

World Class Worldwide at World Plaza!

12650 WORLD PLAZA LANE BLD 72 STE 2, FORT MYERS, FL 33907

FOR SALE

\$238,750

Office Condo

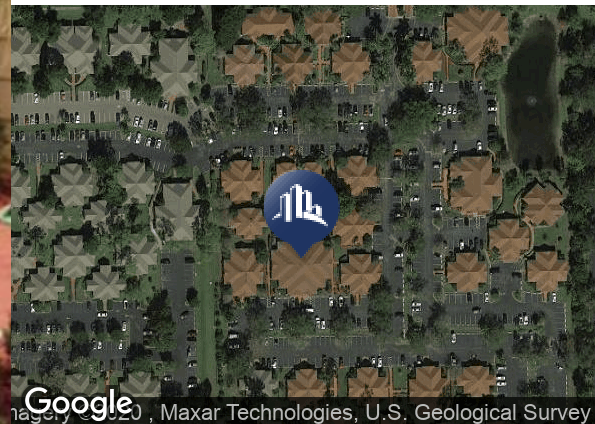
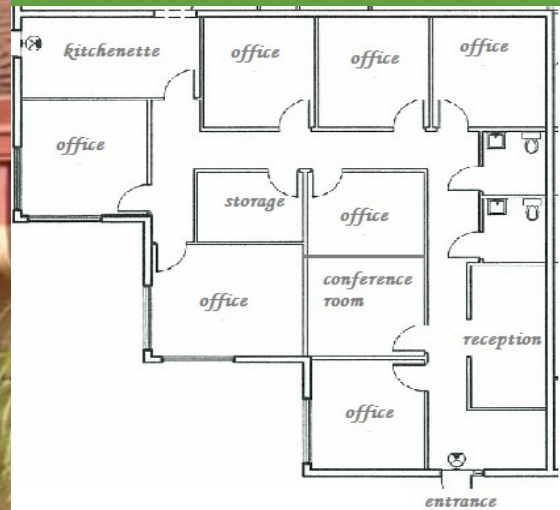


DROP IT LIKE IT'S HOT!

\$125/SF - 1,910/SF

CPD - LEE COUNTY

- 20% Price Drop!
- It's time to own your place of business right in the heart of Ft Myers. The accessibility of World plaza is unparalleled!
- Mature trees and lush landscaping greet you upon arrival. Need parking? We've parking!
- Cozy office, quite a space!
- Quarterly fees \$1,941.03 Call For Docs - Call Today - See Today



Theresa Blanch-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.

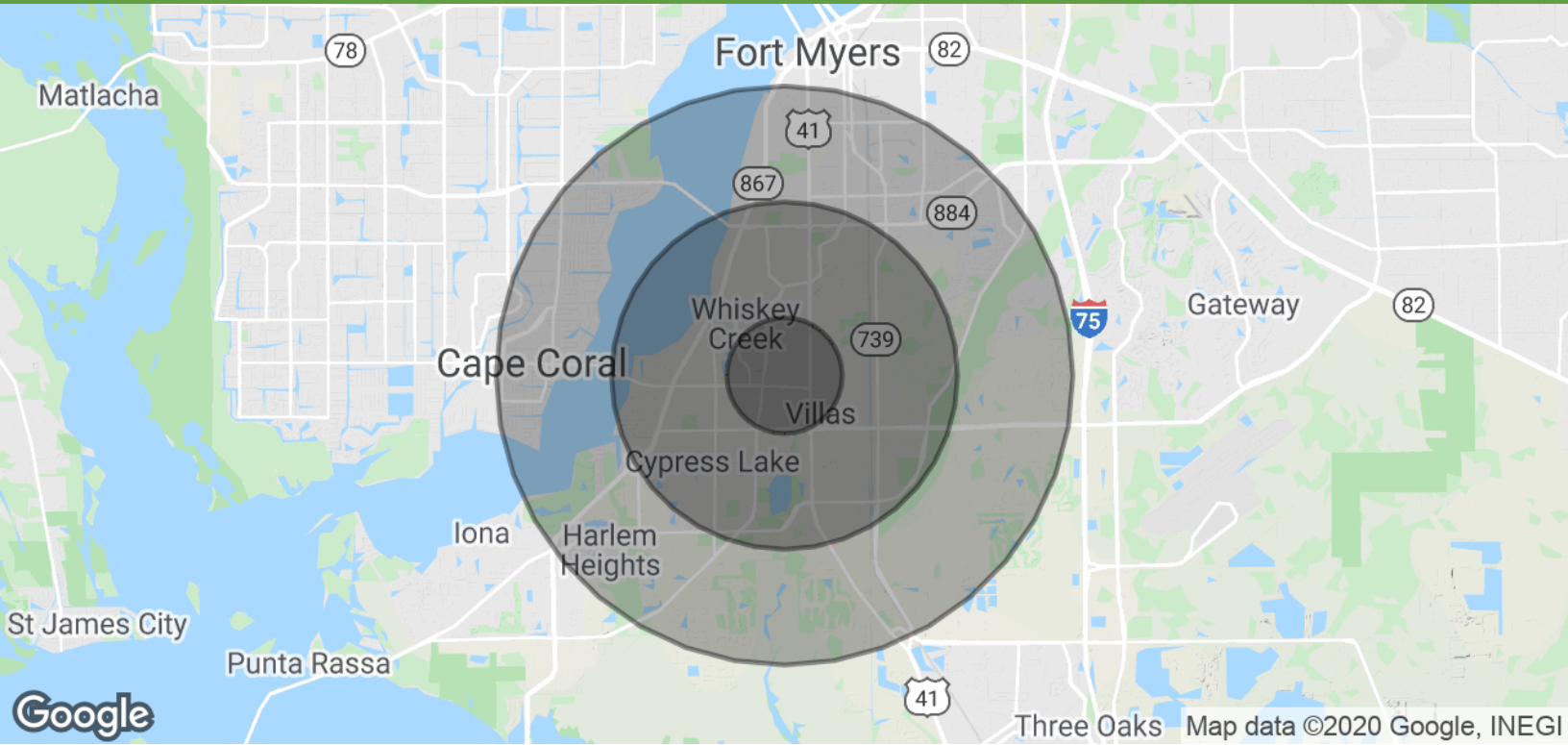
www.SperryCGA.com

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FOR SALE

Office Building



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,389	60,853	122,386
Average age	43.7	46.9	46.7
Average age (Male)	40.8	44.8	45.6
Average age (Female)	46.0	48.5	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,627	28,313	55,496
# of persons per HH	2.2	2.1	2.2
Average HH income	\$57,762	\$67,567	\$72,661
Average house value	\$227,722	\$245,287	\$270,912

* Demographic data derived from 2010 US Census



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