

# BRUCE S. PREBLE, CCIM

## BROKER, COMMERCIAL REALTY SPECIALISTS LLC



Bruce Preble, who specializes in commercial investment properties (real estate and businesses), has been involved in real estate investment and development in Florida for two decades. He is currently involved in acquisition and sale of real estate properties and land acquisition; project development; tenant representation; and retail, industrial and professional office leasing and sales, and the purchase and sale of business enterprises.

Currently an independent licensed real estate broker, Bruce has been the Broker for Creighton Realty (Cape Coral); a Vice President at Welsh Companies Florida (Naples), a commercial real estate brokerage; Managing Partner of TMA International, a Washington DC-based business strategic planning consulting firm; and an Associate at Booz, Allen & Hamilton.

His personal real estate transactions in the last twelve months include:

#### **Leasing:**

1600 sf, 428 Del Prado, 5 years, avg. annual gross rent:  
\$27,450 (Barber shop/Salon)

4800 sf, 428 Del Prado, 5 years,  
1223 sf, 814 Pine Island Rd, 5 years, avg. annual gross rent:  
\$23,685 (Arcade)

1223 sf, 814 Pine Island Rd, 5 years, avg. annual gross rent;  
\$23,685 (Sandwich Shop)

2446 sf, 814 Pine Island Rd, 5 years, avg. annual gross rent;  
\$47,370 (Kitchen & Bath)

#### **Land Sales:**

Cape Coral, 3.13 acres, \$600,000

#### **Retail Center Sales:**

Naples, 6200 sf, \$1.8 million

Cape Coral, 2400 sf, \$2.9 million

#### **Industrial Sales:**

Fort Myers, 7000 sf, \$695,000

#### **Hotel/Motels/Land Portfolio Sales:**

Detroit, Multiple Properties portfolio, \$6.8 million

#### **Buyer/Lessee Representation**

- Distressed Commercial & Residential Property
- Short-sale and REO properties
- Land Acquisition/Site Selection
- Retail Center Development
- Retail, Office, and Industrial Leasing
- Purchase of Business enterprises—restaurants, industrial, retail, etc.

#### **Seller/Lessor Representation**

- Sale of NNN Leaseback Properties—portfolios of national franchise restaurants
- Business enterprise sales—restaurants, industrial, retail, etc.
- Multi-acre commercial land sales
- Industrial Condominium Development & Sales
- Retail Condominium Development & Sales
- Shopping Center Leasing & Sales
- Industrial Property Leasing

In addition to his real estate experience, Bruce has a BS in Engineering (Univ. of Illinois), an MBA (Univ. of Pittsburgh), an MS NS&E Engineering (Carnegie Mellon Univ.), and Appraisal Studies Certification (George Washington University), which provide skills that he utilizes to aid potential buyers in maximizing the benefits of an existing facility and assessing the value of potential acquisitions and divestitures.

Bruce is licensed in the State of Florida as a Real Estate Broker, recognized by CoStar as a Power Broker in sales and leasing. He is a Certified Commercial Investment Member (CCIM) of NAR (National Association of Realtors). Bruce has participated in the International Council of Shopping Centers (ICSC), the Economic Development Council of Collier County, and the Real Estate Investment Society (Lee County) and has held positions on the Bayshore-Triangle Community Redevelopment Agency (CRA) and the real estate tax Value Assessment Board in Collier County.

