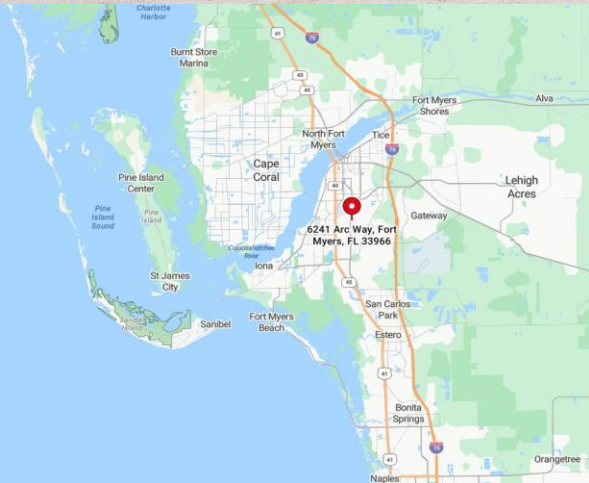




FOR SALE – OFFICE/WAREHOUSE

6241 Arc Way., Fort Myers, FL 33966

Price: \$1,425,000

Building Size: 5,936± SF

Year Built: 1987

Strap #: 07-45-25-03-00000.0090

Zoning: IL – Light Industrial

Location: Mid Metro Industrial Park between Metro Pkwy. and Plantation Rd.



FIRE DISTRICT:	South Trail Fire District
UTILITIES:	Lee County Utilities
PROPERTY TAXES:	\$8,591.34 (2025)
PROPERTY DETAILS:	• 12 Offices • 2 Kitchen Areas • 2 Bathrooms • 3 Garages • Fenced In Area (Chain Link)
BREAKDOWN of SQUARE FOOTAGE:	Base: 3,864± SF Garage: 2,072± SF plus Porch Areas 489± SF



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



REMAX Realty Group
7910 Summerlin Lakes Dr
Fort Myers, FL 33907
(239) 489-0444
ftmyerscommercial.com

For Sale – 6,425± SF (Office-W/H)
6241 Arc Way.

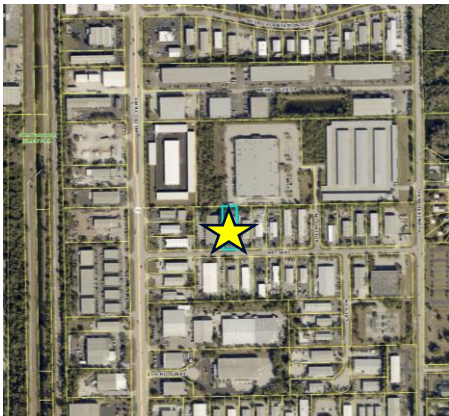


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Demographics

DEMOGRAPHICS			
6241 Arc Way., Fort Myers, FL 33966			
	2 Miles	5 Miles	10 Miles
Total Population	27,090	152,684	509,248
Median Age	41	48	47
Total Households	11,470	68,297	215,657
Traffic Count:	37,500 METRO PKWY. (From Crystal Dr. to Idlewild St.) 15,100 PLANTATION RD. (From Daniels Pkwy.) to Colonial Blvd.)		



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PHOTOS





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PHOTOS





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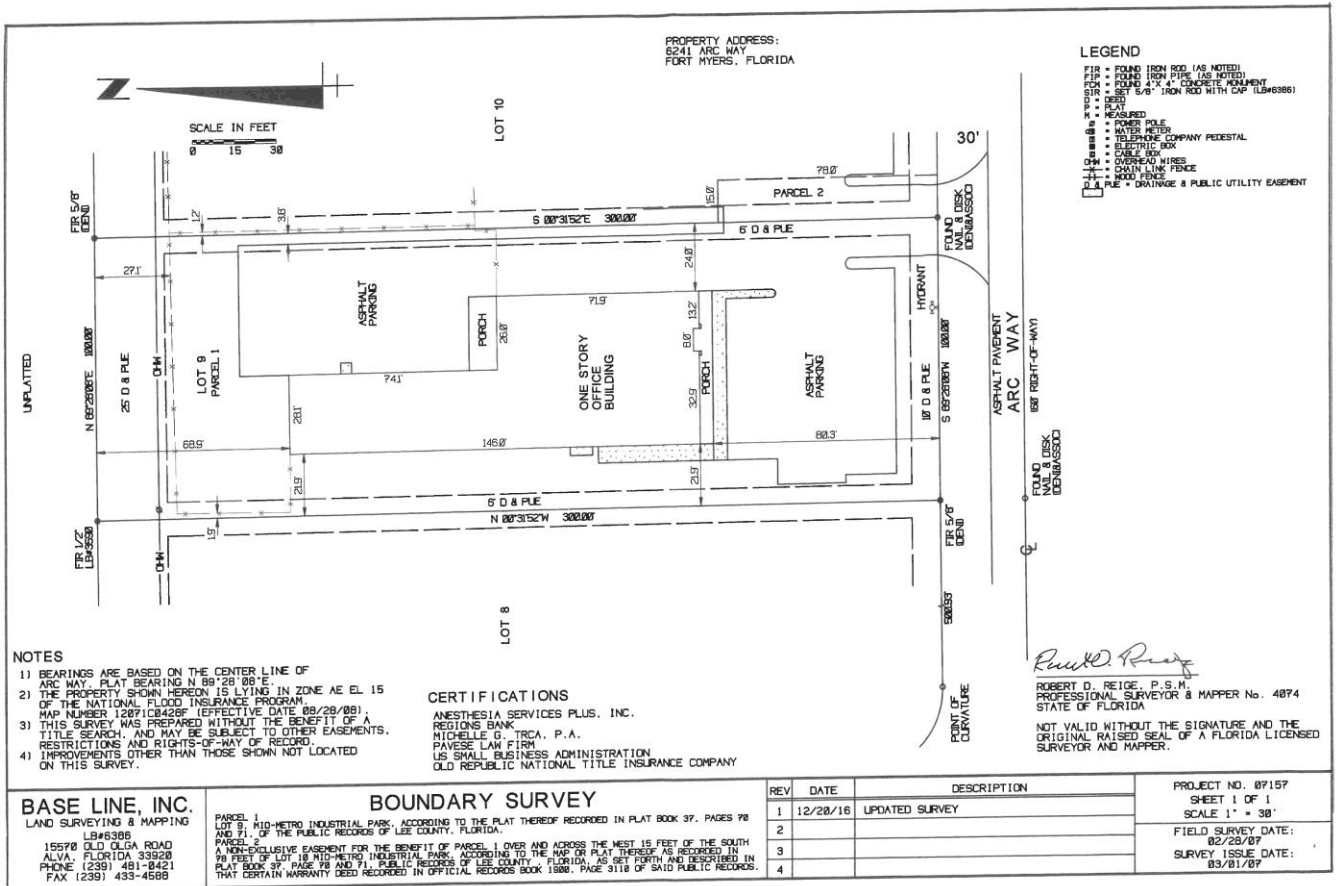
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SURVEY



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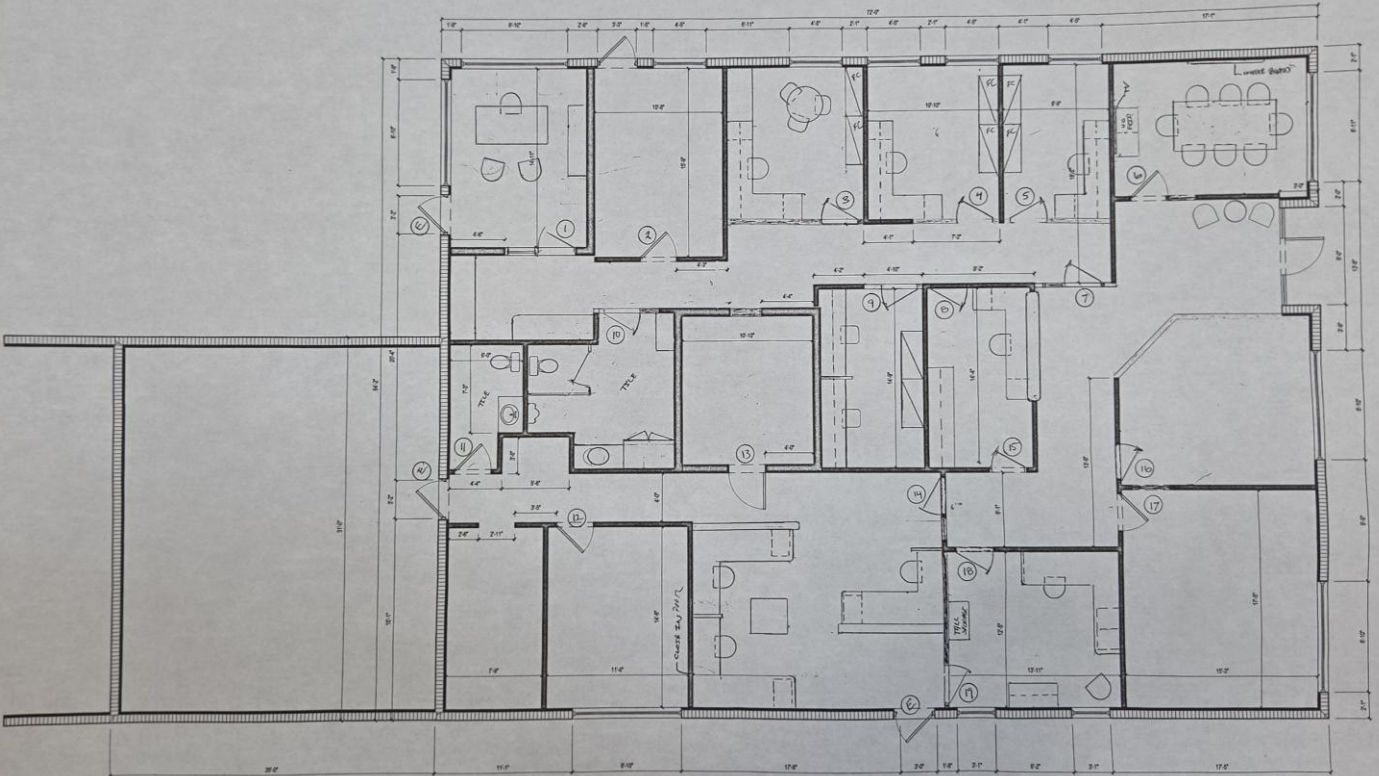
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FLOORPLAN



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