



12951 METRO PKWY, UNIT 17 | FORT MYERS, FL

MOVE-IN READY RETAIL SUBLEASE | PREMIUM SHOWROOM SPACE

FOR SUBLEASE

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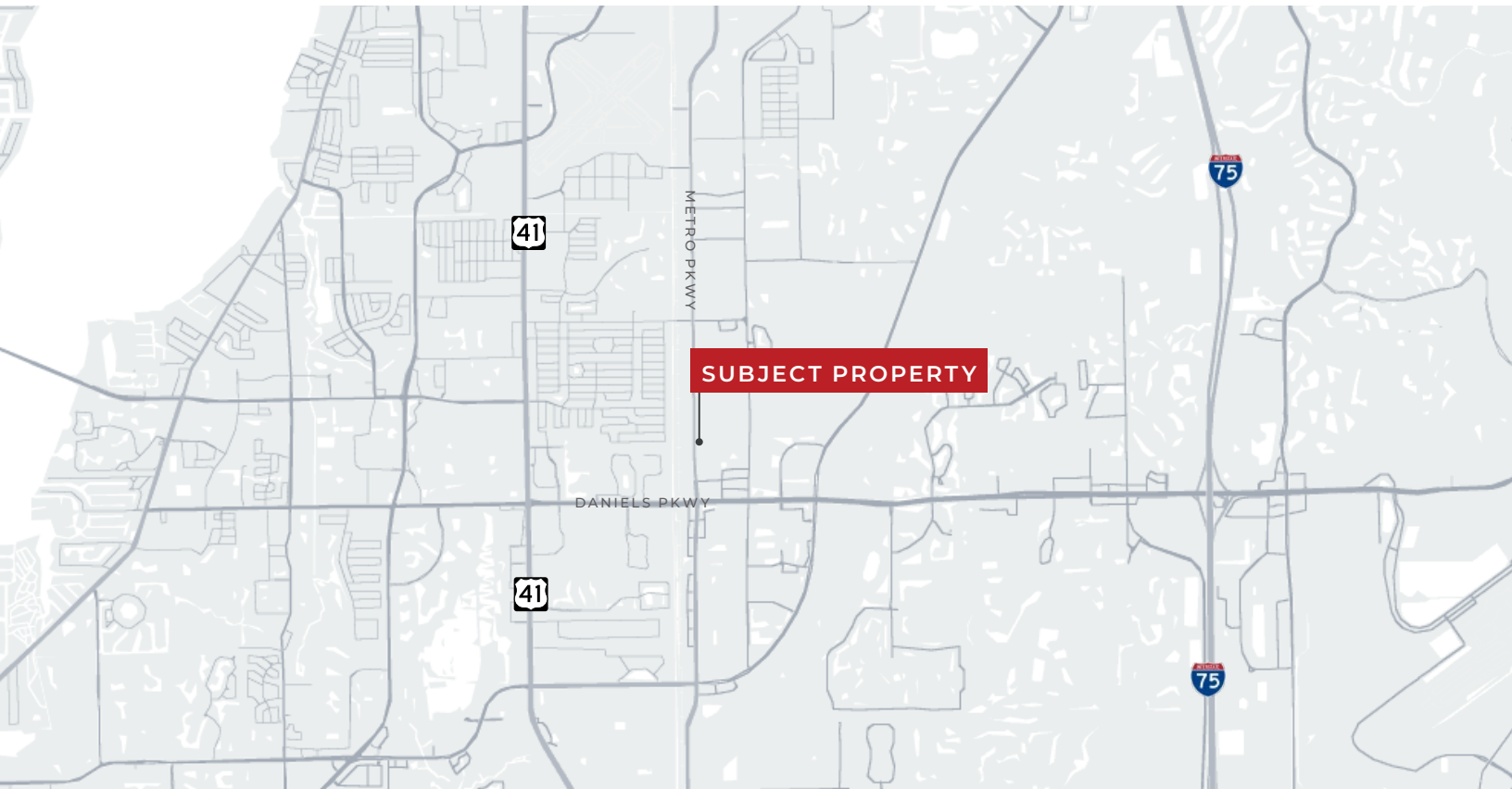
Newly renovated retail showroom located along Metro Parkway, one of Fort Myers' most established commercial corridors.

Offering one of the few retail sublease opportunities currently available on Metro Parkway, this move-in ready space features a modern open layout with new flooring, contemporary LED lighting, a black painted exposed ceiling, and expansive storefront windows that provide abundant natural light and exceptional visibility. Designed to accommodate a variety of retail, showroom, and customer-facing uses, the space offers a clean, professional appearance with quality finishes throughout. A granite reception/sales counter is available for negotiation. This is an excellent opportunity to assume an existing lease at a below-market rental rate while establishing your business in a highly visible retail location with approximately 37,500± vehicles per day passing the property.

PROPERTY DETAILS

LEASE RATE	\$15.00 NNN
LEASE EXPIRATION	September 30, 2027
AVAILABLE SF	1,600 SF
YEAR BUILT	1997
ZONING	CPD (LCO)
BUILDING SIZE	26,391± SF
PARCEL SIZE	2.78± AC





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