

# 7+ CAP RATE!

38-44 BARKLEY CIRCLE, FORT MYERS, FL 33907

## FOR SALE

\$2,500,000

Office Building



### 7+ CAP RATE! 2.5 ACRES!

- Request Rent Roll Today!
- 4 Buildings! 20,512/SF +/- Total
- Charming! Key West Styled! Well Manicured!
- NC (Neighborhood Commercial) Zoning
- Well Established! Long Term Tenants!
- Chiropractic & Dental Services!
- Edward Jones Financial Services!
- IMA Group & General Medicine Practitioners!
- PSA Healthcare! Lee County Medical Center & Quigley Eye Specialists!



www.SperryCGA.com

**Theresa Blauch-Mitchell, CCIM**

1922 VICTORIA AVE STE A FT MYERS, FL 33901

239.265.2628

theresa@ccim.net

FL #BK 3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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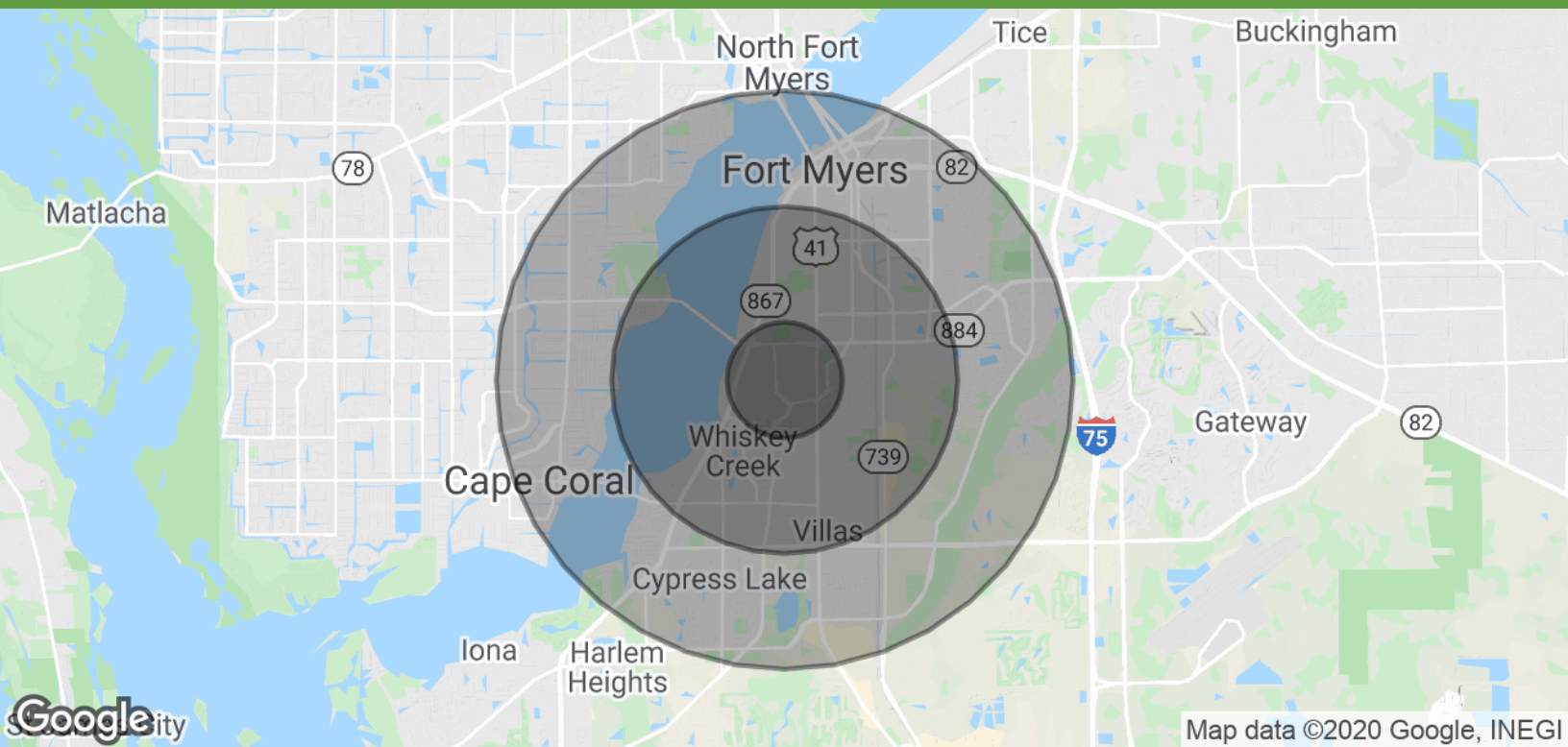


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,453	59,555	139,412
Average age	36.5	41.5	45.1
Average age (Male)	35.6	39.8	43.8
Average age (Female)	37.6	42.8	46.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,598	25,956	61,455
# of persons per HH	2.3	2.3	2.3
Average HH income	\$69,100	\$66,477	\$65,883
Average house value	\$335,422	\$258,039	\$259,293

\* Demographic data derived from 2010 US Census



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