

# 3939/3945 PALM BEACH BLVD.

FORT MYERS, FL

**FOR SALE OR LEASE**



PALM BEACH BLVD.

VAN BUREN STREET



## OFFERING SUMMARY

**Property Address:** 3939/3945 Palm Beach Blvd.  
Fort Myers, FL 33916

**County:** Lee

**Rentable Floor Area:** Total: 11,696± Sq. Ft.

**Main Bldg:** 10,500± Sq. Ft.  
(Available for lease)

**Mechanic Bldg:** 1,196± Sq. Ft.

**Parcel Size:** 1.37± Acres

**Zoning:** Commercial Intensive

**Future Land Use:** Traditonal Community

**Year Built:** **Main Bldg:** 1973/1983  
**Mechanic Bldg:** 1957

**Utilities:** Central Services (City of Fort Myers)

**Parcel IDs:** 08-44-25-P1-01504.0040  
08-44-25-P1-01504.0030  
08-44-25-P1-01504.0010  
08-44-25-P1-01504.002A  
08-44-25-P1-01504.001A

**2021 Tax Information:** \$15,887

**PRICE**  
\$1,600,000 | \$136 PSF

**MAIN BLDG. LEASE RATE**  
\$8.00 PSF NNN

**LSI**  
**COMPANIES**  
WWW.LSICOMPANIES.COM



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## YOUR LEAD TEAM



**Justin Thibaut, CCIM**  
President & CEO



**Alexis North**  
Sales Agent

**PLEASE DIRECT ALL OFFERS TO:**  
Alexis North - [anorth@lsicompanies.com](mailto:anorth@lsicompanies.com)  
(239) 489-4066

## OFFERING PROCESS

Offers should be sent by Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



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MAIN BUILDING  
10,500± Sq. Ft.

EDWARDS STREET

## MAIN BUILDING HIGHLIGHTS

- Total: 10,500± Sq. Ft.
  - Open air warehouse: 8,550± Sq. Ft.
  - AC'd office: 1,950± Sq. Ft. (11 rooms)
- Mezzanine area: 5,750± Sq. Ft.
- 4 bathrooms
- Metal frame construction with steel frame roof
- Year built: 1973 /1983
- Parking spaces: 24
- 3 overhead doors
- Warehouse clear span: 14'10"
- Perimeter fencing with enclosed outdoor storage area

**Lease Rate: \$8.00 PSF NNN**





## MECHANIC BUILDING HIGHLIGHTS

- 1,196± Sq. Ft.
- Built: 1957
- Concrete block with stucco and steel frame roof
- 2 roll-up doors
- Tenant in-place: C&I Quality Cars
- Gross Lease Rate: \$14.00 PSF
  - Tenant in place since 2015. Current lease is operating month-to-month

**MECHANIC BUILDING**  
**1,196± SF**

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# FLOOR PLAN AND USES

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
1	<p><b>Open warehouse space</b> 16.5 roof height 14' 10" to rafters 2,800 SF</p>				<p>AC 1,250 SF office area, mezzanine above</p>				<p>AC 1,400 SF office area, mezzanine above</p>				<p><b>Open warehouse</b> 700 SF</p>					
2									<p>Open walkway 600 SF</p>		<p>Enclosed space 250 SF</p>							
3									<p>AC AREA - office, kitchen, conference room - 1,000 SF, mezzanine above</p>				<p>Open Space 400 SF</p>		<p>2,100 SF mezzanine area, 7.5 underneath clear height</p>			
4																		
5																		
6																		
7																		

\* 1= 10 FT - Not scaled to size





# PROPERTY PHOTOS



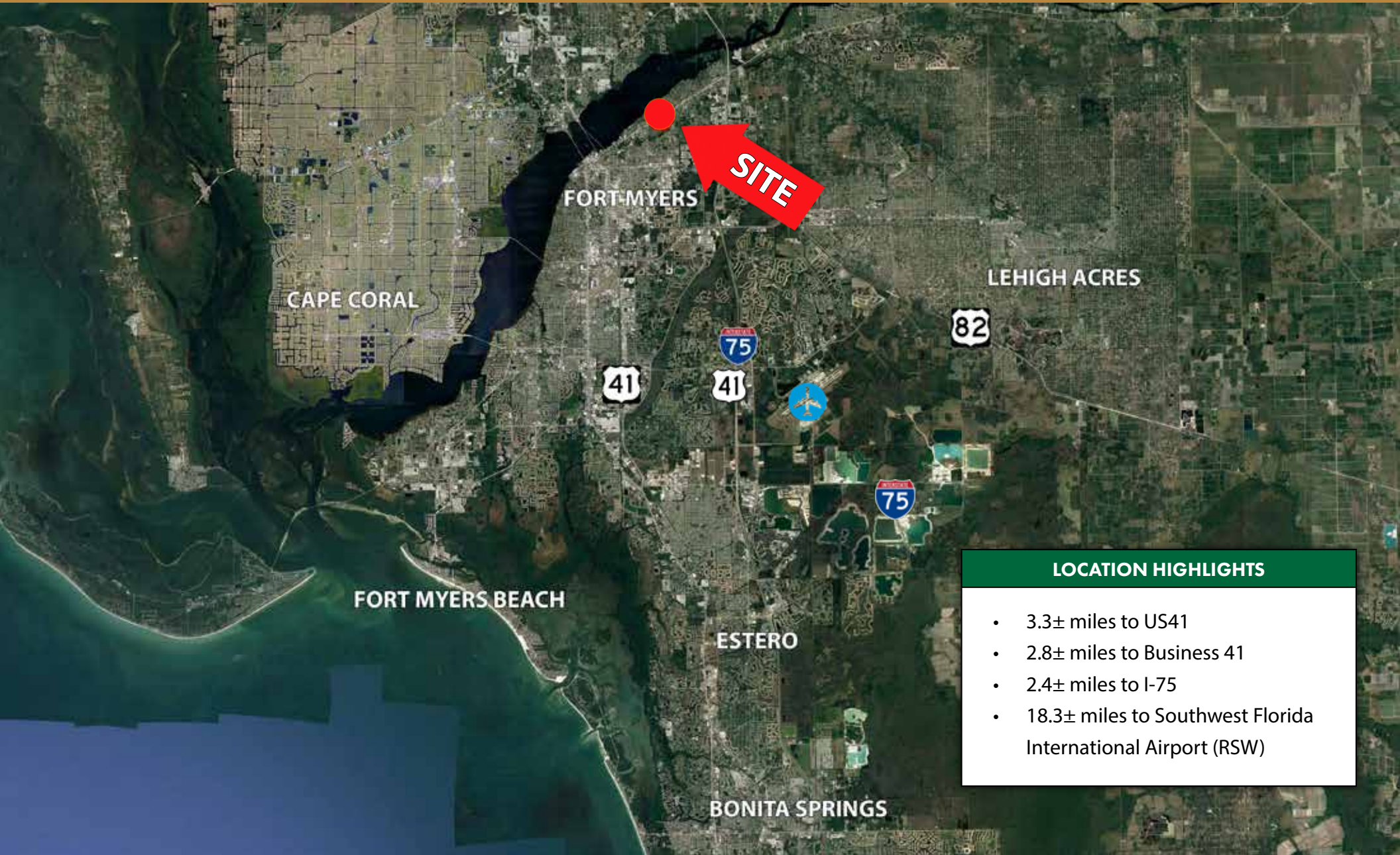


# PROPERTY PHOTOS





# LOCATION MAP



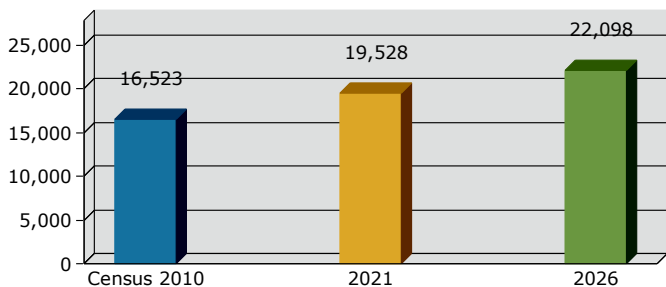
## LOCATION HIGHLIGHTS

- 3.3± miles to US41
- 2.8± miles to Business 41
- 2.4± miles to I-75
- 18.3± miles to Southwest Florida International Airport (RSW)

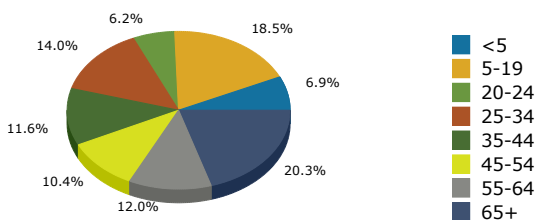


# DEMOGRAPHIC PROFILE 10 MIN RADIUS

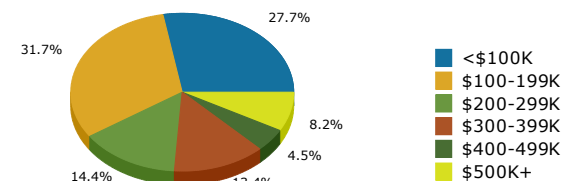
Households



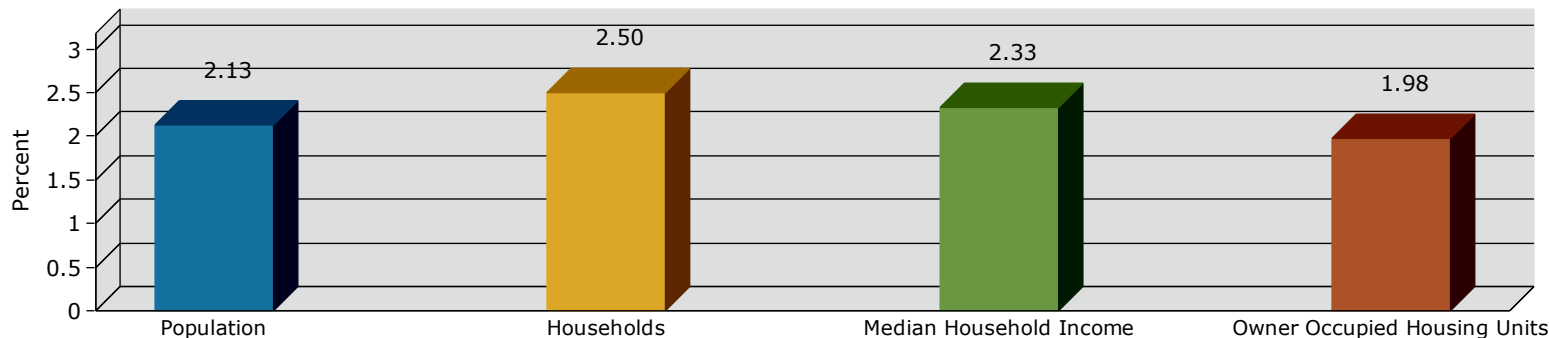
2021 Population by Age



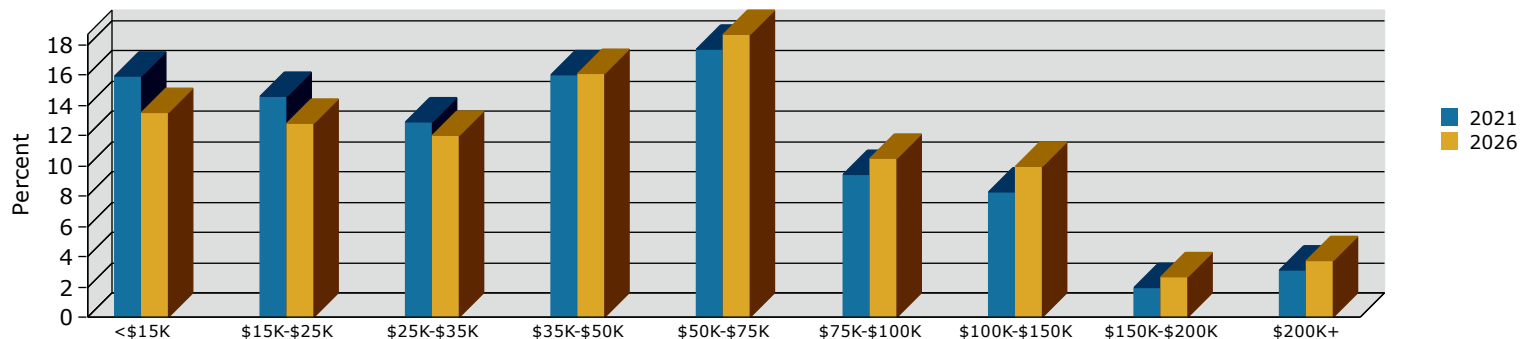
2021 Home Value



2021-2026 Annual Growth Rate



Household Income





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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.



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Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.