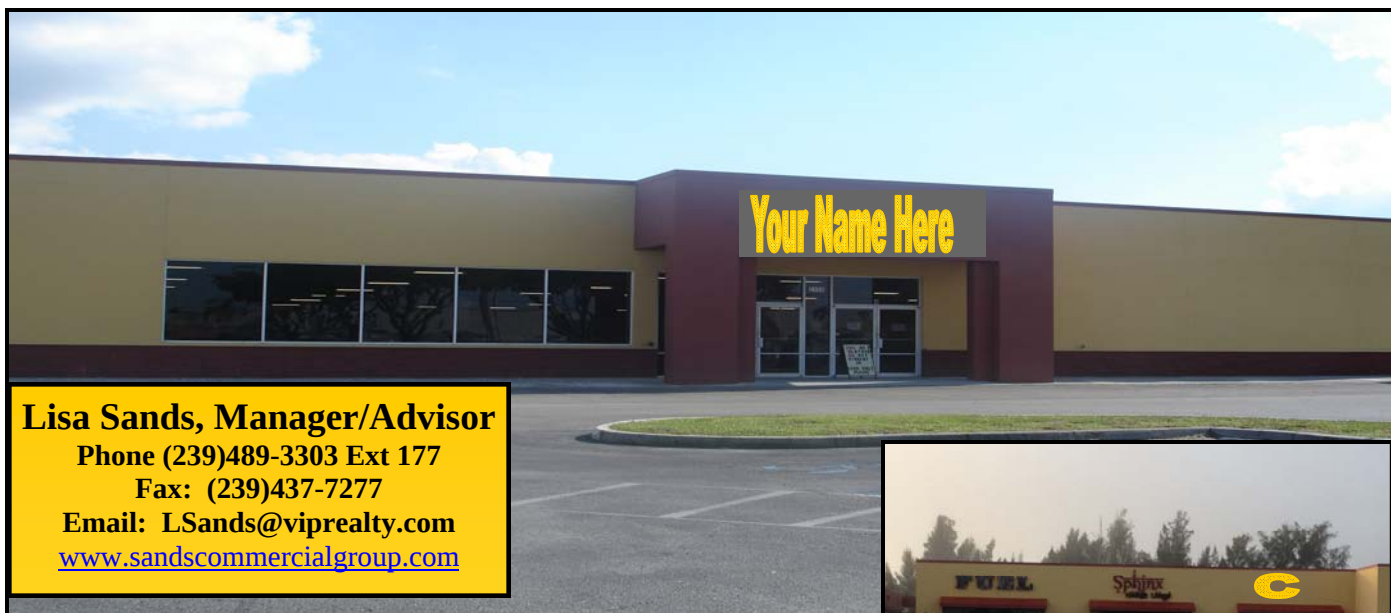


AVAILABLE FOR LEASE
2,500± SF & 12,500± to 25,000± SF
OFFICE / RETAIL / MEDICAL
AT COLONIAL PLAZA



Lisa Sands, Manager/Advisor

Phone (239)489-3303 Ext 177

Fax: (239)437-7277

Email: LSands@viprealty.com

www.sandscommercialgroup.com

PROPERTY DESCRIPTION

- Location: 2158 Colonial Blvd, Units C & D
Fort Myers, FL 33907
- S.T.R.A.P. # 01-45-24-P1-00060.0020
- Available Units:
 - **Unit C** is 2,500± SF gray shell, and ready for tenant build-out.
 - **Unit D** is 25,000± SF that can be divided into (2) 12,500± SF units. The space has an open floor plan and was recently used as a Thrift Store.
- Abundant Parking
- Zoning: CI (Commercial Intensive) within the City of Fort Myers
- **Comments:** Colonial Plaza is in a great location just east of US41 on the south side of Colonial Blvd., just south of Edison Mall. The Plaza is zoned to allow for multiple uses including office, retail or medical, with all impact fees paid. The property is located next door to the Harley Davidson Dealership with additional businesses bringing approximately 750 employees within walking distance. Current Tenants include Fuel Tap & Tavern, Sphinx Hookah Lounge, Art & Soul Tattoo & Gallery and Fresh Cut Hair Studio.



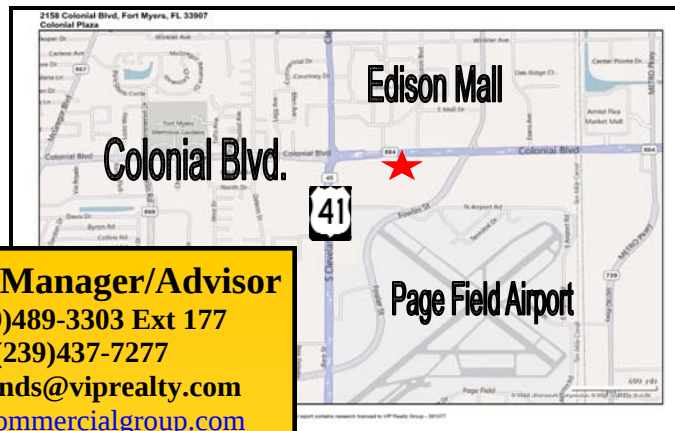
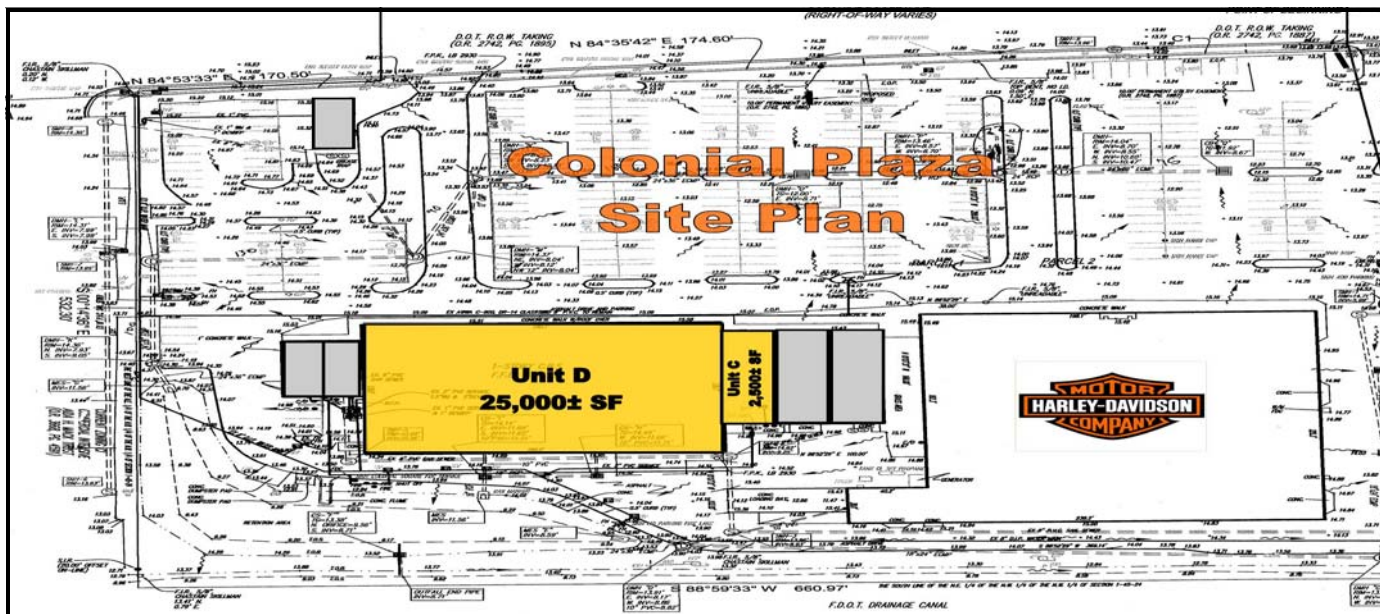
UNIT	SF	PRICE PSF	MONTHLY BASE RENT	SALES TAX	TOTAL MONTHLY RENT
C	2,500±	\$12.00	\$2,500.00	\$150.00	\$2,650.00
D	25,000±	\$8.75	\$18,229.16	\$1,093.74	\$19,322.90



SANDS COMMERCIAL GROUP

VIP COMMERCIAL
REALTY

AVAILABLE FOR LEASE
2,500± SF & 12,500± to 25,000± SF
OFFICE / RETAIL / MEDICAL
AT COLONIAL PLAZA



Lisa Sands, Manager/Advisor
Phone (239)489-3303 Ext 177
Fax: (239)437-7277
Email: LSands@viprealty.com
www.sandscommercialgroup.com

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303 ~ Fax 239.437.7277