

Land Your Business in the Landmark!

**FOR LEASE**

**3949 EVANS AVE #404, FORT MYERS, FL 33901**



**CALL TODAY!**

**1,950 SF**

**\$1,795/MONTHLY GROSS**

**COMMERCIAL INTENSIVE**

**SINKS IN PLACE!**

**IN SUITE SHOWER!**



**FOR SALE AS WELL! HABLAS ESPANOL!**

Spacious Office on Penthouse Level - 4th Floor!  
Every office has a sink, perfect for a variety of professional uses!  
Shower and kitchen in suite!  
Extra storage room included!  
Check it out today!



[www.SperryCGA.com](http://www.SperryCGA.com)

**Theresa Blauch-Mitchell, CCIM**  
1922 VICTORIA AVE STE A FT MYERS, FL 33901  
239.265.2628  
theresa@ccim.net  
FL #BK3202944

Each office independently owned and operated.

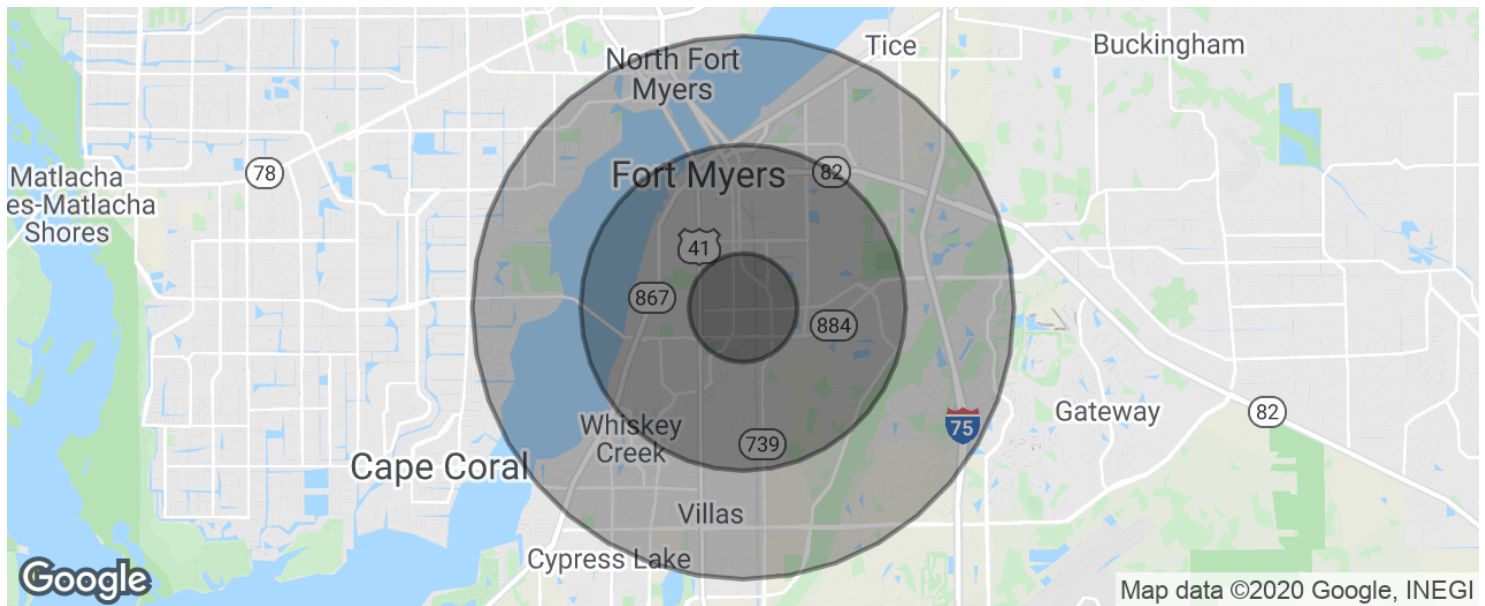
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Office Building



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,204	54,583	127,325
Median age	33.8	35.7	40.6
Median age (Male)	33.2	34.7	39.3
Median age (Female)	34.7	36.8	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,139	21,923	52,887
# of persons per HH	2.3	2.5	2.4
Average HH income	\$36,565	\$58,349	\$61,324
Average house value	\$151,783	\$256,272	\$243,363

\* Demographic data derived from 2010 US Census



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