 1975

Parking: Open Parking

Strap #: 36-44-24-P2-00300.4040

LEASE PRICE: \$14.00 PSF (NNN) | \$2,550 w/ CAM

(2nd year: 4% escalation)

FIRE DISTRICT:	Fort Myers
UTILITIES:	City of Fort Myers Utilities
TRAFFIC COUNT:	25,500 Winkler Ave. 27,000 Fowler Str.



First Floor Lobby

This 1,400 sq. ft. 4th-floor office space is fully built-out as Salon Suites or Office Suites, offering a turn-key opportunity for a variety of professional uses. The suite features newer flooring throughout, a welcoming reception area, a private shower, and an in-unit washer/dryer for added convenience. Utilities—water, electric, and internet—are included in the rental rate. Existing tenants are currently on month-to-month agreements, providing flexibility for new occupancy or reconfiguration.



Pam Bratton, CCIM, SFR, RSPS
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3949 Evans Ave., #404

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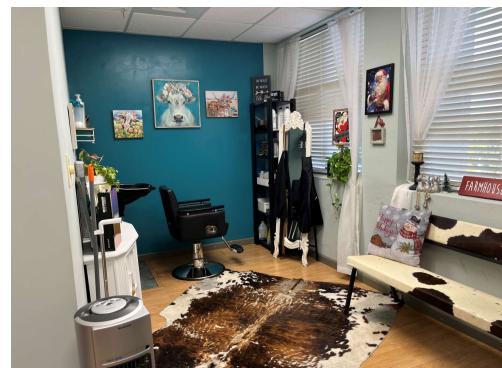


Demographics & Photos

DEMOGRAPHICS

3949 Evans Ave., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	40,638	163,777	528,942
Median Age	38	44	48
Total Households	17,431	72,588	227,512



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