

100% Leased Industrial Investment

3350 PALM AVE, FORT MYERS, FL 33901

FOR SALE

\$1,950,000

Brand New Construction



CALL THERESA TODAY

- 100% Leased.
- 10,000/SF Industrial building in the heart of Ft Myers.
- 5.9 CAP Rate.
- Call for Lease details.
- The building has 3-Phase Power, 8 Grade Level 18ft+ roll up doors, 24'++ Ceiling Height.
- Buildout includes 500/SF+/- of finished office to include HVAC and Three (3) ADA Restrooms.
- 5 minutes to Metro Pkwy! Less than 10 minutes to US 41 N and South bound. 5 minutes to SR 82.



Theresa Blanch-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.

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.

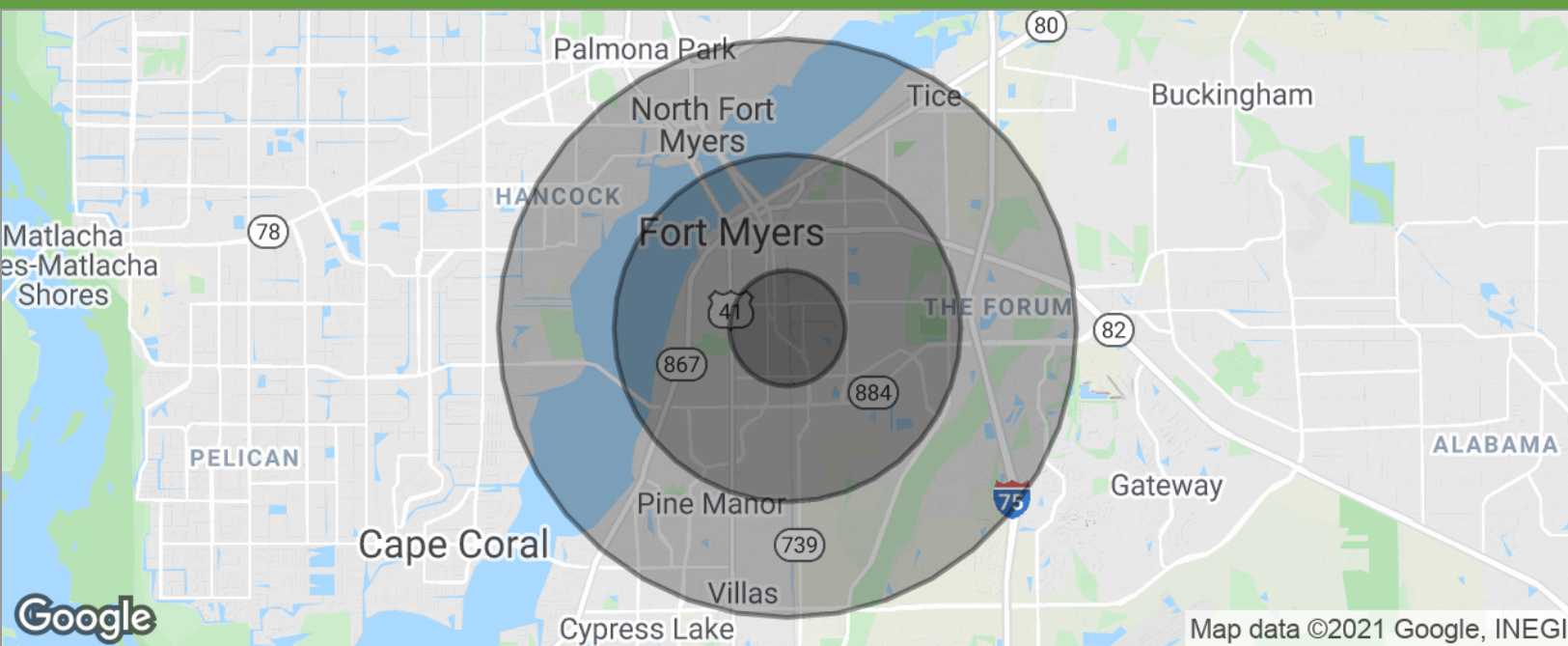
www.SperryCGA.com

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Industrial Property



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,896	53,388	125,070
Median age	32.2	35.4	39.5
Median age (Male)	32.3	34.2	38.2
Median age (Female)	32.2	36.6	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,893	21,083	50,727
# of persons per HH	2.4	2.5	2.5
Average HH income	\$32,695	\$53,024	\$60,171
Average house value	\$142,195	\$230,290	\$237,728

* Demographic data derived from 2010 US Census



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