

**OFFICE/RETAIL SPACE CARRELL CORNERS WEST**  
**800± | 3,600± SF UNITS AVAILABLE FOR LEASE**



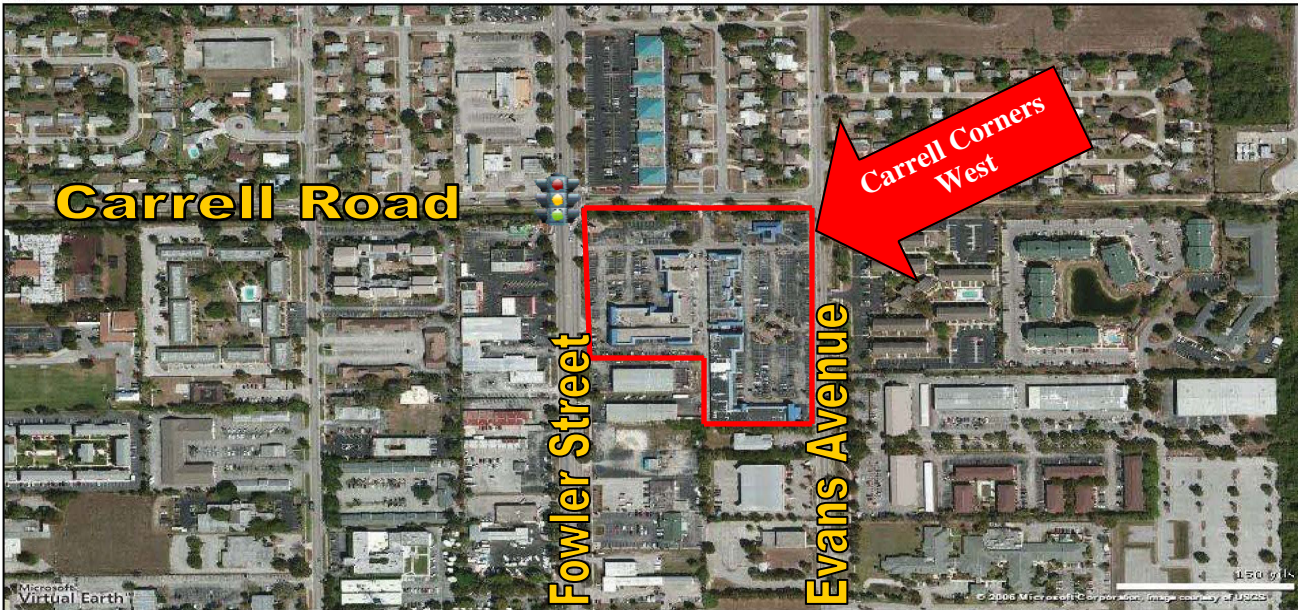
**PROPERTY DESCRIPTION**

- Location: Evans Avenue & Fowler Street, Fort Myers, FL 33901  
Located at the South West Corner of Fowler Street and Carrell Road
- S.T.R.A.P.#: Multiple Straps
- Zoning: PUD (Planned Urban Development), with in the City of Fort Myers
- Available Unit Sizes: 800± SF or 3,600± SF
- Utilities: All Available to the Site
- Comments: Carrell Corners West is an active Neighborhood Center which offers both office and retail space. The center has abundant parking and is conveniently located in Central Fort Myers with easy access to all surrounding areas. Existing tenants represent a wide range of services and include some of the following businesses, Tung Hing (Chinese Restaurant), Palm Beach Plumbing, Nicholas Financial, Inc., Hertz, Asian Market, Beauty Supply Shop, Barber Shop, Sunshine School Day Care, Sports Bar, and West Lawrence Nursing Academy.

**LEASE RATES NEGOTIABLE**

**OFFICE/RETAIL SPACE CARRELL CORNERS WEST  
 800± | 3,600± SF UNITS AVAILABLE FOR LEASE**

3600-3640 Evans Ave, Fort Myers, FL 33901  
 Carrell Corners

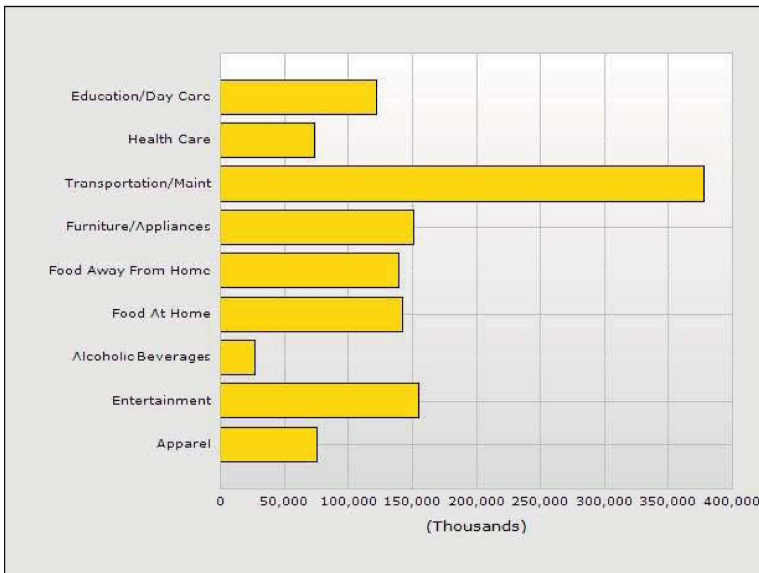


VIP COMMERCIAL

This copyrighted report contains research licensed to VIP Realty Group - 391077.

**Consumer Spending Totals for 5 Mile Radius**

3600-3640 Evans Ave, Fort Myers, FL 33901



	1 Mile	3 Mile	5 Mile
Population			
2011 Total Population:	9,702	52,971	126,149
Pop Growth 2011-2016:	8.20%	3.20%	3.90%
Per Capita Income:	\$18,627	\$22,899	\$25,542
Average Age:	37.00	38.40	41.40
Households			
2011 Total Households:	4,274	22,041	53,736
HH Growth 2011-2016:	9.20%	3.60%	3.90%
Median Household Inc:	\$28,047	\$36,257	\$41,147
Avg Household Size:	2.17	2.31	2.28
Avg HH Vehicles:	1.20	1.10	1.30
Housing			
Median Housing Value:	\$135,973	\$189,671	\$199,862
Median Year Built:	1980	1979	1982

VIP COMMERCIAL

This copyrighted report contains research licensed to VIP Realty Group - 391077.

3/1/2013